CITY OF CORAL SPRINGS, FLORIDA

CORAL SPRINGS CITY COMMISSION MEETING
REGULAR MEETING

REVISED AGENDA
06/16/2026 5:11 PM

Wednesday, June 17, 2026
6:30 PM

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

Call to Order

Roll Call

Moment of Silence

Pledge of Allegiance

Sophia Disla, Saint Andrew Catholic, 6th Grade
Aiden Disla, Saint Andrew Catholic, 4th Grade
Presley Geller, Coral Springs Middle School, 6th Grade
Chase Geller, Coral Springs Middle School, 6th Grade

Recognitions/Proclamations/Presentations

1. **Presentation, Coral Springs Hometown Heroes**
   (City Commission)
   Request that the City Commission present the Hometown Heroes named below with the banners that publicly honored and recognized service members and veterans in the City of Coral Springs.

2. **2025 Police Department Employees of the Year**
   (Brad Mock)
   Request that the City Commission recognize the Supervisor of the Year, Officer of the Year, and Civilian of the Year for 2025.

3. **Proclamation, National Parks and Recreation Month**
   (Robert Hunter)
   Request that the City Commission proclaim the month of July 2026 as "National Parks and Recreation Month" in the City of Coral Springs.

4. **Recognition, Dr. Danielle Bradley, 2026 Cambridge Dedicated Teacher Award, Coral Glades High School**
   (April Wyche)
   Request that the City Commission recognize Dr. Danielle Bradley for her recognition as the 2026 Cambridge Dedicated Teacher Award at Coral Glades High School in the City of Coral Springs.

5. **Recognition, Coral Springs Charter School 2026 Class 3A Softball Florida High School State Champions**
   (City Commission)

Request that the City Commission recognize the Coral Springs Charter School Softball Team for being 2026 Florida High School State Champions.

Public Comment

Public Hearings/Special Meeting Announcements

6. **Special Exception Modification (SE26-0004), Coral Springs Auto Mall Temporary Parking (Tina Jou)**
   Request to hold quasi-judicial hearing and public hearing to consider petition of Coral Springs Auto Mall seeking modification to previously approved Special Exception SE24-0001 from Sections 250587 (Permitted Uses) and 250590 (Limitations on Uses and Structures) of the Land Development Code for temporary storage of motor vehicles in the General Business (B-3) Zoning District, located at 9469 W. Atlantic Boulevard, legally described as a portion of Parcels H and I, Ramblewood South; and authorize the City Attorney's Office to draft an order approving SE26-0004 and adopt said order. (SE26-0004)
   Funding Source: Not Applicable.
   Strategic Goal: A Thriving, Resilient Business Community.
   (REQUEST TO HOLD PUBLIC HEARING AND QUASI-JUDICIAL HEARING, APPROVE, AUTHORIZE, ADOPT)

7. **Ordinance 2026-106, Second Reading, Life Time Future Land Use Map Amendment (Tina Jou)**
   Request of Miskel Backman, LLP on behalf of Life Time to hold quasi-judicial and public hearings to adopt second reading of Ordinance 2026-106 relative to CPAL25-0001 to amend the Coral Springs Future Land Use Plan Map for 13.11+/- acres generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Moderate (2.00 - 7.99 dwelling units/acre) Residential to Commercial, and authorize transmittal of petition to the appropriate review agencies. First reading held May 20, 2026.
   Funding Source: Not Applicable.
   Strategic Goal: A Thriving, Resilient Business Community.
   (REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, ADOPT, TRANSMIT)

8. **Ordinance 2026-107, Second Reading, Life Time Rezoning (Tina Jou)**
   Request of Miskel Backman, LLP on behalf of Life Time to hold quasi-judicial and public hearings to adopt second reading of Ordinance 2026-107 relative to ZR25-0001 to rezone 13.11+/- acres, generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Golf Course (GC) to Community Business (B-2), and authorize transmittal of petition to the appropriate review agencies. First reading held May 20, 2026.
   Funding Source: Not Applicable.
   Strategic Goal: A Thriving, Resilient Business Community.
   (REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, ADOPT, TRANSMIT)

9. **Resolution 2026-022, Allocation of Commercial Flex Square Footage, Life Time (CON26-0002) (Tina Jou)**
   Request to approve Resolution 2026-022 allocation of 9.82 acres of Commercial Flexibility in Flex Zone 29 for the development of a lifestyle and physical fitness facility (Life Time)

located north on Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One Plat.
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO APPROVE)

10. Life Time Special Exception (SE25-0007) (Tina Jou)
Request to hold quasi-judicial hearing and public hearing to approve Petition of Miskel Backman, LLP on behalf of Life Time for Special Exception approval from Section 250833 (Minimum Landscape Requirements For Zoning Districts) of the Land Development Code relative to the minimum landscape requirements for parking interiors to accommodate the development of a lifestyle and fitness facility (Life Time), generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One.
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, APPROVE, AUTHORIZE)

11. Resolution 2026-013, CDBG FY 2026-2027 Annual Action Plan (Tina Jou)
Request to hold a public hearing for public review and comment regarding the Community Development Block Grant FY 2026-2027 Annual Action Plan, adopt Resolution 2026-013 approving the Annual Action Plan, and authorize staff to transmit the Plan with supporting resolution to the U.S. Department of Housing and Urban Development (HUD) for approval.
Funding Source: Receiving Grant to Expend.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO HOLD PUBLIC HEARING, ADOPT, AUTHORIZE)

12. Resolution 2026-021, Amendment to State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) FY 2022-2025 (Tina Jou)
Request to hold a public hearing and amend the FY 2022- 2025 Local Housing Assistance Plan (LHAP) to update the Rental Assistance strategy, adopt Resolution 2026-021 approving the amendment, and authorize staff to transmit approval and Resolution as required.
Funding Source: Receiving Grant to Expend.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO HOLD PUBLIC HEARING, AMEND, ADOPT, AUTHORIZE)

13. Resolution 2026-020, Approving Petition DE26-0001 for the Dedication of a Sidewalk Easement (Chad Maraj)
Request to hold public hearing to approve petition DE26-0001 from Self Storage-Sample Rd. LC dedication of a 3 ft sidewalk easement to the City of Coral Springs on the property located at 12375 West Sample Road, Coral Springs, lying in a portion of lot 10, Block A, Greater Coral Springs Research and Development Park Addition, according to the plat thereof as recorded in plat book 66 page 50 of the Public Records of Broward County, Florida, and adopt Resolution 2026-020; providing for recordation, conflicts, severability and an effective date.
Funding Source: Not Applicable.
Strategic Goal: Not Applicable.
(REQUEST TO HOLD PUBLIC HEARING, APPROVE, ADOPT)

Consent

14. **Minutes Approval (Georgia Elliott)**
    Request to approve the meeting summary of May 20, 2026 Regular Meeting.
    (REQUEST TO APPROVE)

15. **Proclamation, World Vitiligo Day (City Commission)**
    Request that the City Commission proclaim June 25, 2026 as "World Vitiligo Day" in the City of Coral Springs.
    (REQUEST TO PROCLAIM)

16. **Art Exhibition and Right to Purchase, 250th Anniversary Artwork Project (Tina Jou)**
    Request of the Public Art Committee to approve standard agreements between the City and two artists for exhibition, delivery and removal of up to two artworks at Mullins Park and City Hall Great Lawn, and authorize the appropriate City officials to execute and amend the agreements.
    Funding Source: Public Art Fund.
    Strategic Goal: An Attractive Community.
    (REQUEST TO APPROVE, AUTHORIZE, EXECUTE)

17. **License Agreement, North Broward Hospital District d/b/a Broward Health for the Installation and Maintenance of Decorative Signposts on NW 31st Court, between University Drive and Coral Hills Drive (Chad Maraj)**
    Request to approve the License Agreement between the City of Coral Springs and the North Broward Hospital District d/b/a Broward Health for the installation and maintenance of decorative signposts on NW 31st Court, between University Drive and Coral Hills Drive, as part of the NW 31st Court street renaming project; for a period of 12 months automatically renewable from year to year.
    Funding Source: Funded by External Agency - No Cost to City.
    Strategic Goal: An Attractive Community.
    (REQUEST TO APPROVE)

18. **Interlocal Agreement, National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit Program (Chad Maraj)**
    Request to approve the Interlocal Agreement among Broward County and Municipalities of Coral Springs, Coconut Creek, Cooper City, Dania Beach, Davie, Deerfield Beach, Hallandale Beach, Lauderdale by the Sea, Lauderdale Lakes, Lauderhill, Lighthouse Point, Margate, Miramar, North Lauderdale, Oakland Park, Parkland, Pembroke Park, Pembroke Pines, Plantation, Pompano Beach, Southwest Ranches, Sunrise, Tamarac, Weston, West Park, and Wilton Manors for sharing resource burdens of the system-wide NPDES MS4 Permit; and to authorize Broward County to conduct technical activities required by the NPDES MS4 Permit.
    Funding Source: Approved Operating Budget.
    Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
    (REQUEST TO APPROVE)

19. **Revocable License Agreements with Broward County for Installation and Maintenance of Monument Signs in the County's Right-of-Way (Chad Maraj)**

(A) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Coral Springs Drive south of Riverside Drive.
(B) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Atlantic Boulevard east of Ramblewood Drive.
(C) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Coral Ridge Drive north of C-14 canal.
(D) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Coral Ridge Drive north of NW 56 Drive.

Funding Source: Approved Capital Budget.
Strategic Goal: An Attractive Community.
(REQUEST TO APPROVE)

20. Resolution 2026-019, Approving Memorandum of Agreement for Sawgrass Expressway (SR 869) Widening Project (Chad Maraj)

Request to approve and adopt Resolution 2026-019, authorizing the appropriate City Officials to execute a Memorandum of Agreement between the City of Coral Springs and the Florida Department of Transportation Florida Turnpike Enterprise, setting forth the roles and responsibilities of each party for the design, construction, and maintenance of infrastructure improvements to the Sawgrass Expressway (SR 869) widening project; providing for an effective date.
Funding Source: Not Applicable.
Strategic Goal: Not Applicable.
(REQUEST TO APPROVE, ADOPT, AUTHORIZE)

21. Command Vehicle Technology Refresh (Brad Mock)

Request to award contract No. 26-C-277 for Command Vehicle Technology Refresh to Nomad Global Communication Solutions d/b/a Nomad GCS of Columbia Falls, Montana in the amount not to exceed $174,754; 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 and Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO AWARD, AUTHORIZE)

22. Long Term Vehicle Leases (Brad Mock)

Request to renew the contract for RFP No. 22-C-103, Long-Term Vehicle Leasing Services to Enterprise Fleet Management, Inc. of St. Louis, Missouri from June 17, 2026 through May 31, 2028. The estimated annual expenditure is $120,000.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO RENEW)

23. Security Services (Brad McKeone)

Request to approve an increase of the annual expenditure from $75,000 to $105,000 for Contract No. 25-C-205 for Security Services through the School Board of Broward County ITB No. FY23-184 to Guardian Professional Security of Fort Lauderdale, Florida from June

17, 2026 through August 31, 2026. The estimated annual expenditure is $105,000; and to authorize the Purchasing Manager to approve and execute a final one-year renewal.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO APPROVE, AUTHORIZE)

24. **Renewal, Charter School Management Agreement 2026 (April Wyche)**[1]
Request to renew the Charter School Management Agreement as drafted by the City Attorney's Office with Charter Schools USA, Inc. for management of Coral Springs Charter School through June 30, 2029.
Funding Source: Charter School Fund.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO RENEW)

Policy Formation and Direction

25. **Resolution 2026-018, Amending the Administrative and User Fee Schedule Contained in Resolution 2020-018 (Ileana Kyriakides)**
Request to approve and adopt Resolution 2026-018, adjusting Building, Development Services, Fire, Parks and Recreation, Engineering, and Center for the Arts User Fees.
Funding Source: Not Applicable.
Strategic Goal: An Innovative, High Performing and Sustainable Organization.
(REQUEST TO APPROVE, ADOPT)

26. **Special Obligation Refunding Bonds, Series 2026 (Kim Moskowitz)**
Request to approve and adopt Resolution 2026-015 authorizing and providing for the issuance of Special Obligation Refunding Bonds, Series 2026.
Funding Source: Not Applicable.
Strategic Goal: Not Applicable.
(REQUEST TO APPROVE, ADOPT)

27. **External Audit Services (Kim Moskowitz)**
Request to renew contract for RFP #21-A-287, External Audit Services to RSM US, LLP of Chicago, Illinois from October 1, 2026 through September 30, 2031 for an estimated award of $722,600; and to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO RENEW, AUTHORIZE)

28. **Fence, Chain Link and Picket (Robert Hunter)**
Request to approve the increase in the estimated annual expenditure amount from $400,000 to $650,000 for Fence, Chain Link and Picket, through the City of Fort Lauderdale, Florida, Contract No. 12690-022 with Tropic Fence, Inc. of Pompano Beach, Florida from June 17, 2026 through September 5, 2026; and to authorize the Purchasing Manager to execute and approve all extensions.
Funding Source: Approved Capital and Approved Operating Budget.
Strategic Goal: An Attractive Community.
(REQUEST TO APPROVE, AUTHORIZE)

29. **The First Amendment (“Facilities Amendment”) to the Interlocal Agreement for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida. (Chad Maraj)**
    Request to approve and adopt the First 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") expressly conditioned upon the City Commission passing a Second Amendment to the ILA.
    Funding Source: Not Applicable.
    Strategic Goal: Not Applicable.
    (REQUEST TO APPROVE, ADOPT)

30. **JIC Truck (Brad Mock)**
    Request to award the purchase of one (1) JIC equipment truck to Daimler Trucks North America, LLC of Portland, Oregon through their authorized dealer, Trans-west d/b/a Transwest Truck Trailer RV of Brighton, Colorado via Sourcewell Contract No. 032824-DAI in an amount not to exceed $510,277. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.
    Funding Source: Receiving Grant to Expend.
    Strategic Goal: A Family-Friendly Community.
    (REQUEST TO AWARD, AUTHORIZE)

31. **Reappointments, Nuisance Abatement Board (Brad Mock)**
    (A) Request to consider reappointment of Clyde Parry to the Nuisance Abatement Board.
    (REQUEST TO REAPPOINT)
    (B) Request to consider reappointment Robert Kostick to the Nuisance Abatement Board.
    (REQUEST TO REAPPOINT)

Commission Communications

City Manager's Communication

City Attorney's Communication

Adjournment

Next Regular Meeting: Wednesday, August 5, 2026, 9:00 a.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.

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[1] Agreement uploaded.

Summary Sheet

Agenda Item: 1.

Meeting Date: June 17, 2026

Subject: Presentation, Coral Springs Hometown Heroes
(City Commission)

Requested Action: Request that the City Commission present the Hometown Heroes named below with the banners that publicly honored and recognized service members and veterans in the City of Coral Springs.

Placement: Recognitions/Proclamations/Presentations

Background / Description: The Hometown Heroes Banner program was created to recognize deserving members of the Coral Springs community who selflessly served or are serving in the armed forces. This patriotic display of appreciation is a great reminder of the sacrifices these men and women endured and continue to endure in the pursuit of our nation's freedom.

Joining the military is a tremendous act of bravery that must be honored throughout a person's lifetime. It is important to remember that despite separating from a military career, many of our veterans are deeply impacted by their service, even decades later.

The City of Coral Springs values, honors, and appreciates veterans and their families for their service.

Requested By: Staff

Presenting: City Commission

Accepting: Robert Sierra, Jr., Air Force
Derrick Huff, Army
Trenson Weissgerber, Navy
Sheldon Ivey, Army
Khala Graves, Navy (her father will be accepting on her behalf)
Marvin Ford, III, Marines (his father will be accepting on his behalf)

Unable to attend:
Pierre St. Gelus, Army
Kaylah Parrilla, Navy
Kevin Follett, Navy
Jaime Viteri, Marines

Summary Sheet

Agenda Item: 2.

Meeting Date: June 17, 2026

Subject: 2025 Police Department Employees of the Year
(Brad Mock)

Requested Action: Request that the City Commission recognize the Supervisor of the Year, Officer of the Year, and Civilian of the Year for 2025.

Placement: Recognitions/Proclamations/Presentations

Attachments: Copy of Recognition Supervisor of The Year PDF
Copy of Recognition Officer of The Year
Copy of Recognition Civilian of The Year

Background / Description: The Coral Springs Police Department has named Sergeant Brian Koenig Supervisor of the Year for 2025 - Sergeant Brian Koenig's selection as Supervisor of the Year reflects a leader who consistently elevates everyone around him. As the Crimes Against Persons Sergeant and SWAT Commander, he leads as a teacher, coach, and mentor—creating a culture where people feel they work with him, not for him. In 2025 alone, two detectives he supervised were promoted, and new investigators were seamlessly integrated into the unit. Even during staffing fluctuations, investigative quality never slipped; when needed, Sergeant Koenig personally covered on-call shifts to protect his team and the work.

His leadership shows most in high-risk moments. From coordinating multi-jurisdictional arrests, to supporting a homicide apprehension, to assisting the FBI during a bank robbery investigation, to guiding a complex canal death case with objectivity and compassion—he brings calm, clarity, and results. During a tragic plane crash response, he established and led a multi-day command post, earning praise from partner agencies for a professional, organized operation. In a barricaded suspect incident, he simultaneously managed CAPS and SWAT, securing warrants and a safe arrest.

Beyond operations, he modernized the SWAT program—hosting a multi-agency school, acquiring critical equipment, and launching a technical support team—while maintaining the team's highest operational tempo in a decade. Sergeant Koenig's blend of hands-on leadership and strategic vision makes our department stronger and our community safer. He is a truly deserving Supervisor of the Year.

The Coral Springs Police Department has named Sergeant Brody Scott Officer of the Year for 2025 - Sergeant Brody Scott is deserving of the Officer of the Year to due the impact he has had on the police department. Throughout this evaluation period, Brody consistently went above and beyond, demonstrating a level of ownership, professionalism, and leadership that you don't always see at his rank. He takes initiative, solves problems, and follows through, and I know I can count on him when it matters most.

Across the department, Brody has earned a reputation as someone people trust. Officers and supervisors alike seek him out for guidance, especially in traffic investigations and economic crimes, because they know he'll give them the right answer and the right approach. He's also invested heavily in training and mentorship, helping develop newer officers while continuing to support those with more experience.

What stands out most to me is his balance. While taking on additional responsibilities, he never let his patrol performance slip. He remained productive, proactive, and dependable every single shift.

Brody leads by example in how he treats people, both within the department and in the community. He's respectful, steady, and puts the mission first. Because of his accomplishments and the standard he's set, Brody was recently promoted to the rank of Sergeant, following this Officer of the Year recognition. I'm proud to recognize Sergeant Brody Scott. His work speaks for itself, and he is absolutely deserving of this honor.

The Coral Springs Police Department has named HR Partner Alyssa Steckler Civilian of the Year for 2025 - HR partner Alyssa Steckler is worthy of Civilian of the Year due to her exceptional contributions to the Coral Springs Police Department throughout 2025. Alyssa's dedication, professionalism, and expertise have significantly enhanced recruitment, onboarding, performance evaluations, and community engagement, directly supporting the department's mission to provide exceptional service for a safer community.

Supporting more than 300 sworn and civilian employees, Alyssa played a vital role in recruiting and hiring top talent during a highly competitive public safety hiring environment in South Florida. She reviewed over 2,000 police applications and hundreds more for the Fire Department, helping successfully hire 12 Law Enforcement Trainees, 8 Certified Officers, 8 civilian staff members, 6 dispatchers, 5 interns, 2 Seasonal School Resource Officers, and 19 Firefighter/Paramedics. Her exceptional customer service and communication skills consistently stood out to candidates and strengthened the department's hiring process.

Alyssa also improved efficiency by redesigning application packets into fillable digital forms and collaborating on targeted recruitment campaigns that increased applicant numbers from the previous year.

Beyond recruitment, she helped lead the implementation of the city-wide NeoGov Perform evaluation system, ensuring streamlined electronic evaluations and compliance across the department. She worked closely with a focus group of department members to ensure all of the agency's needs were met in designing the evaluation system.

It doesn't stop there. Alyssa actively supported internship initiatives, attended recruitment events throughout South Florida, volunteered in community programs, and serves on the Keiser University Criminal Justice Advisory Board.

Her unmatched work ethic, positivity, initiative, and commitment to employees and the community have made a lasting impact on the Police Department.

For these reasons, I am proud to acknowledge and congratulate Alyssa Steckler as Civilian of the Year.

Requested By: Staff

Presenting: City Commission

Accepting: CSPD Supervisor of the Year Sergeant Brian Koenig, CSPD Officer of the Year Sergeant Brody Scott, CSPD Civilian of the Year HR Partner Alyssa Steckler

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Recognition

CSPD Supervisor of The Year

Sergeant Brian Koenig

In recognition of your selection as Police Department Supervisor of the Year for 2025,
we commend you for your dedication and service.

We, the City Commission of Coral Springs, congratulate you on a job well done!

June 17, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Recognition

CSPD Officer of The Year

Sergeant Brody Scott

In recognition of your selection as Police Department Officer of the Year for 2025,
we commend you for your dedication and service.

We, the City Commission of Coral Springs, congratulate you on a job well done!

June 17, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Recognition

CSPD Civilian of The Year

Alyssa Steckler

In recognition of your selection as Police Department Civilian of the Year for 2025,
we commend you for your dedication and service.

We, the City Commission of Coral Springs, congratulate you on a job well done!

June 17, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 3.

Meeting Date: June 17, 2026

Subject: Proclamation, National Parks and Recreation Month
(Robert Hunter)

Requested Action: Request that the City Commission proclaim the month of July 2026 as "National Parks and Recreation Month" in the City of Coral Springs.

Placement: Recognitions/Proclamations/Presentations

Attachments: Copy of Proclamation National Parks and Recreation Month

Background / Description: Parks and Recreation programs are an integral part of communities, establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region. These programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens. The City of Coral Springs is fortunate to house numerous parks and natural recreation areas which ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and enjoy the outdoors. We celebrate July as Parks and Recreation Month in the City of Coral Springs and encourage all our residents to take advantage of the beautiful parks and recreational facilities in our community.

Requested By: Staff

Presenting: Robert Hunter

Accepting: Robert Hunter, Director of Parks and Recreation, and Parks and Recreation Staff

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

National Parks and Recreation Month

In honor of July as National Parks and Recreation Month, we recognize the contributions of our dedicated Parks team. From maintaining the beauty of our parks and facilities, to organizing and running camps, classes, and activities for all ages, to providing excellent customer service for our families and community partners, we appreciate all that you do!

Therefore, we, the City Commission of Coral Springs, proclaim July 2026 as "National Parks and Recreation Month" in the City of Coral Springs.

June 17, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 4.

Meeting Date: June 17, 2026

Subject: Recognition, Dr. Danielle Bradley, 2026 Cambridge Dedicated Teacher Award, Coral Glades High School
(April Wyche)

Requested Action: Request that the City Commission recognize Dr. Danielle Bradley for her recognition as the 2026 Cambridge Dedicated Teacher Award at Coral Glades High School in the City of Coral Springs.

Placement: Recognitions/Proclamations/Presentations

Attachments: Copy of Recognition for Dr. Danielle Bradley

Background / Description: Dr. Danielle Bradley is a dedicated educator with more than two decades of experience serving students in Broward County Public Schools. She currently teaches Cambridge Advanced International Certificate of Education (AICE) English General Paper to ninth-grade students at Coral Glades High School, where she is committed to fostering student engagement and critical thinking. She strives to encourage her students to find inspiration by allowing them to actively participate in the learning process. In recognition of her outstanding commitment to education, Dr. Bradley was named to the global shortlist for the 2026 Cambridge Dedicated Teacher Awards. This award honors exceptional teachers for their impact on students and school communities, and she was selected from more than 12,000 nominations worldwide. The shortlist included 90 educators across nine global regions, with 10 honorees each. She was also a 2023 District Teacher of the Year finalist.

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Recognition

Danielle Bradley

2026 Cambridge Dedicated Teacher Awards

The City of Coral Springs proudly congratulates Coral Glades High School educator, Dr. Danielle Bradley, for being named to the global shortlist for the 2026 Cambridge Dedicated Teacher Awards. We are grateful for her more than 20 years of dedicated service to Broward County Public Schools and her commitment to inspiring students through excellence in education, critical thinking, and student engagement.

June 17, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 5.

Meeting Date: June 17, 2026

Subject: Recognition, Coral Springs Charter School 2026 Class 3A Softball Florida High School State Champions
(City Commission)

Requested Action: Request that the City Commission recognize the Coral Springs Charter School Softball Team for being 2026 Florida High School State Champions.

Placement: Recognitions/Proclamations/Presentations

Attachments: Copy of Recognition

Background / Description:
The Coral Springs Charter School softball team is back on top after winning its first state championship since 2019.

The Panthers, who previously won five straight state titles, went seven years without a championship before reclaiming the crown under head coach Mark Montimurro. The title marks the sixth state championship in school history and the eighth of Montimurro's legendary career, but he wanted this one for the girls as he improves to 17-2 in State Semifinals and Championships.

The team featured only two seniors and a lone junior on the roster, as the Panthers captured the championship with a young core that included four eighth graders, four freshmen, and five sophomores.

Requested By: Staff

Presenting: City Commission

Accepting: Assistant Coaches: Paul Gorlick and Jordan Ratner
Players: Chloe Koenig, Briella Martinelli, Leah Rutherford, Emma Ruiz, Cameron Thiele, and Courtney Wahlbrink

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Recognition

Coral Springs Charter School Softball Team

3A Softball Florida High School State Champions

Congratulations, Panthers, on becoming Class 3A State of Florida High School Softball Champions. We are very proud of all of you!

We, the City Commission of Coral Springs, congratulate you on a job well done!

June 17, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 6.

Meeting Date: June 17, 2026

Subject: Special Exception Modification (SE26-0004), Coral Springs Auto Mall Temporary Parking (Tina Jou)

Requested Action: Request to hold quasi-judicial hearing and public hearing to consider petition of Coral Springs Auto Mall seeking modification to previously approved Special Exception SE24-0001 from Sections 250587 (Permitted Uses) and 250590 (Limitations on Uses and Structures) of the Land Development Code for temporary storage of motor vehicles in the General Business (B-3) Zoning District, located at 9469 W. Atlantic Boulevard, legally described as a portion of Parcels H and I, Ramblewood South; and authorize the City Attorney's Office to draft an order approving SE26-0004 and adopt said order. (SE26-0004) Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO HOLD PUBLIC HEARING AND QUASI-JUDICIAL HEARING, APPROVE, AUTHORIZE, ADOPT)

Funding Source: Not Applicable

Placement: Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
#1 - Petition with backup
#2 - Site Map
#3 - Aerial Map

Background / Description: In 2017, Coral Springs Auto Mall (Petitioner) received Conditional Use (CA) and Special Exception (SE) approvals to lease spaces and provide temporary storage of vehicles on the former Pan American site at 12335 W. Sample Road, now the location of Flora Fine Foods and 7-Eleven, along the perimeter of the Commerce Park. Since redevelopment of the site in 2021, the Auto Mall was no longer able to store vehicles at the site. Instead, they requested to incorporate more storage at the Coral Square Mall.

Coral Springs Auto Mall later received Special Exception approval to allow for temporary storage of 250 vehicles at the Coral Square Mall on August 2, 2019. This approval also included a waiver of the requirement for a 6' masonry wall for screening of storage, as the storage is temporary in nature. The Special Exception was later modified and approved on December 16, 2020 to increase the amount of storage from 250 to 337 vehicles. Due to the impacts on vehicle inventory in the car sales industry during COVID, the demand for parking decreased significantly and the need for utilization of mall parking was reduced. The inventory has increased for the Auto Mall and so has the need to store cars at the mall. As such, a Special Exception was granted in 2024 for the storage of up to 350 new vehicles to be stored on site for no more than two years in order to accommodate the increased inventory.

Coral Square Mall is approximately 85 acres in size, with 4,667 parking spaces throughout the entire site. Coral Springs Auto Mall, the City's largest auto dealer and one of the City's largest employers, is in need of storing a portion of their vehicle inventory.

Presenting: Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: June 17, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 2126

SUBJECT: Special Exception Modification (SE26-0004) Coral Springs Auto Mall Temporary Parking

PLACEMENT: Public Hearing

REQUESTED ACTION: Request to hold quasi-judicial hearing and public hearing to consider petition of Coral Springs Auto Mall seeking modification to previously approved Special Exception SE24-0001 from Sections 250587 (Permitted Uses) and 250590 (Limitations on Uses and Structures) of the Land Development Code for temporary storage of motor vehicles in the General Business (B-3) Zoning District, located at 9469 W. Atlantic Boulevard, legally described as a portion of Parcels H and I, Ramblewood South; and authorize the City Attorney's Office to draft an order approving SE26-0004 and adopt said order. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (SE26-0004)(REQUEST TO HOLD PUBLIC HEARING AND QUASI-JUDICIAL HEARING, APPROVE, AUTHORIZE, ADOPT)

LOCATION: Coral Square Mall, 9469 W. Atlantic Boulevard (See Location Map)

PRIOR ACTION:

05/15/2024 Commission approved SE24-0001 to allow temporary storage of motor vehicles and waive requirements for wall at Coral Square Mall.
04/08/2024 Board unanimously approved (4-0, A. Matos absent) forwarded a favorable recommendation to Commission relative to SE24-0001 with conditions.
12/16/2020 Commission approved SE20-0014 to modify Special Exception approval for temporary storage of vehicles from 250 to 337.
08/02/2019 Commission approved SE19-0004 to allow temporary storage of motor and waive requirements for a wall at Coral Square Mall.
05/13/2019 Board unanimously (4-0, D. Campbell absent) forwarded a favorable recommendation to Commission relative to SE19-0004 with conditions.

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1. **HOLD A QUASI-JUDICIAL AND PUBLIC HEARING TO CONSIDER SE26-0004 FOR SPECIAL EXCEPTIONS FROM SECTIONS 250587 (PERMITTED USES) AND 250590 (LIMITATION ON USES AND STRUCTURES) OF THE LAND DEVELOPMENT CODE FOR TEMPORARY STORAGE OF VEHICLES. SHOULD THE CITY COMMISSION GRANT APPROVAL, THE SPECIAL EXCEPTIONS SHOULD BE SUBJECT TO THE FOLLOWING CONDITIONS:**
   - **A. TEMPORARY STORAGE OF VEHICLES IS GRANTED FOR A PERIOD OF TWO YEARS. NO FURTHER EXTENSIONS MAY BE GRANTED;**
   - **B. APPROVAL IS FOR STORAGE OF A MAXIMUM OF 350 NEW VEHICLES ONLY. NO SALES ON SITE;**
   - **C. ALL VEHICLES SHALL BE STORED IN DELINEATED PARKING SPACES IN ACCORDANCE WITH SITE PLAN REVIEWED AND APPROVED BY STAFF;**
   - **D. NO VEHICLES ARE TO BE STORED ON GRASS;**
   - **E. NO SIGNAGE ALLOWED ON THE SITE OR ON VEHICLES;**

F. **VEHICLE DELIVERIES LIMITED TO TWICE PER DAY DURING DAYLIGHT HOURS ONLY, WITH NO IDLING OF DELIVERY TRUCKS ON ATLANTIC BOULEVARD;**
G. **IN THE EVENT THAT A CONDITION IMPOSED HEREIN IS VIOLATED, THE PETITIONER AND/OR THE OWNER OF THE PROPERTY SHALL HAVE FIFTEEN CALENDAR DAYS FROM THE DATE THE CITY SENDS NOTICE TO THE PETITIONER AND/OR OWNER OF THE PROPERTY TO COMPLY WITH THE CONDITION VIOLATED. IN THE EVENT THAT THE PETITIONER OR OWNER OF THE PROPERTY FAILS TO COMPLY WITH THE CONDITION BY 5:00 PM ON THE 15TH DAY AFTER THE NOTICE OF THE VIOLATION IS SENT, THE MATTER WILL BE FORWARDED TO THE CITY COMMISSION TO BE REVIEWED AT A CITY COMMISSION MEETING. THE REVIEW OF THE MATTER SHALL BE AT A QUASI-JUDICIAL PUBLIC HEARING. AFTER THE CLOSE OF EVIDENCE, THE CITY COMMISSION MAY REVOKE, MODIFY, LEAVE INTACT, OR TAKE ANY OTHER LAWFUL ACTION AS IT RELATES TO THE SPECIAL EXCEPTION. THE FOREGOING CONDITION IS SUPPLEMENTAL TO ANY CODE COMPLIANCE HEARINGS. THE CITY COMMISSION SHALL NOT BE BOUND TO ANY FINDINGS OF FACT OR LAW BY A CORAL SPRINGS SPECIAL MAGISTRATE;**
H. **THE SPECIAL EXCEPTION SHALL NOT RUN WITH THE LAND AND MAY NOT BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND**

2. **AUTHORIZE THE CITY ATTORNEY'S OFFICE TO DRAFT AN ORDER APPROVING SE26-0004 AND ADOPT SAID ORDER.**

100 property owners have been notified.

Attachments:
#1 – Petition (SE26-0004) with backup
#2 – Site Map
#3 – Aerial Map

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: CS Auto Mall Temporary Parking – Special Exception (SE26-0004)

SUBJECT: PETITION OF CORAL SPRINGS AUTO MALL SEEKING MODIFICATION TO A PREVIOUSLY APPROVED SPECIAL EXCEPTION SE24-0001 FROM SECTIONS 250587 (PERMITTED USES) AND 250590 (LIMITATIONS ON USES AND STRUCTURES) OF THE LAND DEVELOPMENT CODE FOR TEMPORARY STORAGE OF MOTOR VEHICLES IN THE GENERAL BUSINESS (B-3) ZONING DISTRICT, LOCATED AT 9469 W. ATLANTIC BOULEVARD, LEGALLY DESCRIBED AS A PORTION OF PARCELS H AND I, RAMBLEWOOD SOUTH.

GENERAL INFORMATION:

PETITIONER: Coral Springs Auto Mall

LOCATION: 9649 W. Atlantic Boulevard

LEGAL DESCRIPTION: Portion of Parcels H and I, Ramblewood South

ACREAGE: 38.24 acres

LAND USE: Commercial

ZONING: General Business (B-3)

ADJACENT ZONING/LAND USES:

North: Remaining Coral Square Mall and pending multifamily development Metropolitan, zoned General Business (B-3), then Ramblewood Drive (80’ right-of-way), then The Preserve Apartments, zoned Medium Density Multiple-Family (RM-20).
South: Atlantic Boulevard (120’ right-of-way), then Coral Springs Auto Mall zoned General Business (B-3) and Visconti Condominiums, zoned Medium Density Multiple-Family (RM-20).
East: Various commercial uses, including Dick’s Sporting Goods and BJ’s Warehouse, zoned General Business (B-3).
West: Remaining Coral Square Mall, zoned General Business (B-3), then University Drive (120’ right-of-way), then Atlantic Crossings shopping center, zoned General Business (B-3).

DESCRIPTION/BACKGROUND

In 2017, Coral Springs Auto Mall (Petitioner) received Conditional Use (CA) and Special Exception (SE) approvals to lease spaces and provide temporary storage of vehicles on the former Pan American site at 12335 W. Sample Road, now the location of Flora Fine Foods and 7-Eleven, along the perimeter of the Commerce Park. Since redevelopment of the site in 2021, the Auto Mall was no longer able to store vehicles at the site. Instead, they requested to incorporate more storage at the Coral Square Mall.

Coral Springs Auto Mall later received Special Exception approval to allow for temporary storage of 250 vehicles at the Coral Square Mall on August 2, 2019. This approval also included a waiver of the requirement for a 6’ masonry wall for screening of storage, as the storage is temporary in nature. The Special Exception was later modified and approved on December 16, 2020 to increase the amount of storage from 250 to 337 vehicles. Due to the impacts on vehicle inventory in the car sales industry during COVID, the demand for parking decreased significantly and the need for utilization of mall

parking was reduced. The inventory has increased for the Auto Mall and so has the need to store cars at the mall. As such, a Special Exception was granted in 2024 for the storage of up to 350 new vehicles to be stored on site for no more than two years in order to accommodate the increased inventory.

Coral Square Mall is approximately 85 acres in size, with 4,667 parking spaces throughout the entire site. Coral Springs Auto Mall, the City's largest auto dealer and one of the City's largest employers, is in need of storing a portion of their vehicle inventory.

SPECIAL EXCEPTION ANALYSIS

Since Special Exception SE24-0001 expired, the Petitioner is requesting a new Special Exception for temporary storage of 350 vehicles at the mall. The site has 4,667 parking spaces to accommodate the entire Coral Square Mall, and the subject area, located east of the mall parking lot, is often underutilized by patrons. A portion of this area is also being utilized for vehicle parking for the multifamily development (Metropolitan) which is designated on the site plan as guest parking. If approved, the mall would have 187 parking spaces remaining on site. All of the vehicles will be located along the eastern portion of the mall property. The spaces will mostly front the mall's perimeter road, which at the closest point, are approximately 400' from Atlantic Boulevard. The proposed location is far enough away from primary mall entrances that will not impede traffic or utilize spaces that would be ideal for patrons, or the spaces allocated for Metropolitan.

The Petitioner is requesting this extension to allow for construction of a multi-story garage on the Auto Mall site. As stated by the Petitioner, "The anticipated construction timeframe is approximately 18-24 months." Upon completion of the garage, all vehicles stored at the mall will be removed and returned to the new parking facility on the Auto Mall property. However, staff has not received a site plan submittal, to date, of a proposed new garage. Additionally, it is unclear whether the proposed timeframe includes development approvals; therefore, it is difficult to determine if the period in which the temporary storage of vehicles at the mall is appropriate.

Code Section 250587 (Permitted Uses): Outdoor storage of vehicles is not listed as a main permitted use in the B-3 Zoning District. While sales and rentals of vehicles are permitted in the district, the temporary off-site storage for the vehicles is not specified in the Code. Since the Code is silent, the proposed temporary use requires Special Exception approval.

Code Section 250590 (Limitation of Uses and Structures): Code Section 250590(2) requires outdoor storage areas be fully contained within a six-foot-high decorative masonry wall, in addition to a five-foot wide planting strip. Since the Special Exception request is for temporary storage in a parking lot, Staff finds the construction of a permanent wall and landscaping isn't necessary.

If the Special Exception is approved, Staff is recommending the approval be subject to conditions, which were previously stipulated in SE24-0001, SE20-0014 and SE19-0004, including:

- Temporary storage be permitted for a maximum of two years.
- Approval is for storage of new vehicles only; no sales on site.
- Vehicles will only be stored in delineated parking spaces per the Attachment. No storage on grass.
- No signage on vehicles.

Subject: CS Auto Mall Temporary Parking – Special Exception (SE26-0004)

CRITERIA FOR A SPECIAL EXCEPTION

A Special Exception is relief granted by the City Commission whenever the Commission determines that literal enforcement of any section of the LDC has one of the two following effects:

1. Produces a result, which is not only a burdensome hardship, but is inconsistent with the general public welfare; or,

2. Produces a result, which is not only inconsistent with municipal intent in the adoption of any particular section of the LDC, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare.

The Petitioner is seeking relief under the first criterion. The Petitioner has stated the project meets the overall intent and purpose of the LDC and temporary storage of vehicles is the only feasible option for the Auto Mall.

Coral Springs Auto Mall has been an economic driver for the City and the Coral Square Mall is close to the Auto Mall with an excess of delineated spaces which can be utilized. The mall currently has 4,667 parking spaces and would have an excess of 187 spaces if the special exception is approved.

CONCLUSION

Based on the above analysis and plans provided by the Petitioner, Staff requests the City Commission consider the request for Special Exceptions. Should the City Commission grant approval, the Special Exceptions shall be subject to the conditions listed on page 1 of this memorandum.

CORAL SPRINGS
EVERYTHING UNDER THE SUN

Community Development
9500 West Sample Road | Coral Springs, FL 33065
coralsprings.gov/communitydevelopment
Phone: (954) 344-1160 | Fax: (954) 344-1181
Monday-Thursday 8:00 a.m.-5:30 p.m. | Friday 8:00 a.m.-3:00 p.m.

Hover form fields for instructions.

Special Exception (SE) Petition

To: PLANNING AND ZONING BOARD AND/OR CORAL SPRINGS CITY COMMISSION
A SPECIAL EXCEPTION FROM THE CORAL SPRINGS LAND DEVELOPMENT CODE
IS HEREBY REQUESTED

Petitioner Information

Name Anthony Tisone Email atisone@csamauto.com

Street address 9400 W Atlantic Blvd Phone 954-656-4794

City Coral Springs State Florida ZIP Code 33071

Legal description of subject property Please See Attached

Authorized Represenative
Relation to subject property

Sec. 25058(8)(c)(2) / 25059(2)
Code provision(s) from which you seek relief

According to Section 101 of the Coral Springs Land Development Code, a Special Exception is relief that may be granted when a literal enforcement of a particular code section would have one of the following results. Select the statement that applies and provide the requested information in the space provided below.

☑ Produces a result which is not only a burdensome hardship, but is also inconsistent with the general public welfare
1. Explain in detail how this code section produces a result which is a burdensome hardship.
2. Explain in detail how this code section is inconsistent with the general public welfare.

☐ Produces a result which is not only inconsistent with the Municipal intent in the adoption of any particular section of the Municipal Code, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare
1. Explain in detail how this code section produces a result which is inconsistent with Municipal intent underlying any particular section of the Municipal Code.
2. Explain in detail how this code section is consistent with the general public welfare.

Detailed explanation of the option selected above
Please see attached.

THIS IS TO CERTIFY THAT I AM THE OWNER OF THE SUBJECT PROPERTY DESCRIBED IN THIS SPECIAL EXCEPTION. I HAVE READ THIS PETITION AND THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

X I am the owner in fee simple of subject lands described above in the petition.

○ I am the owner of subject lands described above in the petition and that I have authorized the following person to make and file the aforesaid petition.

Chase Berry
Name

Signed by: Chase Berry CB7467F5B46A489...

9469 W. Atlantic Blvd Coral Springs, FL 33071
Address

Owner signature/date

954-155-5552
Phone

Petitioner signature/date (if not owner)

Notary Public

The foregoing instrument was acknowledged before me on 5/6/26

by means of: ○ physical presence X online notarization ○ took an oath ○ did NOT take an oath

X personally known ○ produced identification ID type _____

Notary signature/date

8/22/28
My commission expires

LAUREN SIBILLY
Notary Public
State of Florida
Comm# HH586042
Expires 8/22/2028

Notary seal

Application is not complete and will not be scheduled for processing until the following items are provided:

- Site and location maps of the subject property, containing digital PDF copies of all documents
- Two (2) sets of site plans of subject property for actual submission to Planning & Zoning Board
- Proof of ownership of the property (attorney's opinion of title or title certificate dated within 30 days of submission
- Property owner approval of the petition
- Proof of non-profit status, if applicable

Fee: $2,686.14 plus recordation fee, property owner notification, and/or advertising costs to be determined by City Clerk (954-344-1065).

To Be Completed by the Community Development Division

MAY 6, 2026

Petition For Special Exception Approval:

Coral Springs Auto Mall

Temporary Vehicle Parking at Coral Square Mall

Request

9400 W. Atlantic Boulevard, LLC is the owner of the existing Coral Springs Auto Mall ("Auto Mall"), generally located at the southeast corner of W. Atlantic Boulevard and N. University Drive in the City of Coral Springs ("City"), Florida. A location map is attached as **Exhibit A**. The Auto Mall is located in the General Business ("B-3") zoning district and has a Future Land Use designation of Commercial. The Auto Mall consists of the following dealerships: Honda, Nissan, Kia, and Buick/GMC. The Coral Square Mall is located adjacent to the Auto Mall in the B-3 zoning district. There is surface parking as well as a parking garage proximate to the Auto Mall, both of which are utilized for all automotive brands.

The Auto Mall is in need of overflow parking spaces for temporary storage of its vehicle inventory. Pursuant to the City's Land Development Code ("LDC"), storage of automobiles is a permitted use in the B-3 zoning district subject to the following conditions:

I. Section 250587(B)(c)(2):
"Vehicular storage areas must be screened on all sides providing for necessary ingress and egress by a solid eight-foot-high masonry wall and a five-foot wide landscape area where the storage area abuts a street or property line. The landscape area outside the wall shall consist of a two-foot-high continuous hedge at the time of planting and a tree every twenty (20) feet with a minimum height of twelve (12) feet and a spread of six (6) feet at planting."

II. Section 250590(2):
Storage area in this district may be provided outside an enclosed building provided the storage area is contained fully within a six-foot decorative masonry wall. Said masonry wall shall provide alongside the extension thereof a five-foot planting strip to be landscaped in accordance with the Land Development Code.

At this time, a special exception is requested from the above requirements to relieve Applicant of the requirement to construct a masonry wall and to provide temporary overflow parking for vehicle storage. The storage area will continue to be screened by existing landscaping, and no vehicle sales or related activities will be conducted at this

location. Therefore, construction of a masonry wall and additional landscaping would be unnecessary and burdensome for this temporary use.

Special Exception relief may be granted by the City Commission whenever the City Commission determines that literal enforcement of any section of the LDC has one of the following effects:

1. Produces a result which is not only a burdensome hardship, but is also inconsistent with the general public welfare; or
2. Produces a result which is not only inconsistent with municipal intent in the adoption of any particular section of the LDC, inclusive of the Comprehensive Plan, but is also inconsistent with the general public welfare.

Relief is sought under both criteria, as literal enforcement of Sections 250587(B)(c)(2) and 250590(2) would impose an unnecessary hardship and would be inconsistent with the temporary nature of the requested use.

Additional Information

The City of Coral Springs approved a special exception in 2024 granting a two-year extension to permit temporary parking for up to 350 vehicles at the Coral Square Mall. That approval is expiring, and the Auto Mall is requesting an additional 60-day extension under the previous conditions of approval while awaiting execution of a finalized construction contract for the planned parking garage expansion.

Upon execution of the construction agreement, the Auto Mall is requesting approval to continue temporary overflow parking for up to 350 vehicles at the Coral Square Mall, as depicted on attached Exhibit B, for the duration of garage construction. The anticipated construction timeframe is approximately 18 to 24 months.

The Auto Mall has reanalyzed its parking needs due to increased vehicle inventory and the planned parking garage expansion, which will temporarily eliminate existing parking spaces currently located on the Auto Mall property facing University Drive behind CVS.

The requested relief from construction of a six-foot masonry wall remains appropriate, as the parking area is adequately screened by existing landscaping and no vehicle sales, customer activity, or related operations will occur at this location. Requiring construction of a permanent masonry wall for this temporary use would create an unnecessary hardship inconsistent with the intent of the Land Development Code.

Upon completion of the parking garage, and following City inspection and approval confirming compliance with all applicable City specifications, all vehicles stored at the

Coral Square Mall will be removed and returned to the newly constructed parking facility on the Auto Mall property.

Granting this special exception will allow the Auto Mall to maintain business operations during construction, accommodate current inventory demands, and continue providing economic benefit to the City.

EXHIBIT A

LOCATION –CORAL SPRINGS AUTO MALL AND CORAL SQUARE MALL

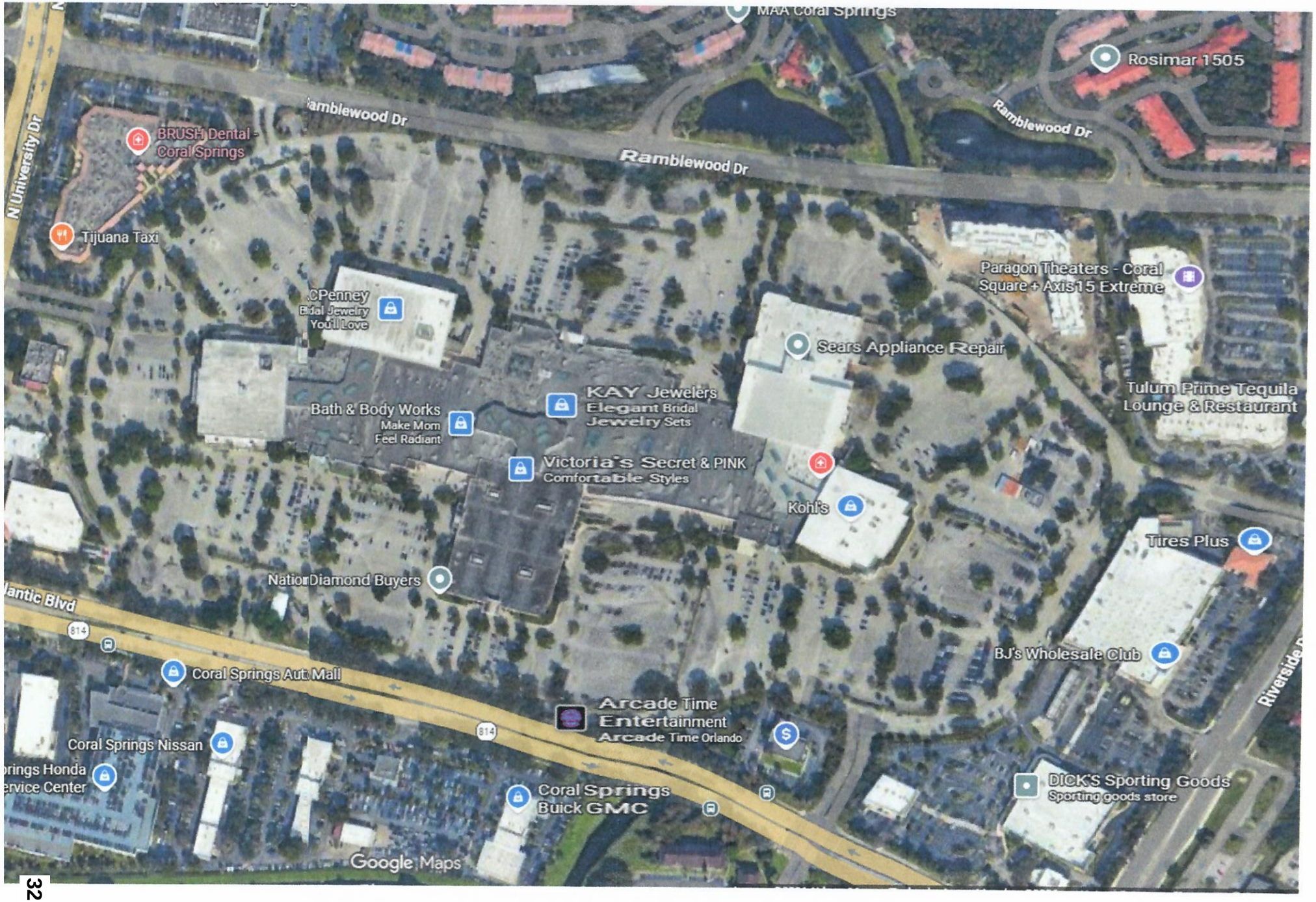
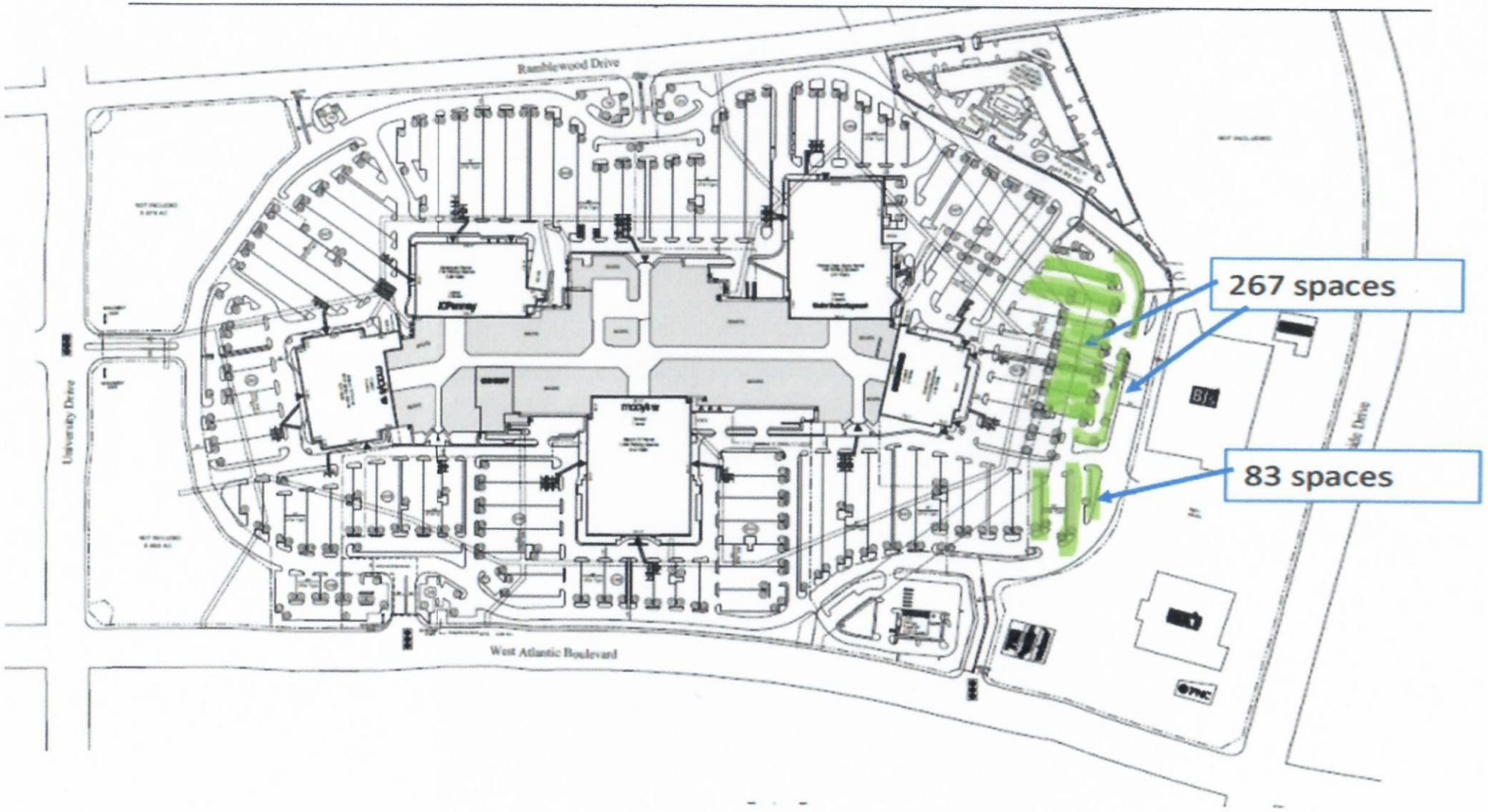
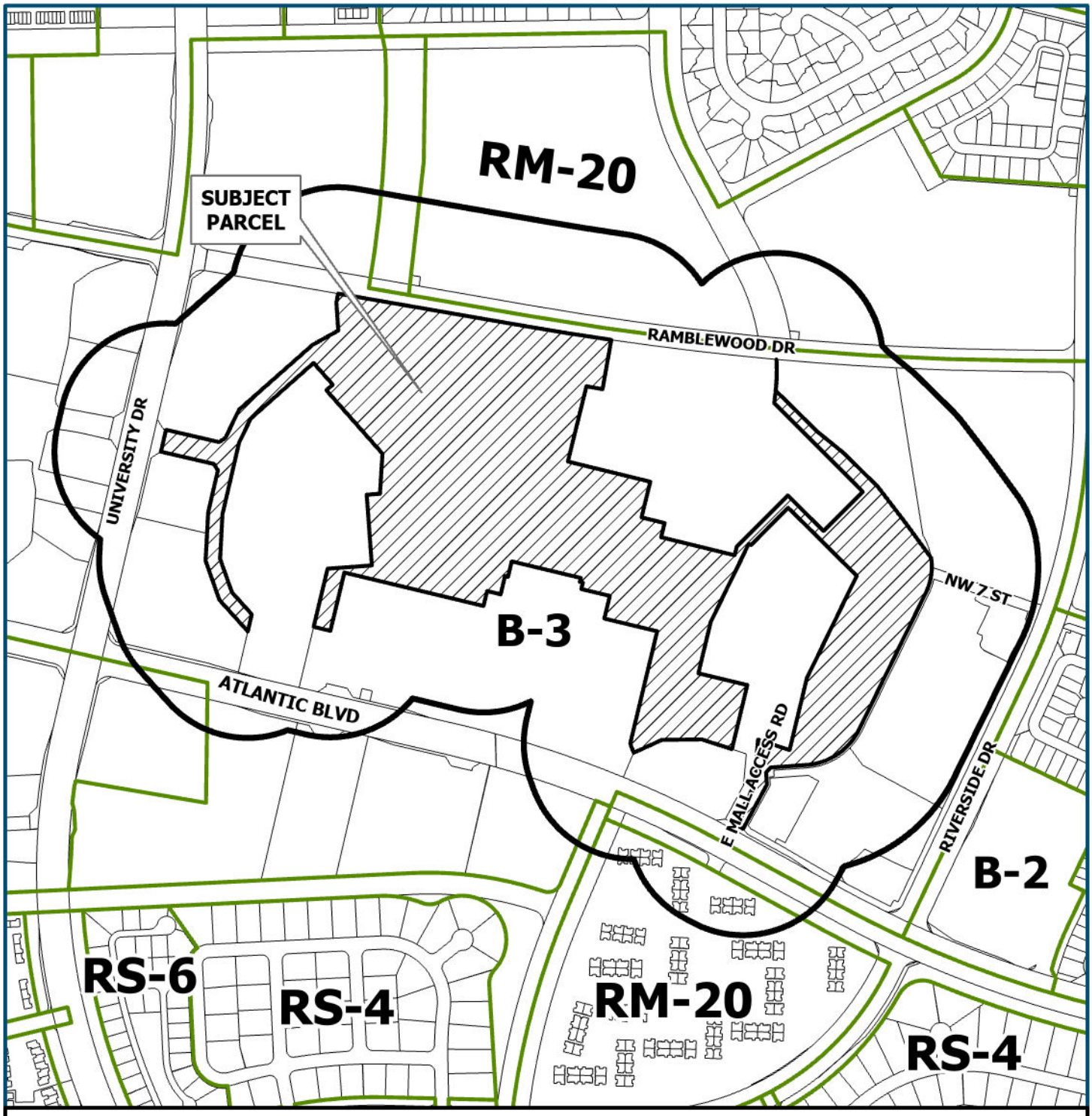


EXHIBIT B

INVENTORY PARKING PLAN





May 7, 2026

SE26-0004
PORTION OF PARCELS H & I
RAMBLEWOOD SOUTH
FOLIO # 484127036261

Subject Parcel

400' Buffer

N
W E
S

0 240 480
Feet

CORAL SPRINGS
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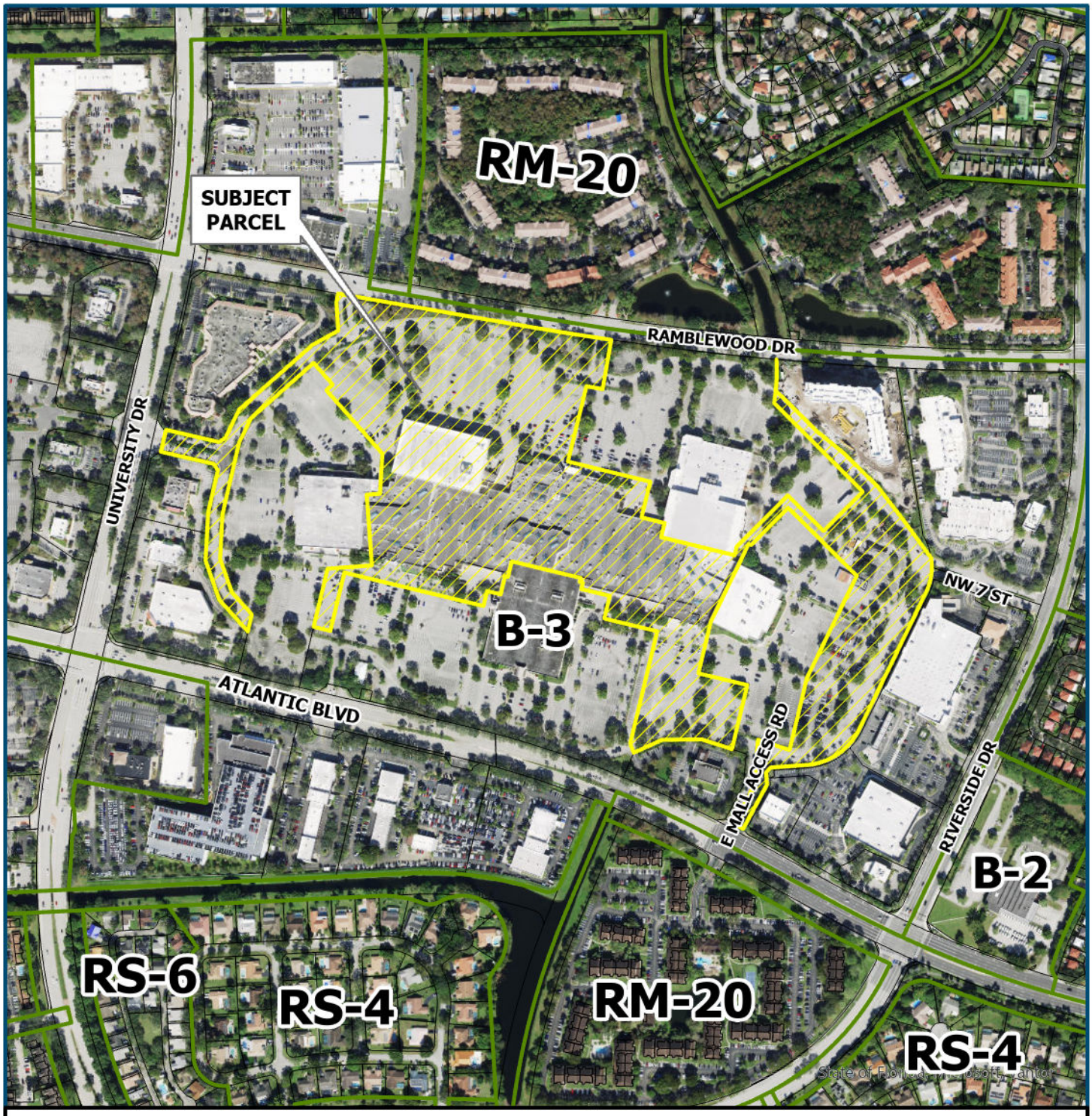
jlane 5-7-2024



May 7, 2026

SE26-0004
PORTION OF PARCELS H & I
RAMBLEWOOD SOUTH
FOLIO # 484127036261

Subject Parcel

N
W E
S

0 240 480
Feet

CORAL SPRINGS
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jlane 5-7-2024

Summary Sheet

Agenda Item: 7.

Meeting Date: June 17, 2026

Subject: Ordinance 2026-106, Second Reading, Life Time Future Land Use Map Amendment (Tina Jou)

Requested Action: Request of Miskel Backman, LLP on behalf of Life Time to hold quasi-judicial and public hearings to adopt second reading of Ordinance 2026-106 relative to CPAL25-0001 to amend the Coral Springs Future Land Use Plan Map for 13.11+/- acres generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Moderate (2.00 - 7.99 dwelling units/acre) Residential to Commercial, and authorize transmittal of petition to the appropriate review agencies. First reading held May 20, 2026.
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, ADOPT, TRANSMIT)

Funding Source: Not Applicable

Placement: Public Hearings/Special Meeting Announcements

Attachments:
Summary Sheet
Ordinance 2026-106
#1 - CPAL25-0001 & ZR25-0001 Petitions and Backup
#2 - Aerial Map
#3 - Site Map
#4 - Future Land Use Map
#5 - Zoning Map
#6 - Site Plan, Elevations, and Landscape Plans
#7 - Noise Review Memo
#8 - Traffic Review Memo
#9 - Letter from City of Coral Springs Economic Development Office
#10 - Coral Springs Business Impact Estimates

Background / Description: The amendment site (±13.11 acres) is currently designated as Moderate (2.00-7.99 dwelling units/acre) Residential on the City's Future Land Use Map. If approved, the future land use of the site would change to Commercial.

As a companion to the Comprehensive Plan Amendment (CPAL) petition, a rezoning petition is also included to rezone the parcel to be consistent with the proposed land use.

Presenting: Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: June 17, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 3433/3434

SUBJECT: Ordinance 2026-106, Second Reading Life Time Future Land Use Map Amendment (CPAL25-0001)
Ordinance 2026-107, Second Reading Life Time Rezoning (ZR25-0001)

PLACEMENT: Public Hearing

REQUESTED ACTION: Request of Miskel Backman, LLP on behalf of Life Time to hold quasi-judicial and public hearings to adopt second reading of Ordinance 2026-106 relative to CPAL25-0001 to amend the Coral Springs Future Land Use Plan Map for 13.11+/- acres generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Moderate (2.00 - 7.99 dwelling units/acre) Residential to Commercial, and authorize transmittal of petition to the appropriate review agencies. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, ADOPT, TRANSMIT)

Request of Miskel Backman, LLP on behalf of Life Time to hold quasi-judicial and public hearings to adopt second reading of Ordinance 2026-107 relative to ZR25-0001 to rezone 13.11+/- acres, generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Golf Course (GC) to Community Business (B-2), and authorize transmittal of petition to the appropriate review agencies. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, ADOPT, TRANSMIT)

LOCATION: Tracts One and Two, Portions of Parcel A, Heron Bay One (See Location Map)

PRIOR ACTIONS:

05/20/2026	Commission unanimously (4-0) approved first reading of Ordinances 2026-106 & 2026-107.
04/13/2026	Board unanimously (4-0, Minoff absent) recommends approval of CPAL25-0001, ZR25-0001 and SE25-0007 subject to conditions.
01/31/2025	Plat Exemption subdividing a Portion of Parcel A of Heron Bay One Plat.
09/26/1997	Plat Exemption for a Portion of Parcel A and K of Heron Bay One Plat.
02/21/1995	Heron Bay Golf Club received site plan approval (1-DRC-95).
01/17/1995	City Commission approved replat of Heron Bay One.

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1. **HOLD A QUASI-JUDICIAL AND PUBLIC HEARING AND APPROVE SECOND READING OF ORDINANCE 2026-106 AND FIND PETITION CPAL25-0001 IN COMPLIANCE WITH AND FURTHERANCE OF THE COMPREHENSIVE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:**
   - **A. DECLARATION OF RESTRICTIVE COVENANTS SHALL BE SUBMITTED TO THE CITY ON A FORM ACCEPTABLE BY THE CITY ATTORNEY'S OFFICE RESTRICTING THE SITE TO COMMERCIAL USE ONLY. NO RESIDENTIAL SHALL BE DEVELOPED ON THE SITE;**
   - **B. AUTHORIZE TRANSMITTAL OF CPAL25-0001 TO THE STATE OF FLORIDA, BROWARD COUNTY, BROWARD COUNTY PLANNING COUNCIL, AND ALL APPROPRIATE REVIEWING AGENCIES; AND**

2. **HOLD A QUASI-JUDICIAL AND PUBLIC HEARING AND ADOPT SECOND READING OF ORDINANCE 2026-107, FIND PETITION ZR25-0001 CONSISTENT WITH THE COMPREHENSIVE**

City of Coral Springs
City Commission Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: Life Time Future Land Use Map Amendment (CPAL25-0001) & Rezoning (ZR25-0001)

PLAN CONTINGENT UPON APPROVAL OF CPAL25-0001, AND AUTHORIZE STAFF TO TRANSMIT TO APPROPRIATE REVIEW AGENCIES.

36 property owners have been notified.

Attachment:
Ordinances 2026-106 & 2026-107
#1 – CPAL25-0001 & ZR25-0001 Petitions and Backup
#2 – Aerial Map
#3 – Site Map
#4 – Future Land Use Map
#5 – Zoning Map
#6 – Site Plan, Elevations, and Landscape Plans
#7 – Noise Review Memo
#8 – Traffic Review Memo
#9 – Letter from City of Coral Springs Economic Development Office
#10 – Coral Springs Business Impact Estimates

City of Coral Springs
City Commission Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: Life Time Future Land Use Map Amendment (CPAL25-0001) & Rezoning (ZR25-0001)

PUBLIC HEARING: PETITION OF MISKEL BACKMAN, LLP ON BEHALF OF LIFE TIME TO AMEND THE CORAL SPRINGS FUTURE LAND USE PLAN MAP FOR 13.11+/- ACRES GENERALLY LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, LEGALLY DESCRIBED AS TRACTS ONE AND TWO, PORTIONS OF PARCEL A, HERON BAY ONE FROM MODERATE (2.00 - 7.99) RESIDENTIAL TO COMMERCIAL. (CPAL25-0001)

PUBLIC HEARING: PETITION OF MISKEL BACKMAN, LLP ON BEHALF OF LIFE TIME TO REZONE 13.11 +/- ACRES GENERALLY LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, LEGALLY DESCRIBED AS TRACTS ONE AND TWO, PORTIONS OF PARCEL A, HERON BAY ONE FROM GOLF COURSE (GC) TO COMMUNITY BUSINESS (B-2). (ZR25-0001)

GENERAL INFORMATION:

PETITIONER:	Miskel Backman, LLP on behalf of Life Time
LOCATION:	11801 Heron Bay Boulevard
LEGAL DESCRIPTION:	Tracts One and Two, Portion of Parcel A, Heron Bay One
ACREAGE:	13.11 +/- Acres
LAND USE:	EXISTING: City: Moderate (2.00-7.99 du/ac) Residential County: Irregular Residential (4.2 du/ac) PROPOSED: City: Commercial County: N/A
ZONING:	EXISTING: Golf Course (GC) PROPOSED: Community Business (B-2)
ADJACENT USES/ZONING:	North: North Springs Preserve and proposed Welcome Center (under construction), zoned Golf Course (GC), then Parkland municipal boundary South: Heron Bay Boulevard (104' right-of-way), then townhouse residences (Heron Preserve), zoned General Business (B-3) East: Hotel and Banquet Hall (Fort Lauderdale Marriot Coral Springs Hotel and Convention Center), zoned Golf Course (GC), then office complex (Heron Bay Corporate Campus), zoned General Business (B-3)

	West: North Springs Improvement District Canal, then single family residences, zoned One-Family Dwellings (RS-4)
TYPE OF AMENDMENT:	City/Local

BACKGROUND/DESCRIPTION: CPAL25-0001

The amendment site (±13.11 acres) is currently designated as Moderate (2.00-7.99 dwelling units/acre) Residential on the City's Future Land Use Map. If approved, the future land use of the site would change to Commercial.

As a companion to the Comprehensive Plan Amendment (CPAL) petition, a rezoning petition is also included to rezone the parcel to be consistent with the proposed land use.

PROPOSED DEVELOPMENT:

Miskel Backman, LLP on behalf of Life Time, is proposing to construct a lifestyle and fitness facility located north along Heron Bay Boulevard, west of Coral Ridge Drive, and directly south of the municipal boundary separating Coral Springs from Parkland.

The site is comprised of two parcels, one of which is owned by North Springs Improvement District (NSID) and the easternmost property (where the majority of the former Golf Club is located) is owned by the City of Parkland. Life Time is currently under agreement and undergoing the entitlement process with the two parties to convey both properties to accommodate the development of the site.

Previously, the property served as the parking lot and clubhouse for the Heron Bay Golf Club. The property has been largely unused and vacant for several years. The City of Parkland will be demolishing the building due to a recent fire.

The facility will include a two-story, 86,750 square foot athletic club with accessory uses which exceed the typical offerings generally associated with fitness facilities. Life Time provides accommodations such as pools, spas, cafes, salons, indoor and outdoor food and beverage sales, and classes for children and aging adults.

ADDITIONAL LAND DEVELOPMENT ACTIONS

It should be noted that petitions for comprehensive plan amendments and rezonings do not require a master plan or site plan for approval; however, a site plan, landscape plans and elevations are included as Attachment #6. A petition has been submitted by the Petitioner for special exception approval for the minimum landscape requirements for interior parking areas and is contingent on City Commission approval of the rezoning and land use amendment petitions. Final approval of the design and site plan will occur through the City's Development Review Committee (DRC) process.

Additional land development actions, including dedication and abandonment of existing easements and plat actions that must occur prior to issuance of building permit. Existing access

agreements between the adjacent properties must also be modified and new access and parking agreements are required to be executed prior to receiving DRC approval for the development.

HISTORY OF THE SITE AND CURRENT CONDITIONS

The amendment site was originally part of the Florida Fruit Lands Company's Subdivision No. 2 plat as recorded in Book 1, Page 102 of the Public Records of Palm Beach County, Florida.

In 1995, the City Commission approved a replat of Heron Bay One. Following the replat, the Heron Bay Golf Club received site plan approval in 1995. The golf club, pending future demolition due to a fire, has been vacant for several years with the property underutilized.

A site plan and plat exemption subdividing the portions of the amendment site was approved in 2025 for the North Springs Preserve and Welcome Center. A portion of the site, Tract 1, was a component of a larger site which received site plan approval to accommodate parking for the North Springs Preserve and Welcome Center. However, the new proposal of Life Time has reenvisioned the purpose for the property and is pending site plan and plat waiver approval.

LAND USE COMPATIBILITY

A. LAND USE

The proposed amendment will change the City of Coral Springs Future Land Use Map and amend 13.11 acres from Moderate Residential to Commercial.

The goal of the Commercial land use is to "provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners." This designation will provide a consistent land use category for the proposed Life Time facility athletic club use, ensuring compatibility with the Comprehensive Plan.

The athletic club will be a prominent point of activity for not only the City's residents and business owners, but will benefit the City of Parkland as well due to the project's cohesiveness with Parkland's neighboring commercial development, currently underway. The revitalization of the area, which has been left underutilized, will serve as a benefit to the entire community, transcending city boundaries.

Staff Conclusion: Commercial designation is the appropriate designation for the proposed athletic club. The amendment will not affect the City's LOS, and therefore, is consistent with the Comprehensive Plan GOPs.

B. CONSISTENCY WITH LOCAL, COUNTY, REGIONAL, AND STATE COMPREHENSIVE PLANS

1. City of Coral Springs Comprehensive Plan: Future Land Use Element

The proposed Future Land Use Map Amendment to Commercial is consistent with Goals, Objectives and Policies of the City of Coral Springs Comprehensive Plan.

Policy 1.1.17. The compatibility of existing and future land uses, and established character of predominately developed areas shall be a primary consideration in the review and approval of amendments to the City Comprehensive Plan and land development regulations. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns

Goal 3.0.0. To provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners.

Policy 3.1.1. The City shall maintain land development regulations regarding commercial land uses that shall have the following characteristics:

1. Be located and designed to provide convenient and safe access to the population served
2. Be provided in appropriate quantity and type to serve the range of needs of the population served
3. Be compatible in scale and intensity with neighboring land uses
4. Be designed in a manner that to the maximum extent preserves the environmental setting and maintains environmental quality
5. Be located in such a manner as to avoid proliferation of strip commercial development
6. Be designed in a manner that mitigates impacts between commercial and residential land uses through the use of appropriate setbacks, buffering, etc.

Staff's Conclusion: Based on the surrounding existing development to the east of the site, in addition to the golf course and club which previously existed on the property, the proposed Commercial land use is the most appropriate land use for the site, more so than the existing Residential land use. The Commercial designation will promote healthier living within the surrounding neighborhoods and revitalize the site for the community to enjoy.

2. Broward County Land Use Plan

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorated areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

Staff Conclusion: The proposed Commercial land use is deemed more appropriate than the existing Moderate Residential designation because the existing uses and former use of the site are nonresidential in nature. The proposed use of the site serves to facilitate physical activity throughout the community where the clubhouse once existed and boost economic activity throughout the City.

3. South Florida Regional Policy Plan

Goal 4: Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.

Staff Conclusion: Proposed amendment is consistent with local, county and regional comprehensive plans.

IMPACT ON LEVELS OF SERVICE

The following summarizes the impact of the proposed development on the City's Level of Service (LOS) standards as identified in the Comprehensive Plan.

A. TRAFFIC GENERATION ANALYSIS

The City's Traffic Engineering consultant, Traf Tech Engineering, Inc., reviewed the Petitioner's Traffic Impact Analysis conducted by Kimley Horn, dated February 2026 and concurs with the findings.

Broward County guidelines establish a 3% significance threshold to determine whether a proposed development will create a significant impact on a roadway segment. The Traffic Analysis identified Holmberg Road for both PM peak hour and daily trips exceeding the 3% threshold. For the PM peak hour analysis, the section of Holmberg Road that is significant includes the link from Coral Ridge Drive to Pine Island Road, and for the daily analysis the segments Coral Ridge Drive to Pine Island Road and Pine Island Road to University Drive.

The link capacity analysis is based upon the data received in the Traffic Analysis Report. The level of service analysis indicates the proposed development is expected to result in an increase of 3,753 daily trips and a net increase of 237 PM peak hour trips. However, due to the Florida Turnpike Enterprise (FTE) project to expand the Sawgrass Expressway, Coral Ridge Drive will be widened from a four lane cross section to a six lane cross section, which is anticipated to not only accommodate the development but alleviate the existing level of service for the affected roadways. The impacts on the adjacent roadways affected by the subject site are detailed further in the analysis included in the backup.

Staff Conclusion: The development will have a net increase in trip generation if the land use is changed from Residential to Commercial. However, the impact is not considered significant and improvements to Coral Ridge Drive through the FTE project will alleviate impacts and improve the existing level of service along the roadway.

B. POTABLE WATER

The North Springs Improvement District (NSID) services the amendment site, and the Comprehensive Plan provides a level of service standard for potable water at 105 gallons per day per capita. Based on the analysis and letter provided by the Petitioner from NSID, sufficient capacity exists for the proposed development.

Staff Conclusion: Sufficient capacity is available to meet Potable Water LOS.

C. SANITARY SEWER

North Springs Improvement District (NSID) services the amendment site and is part of the Large Users Agreement, which is a regional wastewater transmission agreement with Broward County.

According to the Comprehensive Plan, NSID's level of service for sanitary sewer is 115 gallons per day per capita. The required gallons per capital for commercial uses are 2,000 gpd/acre while moderate residential has an established demand of 300 gpd/dwelling unit. The residential use, based on the allowable density of 107 dwelling units for the site, would require 32,100 gpd/acre. The proposed amendment to Commercial would require a demand of 26,220 gpd/acre, which is a decrease in the potential level of demand.

Staff Conclusion: Based on the approval of NSID, sufficient capacity is available to meet Sanitary Sewer LOS subject to construction of a new lift station, which is demonstrated on the plans.

D. SOLID WASTE

Per Policy 1.1.7 of the Solid Waste Element of the City's Comprehensive Plan, the level of service for solid waste for residential use is 8.9 pounds per dwelling unit per day and 4 pounds per 100 square feet per day for the proposed athletic club facility.

The existing land use results in a solid waste generation of 952.3 pounds per day. The proposed amendment site would result in a solid waste generation of 3,446 pounds per day. Therefore, the proposed land use designation would result in an increase of 2,493.7 pounds per day.

Staff Conclusion: Sufficient capacity is available to meet Solid Waste LOS. Further, the developer has provided a letter from FCC Environmental Services, Coral Springs' solid waste processor, attesting to the service provider's ability to service the amendment site.

E. DRAINAGE

The proposed amendment must meet the level of service standards identified in the City's Comprehensive Plan, Drainage Sub-Element Policy 1.1.6 and shown in Table 2:

City Drainage Level of Service

Storm Design	Primary	10 year – 1-day storm event. Cumulative rainfall total of 8 inches.
	Secondary	3-year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT) Rainfall intensity – Duration – Frequency Curves for Zone 10.
Building pads		First floor building elevations at, or above, the 100-year flood stage.
Roadways		Roadways and parking lot elevations at, or above the 10-year flood stage.

Staff Conclusion: The Petitioner provided a letter issued by NSID stating their ability to adequately service the site with the condition the Petitioner install a lift station for the development, which is demonstrated on the site plan. Staff reviewed the analysis and determined the drainage to be acceptable.

F. SCHOOLS

Since the project does not include residential units, it does not affect School Board Consistency and is not applicable.

G. RECREATION AND OPEN SPACE

The current City level of service standard is 4 acres of developed park per 1,000 population. Current BEBR populations estimates provides 136,062 residents within the City. The property is identified as a Semi-Public/Private Golf Course within the City of Coral Springs Recreation and Open Space System Table, certified in December 2020, which includes approximately 1,142.6 acres of developed park land including neighborhood, community, regional, city and county parks, as well as semi-private golf courses. This provides an existing recreation and open space Level of Service of 8.39 acres per 1,000 population (1,142.6 acres of park land/136,062 population/1,000), over double the required level of service. While it was listed in the table, privately owned golf courses not zoned or having a land use designation as Park are not counted towards required acres on the Broward County Land Use Plan.

Since the property is not owned by the City of Coral Springs and is designated Residential Moderate, it would not adversely impact the Recreation and Open Space Element or remove park acreage from the total required by the Comprehensive Plan.

Staff Conclusion: Sufficient park acreage exists to accommodate the population within the City and meet City and County LOS requirements.

H. PUBLIC SAFETY

The proposed development has been reviewed by the City's Police and Fire Departments, and both have provided preliminary comments. The Public Safety and Security Plan has been deemed acceptable by Police from a Crime Prevention Through Environmental Design (CPTED) perspective. The Petitioner is working with the Fire Department to ensure fire access is provided in a sufficient manner through the development review process.

Staff Conclusion: Public Safety will be finalized on the site plan through the development review process.

ZONING ANALYSIS: ZR25-0001

The amendment site has a Golf Course (GC) zoning designation and is proposed to be rezoned to Community Business (B-2) to be consistent with the proposed land use designation. A detailed review of the proposed site plan for compliance with the Land Development Code (LDC) and Architectural Design Guidelines is underway as part of the development review process.

A. COMMUNITY BUSINESS (B-2)

The Community Business (B-2) District is intended primarily to provide general commercial activity for a wide range of goods and services to the entire community. Such businesses generally require locations convenient for both vehicle and pedestrian traffic and would be expected to have orientation toward and direct access to arterial roadways.

B. BUFFERING

The proposed B-2 district requires a minimum front yard setback of not less than sixty-five feet, except where the front plot line is adjacent to a right-of-way of less than sixty feet in width the setback is a minimum of 25 feet.

When B-2 is adjacent to residential uses and is across a body of water, a minimum 25-foot buffer applies in addition to utilizing a wall or earthen berm, or combination thereof with a minimum height of five feet.

The Petitioner is complying with the requirements by installing a significant landscape buffer and providing an earthen berm where appropriate, meeting the minimum requirements established by Code.

C. TRAFFIC

As proposed, the Life Time facility will maintain ingress and egress from Heron Bay Boulevard. The Petitioner is proposing to provide a separate right turn lane exiting the site to accommodate the additional traffic flow and eliminate stacking concerns.

The proposed plans were reviewed by the City's traffic consultant, Joaquin Vargas of Traf Tech, who determined the proposed improvements relative to the circulation and access of the property to meet the needs and demands of the site.

Staff Conclusions: The proposed Community Business zoning is appropriate and consistent with the proposed Commercial land use designation.

CONCLUSION

Based on the Petition provided and foregoing analysis, Staff finds petitions for CPAL25-0001 and ZR25-0001 are consistent with and in furtherance of the City of Coral Springs Comprehensive Plan. Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission for the proposed amendment and rezoning and schedule the items for the May 20, 2026 City Commission meeting.

INTERVENING ACTION FROM THE APRIL 13, 2026 PLANNING & ZONING BOARD MEETING

During the Planning & Zoning Board meeting, residents expressed concerns about traffic throughout Heron Bay Boulevard and the potential need for a signalized intersection at Heron Bay Boulevard and NW 118th Avenue. The City's traffic consultant addressed concerns and

recommended a preliminary signal evaluation of Heron Bay Boulevard and NW 118th Avenue, in addition to reviewing the last three years of crash data. The Board stipulated the Petitioner submit a preliminary signal evaluation and analysis of crash data from the last 36 months prior to being heard by City Commission. The Petitioner submitted an analysis which was reviewed by the City's traffic consultant, who determined a signalized intersection is not warranted. While a signal is not warranted currently, Staff will require a signal warrant analysis for the intersection of Heron Bay Boulevard and NW 118th Avenue be conducted and submitted to the City one year after Life Time obtains their certificate of occupancy. Should improvements be warranted, the Petitioner will be required to contribute their proportionate share of the construction costs as determined by the City's Traffic Consultant within twelve months of the determination. This requirement is included as a condition of the special exception petition SE25-0007.

The Petitioner was also required to work with Staff to address aesthetic enhancements around the building prior to City Commission. The Petitioner revised the elevations to incorporate limestone along each elevation, as shown in Attachment #6. While the incorporation of the stone satisfied the condition, the Petitioner will continue to work with Staff to coordinate color palettes during the Development Review Process.

INTERVENING ACTION FROM THE MAY 20,2026 CITY COMMISSION MEETING

On May 20, 2026, the City Commission unanimously approved first reading of Ordinances 2026-106 and 2026-107 (4-0).

ORDINANCE NO. 2026-106

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FOR 13.11± ACRES OF LAND, GENERALLY LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, SAID LAND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, FROM MODERATE (2.00-7.99) RESIDENTIAL TO COMMERCIAL; PROVIDING FOR AN EFFECTIVE DATE (CPAL25-0001).

WHEREAS, the City of Coral Springs, pursuant to the Local Government Comprehensive Planning Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been certified by the Broward County Planning Council and found in compliance by the State of Florida Department of Economic Opportunity; and

WHEREAS, the Local Planning Agency for the City of Coral Springs has held a duly advertised public hearing and forwarded a favorable recommendation of Petition CPAL25-0001 to amend the Future Land Use Map of the City's Comprehensive Plan to the City Commission; and

WHEREAS, the City Commission of the City of Coral Springs has conducted duly advertised public hearings upon the future land use proposed by CPAL25-0001 and has considered all comments received concerning the proposed amendment to the Plan as required by state law and local ordinance; and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the City's Comprehensive Plan; and

WHEREAS, the City Commission of the City of Coral Springs further finds that the proposed amendment changing the City's land use designation for 13.11± acres of land generally located north of Heron Bay Boulevard and west of Coral Springs Drive, from Moderate (2.00 – 7.99) Residential to Commercial as more particularly described in Exhibit "A", attached hereto and incorporated herein, is in the best interest of the citizens of the City; now, therefore

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

SECTION 1. That the land use designation for 13.11± acres of land generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, said land being in the City of Coral Springs, Broward County, Florida, from Moderate (2.00 – 7.99) Residential to Commercial, as more particularly described in Exhibit "A", attached hereto and incorporated herein, is hereby approved with the following Condition:

Petitioner must execute and record a Declaration of Restrictive Covenant providing that no residential development shall occur on the site.

SECTION 2. That the Director of Development Services is further authorized to make the necessary map change to the Comprehensive Plan to reflect the above-stated change.

SECTION 3. This Ordinance shall not become effective until the state land planning agency issues a final order determining the adopted amendment to be in compliance, or until the Administration Commission issues a final order determining the adopted amendment to be in compliance with Section 163.3184(4), Florida Statutes.

PUBLISHED the _____ day of _____, 2026.

PASSED FIRST READING the _____ day of _____, 2026.

PASSED SECOND READING the _____ day of _____, 2026.

_____
SCOTT BROOK, Mayor

ATTEST:

_____
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous ___
Motion /2nd

			Yes	No
___	___	MAYOR BROOK	___	___
___	___	COMMISSIONER CERRA	___	___
___	___	COMMISSIONER MCHUGH	___	___
___	___	COMMISSIONER SIMMONS	___	___

EXHIBIT A

PROPERTY DESCRIPTION:

BEING ALL OF TRACT 1 AND 2, NORTH SPRINGS IMPROVEMENT DISTRICT, IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 10, PAGE 6, OFFICIAL RECORDS, BROWARD COUNTY, FLORIDA.

TRACT 1
LEGAL DESCRIPTION:

A PORTION OF PARCEL A, HERON BAY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL A; THENCE NORTH 45°11'42" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF731.87 FEET TO THE NORTH BOUNDARY OF SAID PARCEL A; THENCE SOUTH 89°48'18" EAST, ALONG SAID NORTH BOUNDARY OF PARCEL A, A DISTANCE OF 281.26 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 15.00 FEET THENCE NORTH 89°48'18" WEST, A DISTANCE OF 275.05 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 44°48'18" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 32°06'58" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 159.63FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 49.81 FEET; THENCE SOUTH 49°26'00" EAST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1245.00 FEET AND A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 45.37FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 79°36'44" WEST, SAID POINT BEING ON THE WEST LINE OF THE 24 FOOT WIDE ACCESS & UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 24338, PAGE 250 AND OFFICIAL RECORD BOOK 27435, PAGE 626,OF THE AFORESAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID 24 FOOT WIDE ACCESS & UTILITY EASEMENT AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28

FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF81.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1190.00FEET AND A CENTRAL ANGEL OF 01°05'53", AN ARC DISTANCE OF 22.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 50.66 FEET; THENCE NORTH 49°26'00"WEST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 75.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 118.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 38°06'01", AN ARC DISTANCE OF 312.54 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, TO THE POINT OF BEGINNING.

TRACT 2
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE NORTH 89°48'18" WEST, ALONG THE SOUTH LINE OF THE NORTH WEST QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, A DISTANCE OF 355.20 FEET; THENCE SOUTH 00°11'42"WEST, DEPARTING SAID SECTION LINE, A DISTANCE OF 155.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 369.97 FEET; THENCE NORTH89°48'18" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 617.04 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 166.00 FEET TO A POINTON THE NORTH RIGHT OF WAY LINE OF HERON BAY BOULEVARD; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 157.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF19.97 FEET; THENCE SOUTH 89°48'18" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 00°11'42" EAST, A DISTANCE OF 178.00 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 50.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 32°47'57" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 86.00 FEET, THROUGH A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 45.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 89°38'45" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1,245.00 FEET, THROUGH A

CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 70°10'06" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°26'00" WEST, A DISTANCE OF 169.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 35°50'39" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF27°10'42", AN ARC DISTANCE OF 49.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 43°31'32"WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 159.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 61°20'24" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 415.00 FEET, THROUGH A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°11'42" EAST, A DISTANCE OF 470.00 FEET; THENCE NORTH 44°48'18" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 45°11'42 EAST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 275.05 FEET TO THE POINT OF BEGINNING.

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Community Development

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Community Development
9500 West Sample Road | Coral Springs, FL 33065
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Monday-Thursday 8:00 a.m.-5:30 p.m. | Friday 8:00 a.m.-3:00 p.m.

Hover form fields for instructions.

Comprehensive Plan Amendment (CPA) Petition for Map Amendment(s)

Applicant Information

Applicant name	Owner name	Phone
Life Time c/o Miskel Backman LLP	City Of Parkland	5614053300

Street address: 14 SE 4th St, Suite 36

City: Boca Raton State: Florida ZIP Code: 33432

Email: cbilenki@miskelbackman.com

Property Description

Applicant must provide a complete accurate legal description of the land for which the map amendment is requested as Exhibit 1 and a title certification dated no more than 30 days prior to applicant's submittal from a title company licensed in the State of Florida, including a Statement of Restrictions, Reservations, Liens and Encumbrances, and including a statement identifying the owner of the property. An Attorney's Opinion of Title will also suffice. (See attached site map.)

Are there any covenants, deed restrictions and/or agreements that affect the use or development of the property?

○ Yes ◉ No

If yes, describe

General Information

Moderate Residential (2.00-7.99)	Golf Course (GC)
Current land use	Current zoning
Commercial	Community Business (B-2)
Proposed land use	Proposed zoning

Total acreage of property: 13.11 acres

A vicinity map must be provided which outlines the property and demonstrates its location in relation to existing streets and other significant features in the immediate area.

APPLICANT IS ADVISED TO SUBMIT PETITION FOR REZONING OF SUBJECT PROPERTY ALONG WITH THIS LAND USE MAP AMENDMENT APPLICATION SO THAT BOTH ACTIONS MAY BE PROCESSED CURRENTLY IF APPLICABLE.

Justification

The justification must be in written form and address the appropriateness of the proposed Future Land Use Map Amendment taking into consideration the following factors at a minimum:

a. Land Use Compatibility - the extent to which the proposed change in land use would result in any incompatible land uses, considering the type and location of uses involved.

b. Adequate Public Facilities - by utilizing Article III of Chapter 25 of the Land Development Code (relative to measurement of capacities and levels of service) provide a detailed comparison of the existing land use with the proposed land use relative to the following areas:
Transportation | Solid Waste | Mass Transit | Drainage | Water/Wastewater | Recreation
This analysis is necessary for all amendments, whether increasing or decreasing intensity and should be Exhibit 2.

c. Consistency - the extent to which the proposed is consistent with all elements of the Coral Springs Comprehensive Plan, the Broward County comprehensive Plan and the South Florida Regional Policy Plan.

d. Changed conditions - the extent to which land use and development conditions have changed since the effective date of the Future Land Use Map designations involved which are relevant to the property(s).

e. Other matters - any other matters which may be pertinent in support of this petition.

Certification

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

An agent for the owner of purchaser of this property

12/4/2025
Applicant signature/date

Notary Public

The foregoing instrument was acknowledged before me on December 4, 2025

by means of: ✓ physical presence ○ online notarization ○ took an oath ○ did NOT take an oath

✓ personally known ○ produced identification ID type _____

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

Notary seal

Cynthia Mary DiPonti 12/4/25
Notary signature/date

My commission expires 11/2/2028

Submit the following with this application:

- $7,366.64 fee plus recordation fee (Property owner notification and advertising costs to be determined by City Clerk (954) 344-1065.)
- Two (2) 11"x17"sets of site plan of subject property
- CD containing digital copies of all documents in PDF file

MISKEL BACKMAN LLP

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

APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

Life Time, Inc.

11801 Heron Bay Blvd
Coral Springs, FL

February 16, 2026

Life Time Inc. ("Applicant") is the contract purchaser comprised of a parcel owned by the City of Parkland and located at 11801 Heron Bay Boulevard ("Parkland Parcel"), and a second parcel owned by the North Springs Improvement District ("NSID") and located immediately to the west of the Parkland Parcel ("NSID Parcel") (the Parkland Parcel and NSID Parcel are collectively referred to herein as the "Property"). Together, the Property is +/- 13.41 gross acres, and is located within the City of Coral Springs ("City") and Broward County ("County"). The Property currently has a future land use designation of Residential Moderate (2.00-7.99 du/acre) on the City future land use map and Irregular Residential (4.2) on the County future land use map, and is currently zoned GC, Golf Course. The Property was part of the former Heron Bay Golf Course and Clubhouse, which has been vacant for a number of years. The Applicant is seeking to redevelop the Property with a two-story, +/- 86,750 square foot athletic country club with accessory uses ("Project").

To develop the project, the Applicant is requesting a Local Land Use Plan Amendment ("LLUPA") to amend the future land use designation of the Property ("Amendment Property") on the City future land use map from Residential Moderate (2.00-7.99 du/acre) to Commercial and apply Commercial Flex to the underlying Irregular Residential (4.2) on the County future land use map. Per the City's Land Use Plan Amendment application, applicants must demonstrate compliance with the below criteria to obtain application approval.

1. **Applicant must provide a complete accurate legal description of the land for which the map amendment is requested as Exhibit 1 and a title certification dated no more than 30 days prior to applicant's submittal from a title company licensed in the State of Florida, including a Statement of Restrictions, Reservations, Liens and Encumbrances, and including a statement identifying the owner of the property. An Attorney's Opinion of Title will also suffice.**

   A survey and legal description of the Amendment Property and title commitments have been provided as Exhibit A.

2. **A vicinity map must be provided which outlines the property and demonstrates its location in relation to existing streets and other significant features in the immediate area.**

   A locational map of the Amendment Property and maps showing the existing and proposed land use and zoning designations have been provided as Exhibit B.

3. **Land Use Compatibility - the extent to which the proposed change in land use would result in any incompatible land uses, considering the type and location of uses involved.**

   The proposed Commercial land use designation is more compatible with the surrounding land uses than the existing Residential designation. The Property previously served as the location of the golf course clubhouse and is bounded by a Marriott hotel to the east, former golf course land now owned by the North Springs Improvement District to the north and west, and a canal to the south. With the closure of the golf course and clubhouse, developing the Property for residential use is no longer the most suitable option for the area. The proposed Commercial designation will facilitate the development of an athletic country club, providing a recreational amenity for surrounding residents without negatively impacting adjacent neighborhoods.

4. **Adequate Public Facilities - by utilizing Article III of Chapter 25 of the Land Development Code (relative to measurement of capacities and levels of service) provide a detailed comparison of the existing land use with the proposed land use relative to the following areas:**

The current land use designation per the adopted City's Future Land Use Map is Residential Moderate (2.00-7.99 du/acre). Per Policy 2.12 of the Future Land Use Element of the City's Comprehensive Plan, the maximum allowable density for the Residential Moderate (2.00-7.99 du/acre) future land use category is 7.99 dwelling units per acre. Based on a lot size of 13.41 gross acres, a maximum of 107 dwelling units can be developed on the Property. As such, the following level of service analyses are based on an existing use of 107 dwelling units. This existing use has been compared with the proposed use of an 86,750 square foot athletic country club to provide the level of service analysis.

a. Transportation

Per Section 250193 of the City's Land Development Code, the following level of service standards shall be met for the transportation system:

The standard for measuring transportation capacities is the Florida Department of Transportation (FDOT) Table of Generalized Daily Level of Service Maximum Volumes as amended from time to time, excepting the measurement of capacity for local neighborhood roadways as defined by the city's comprehensive plan.

Type of Facility	Peak Hour Level of Service
Arterial roadways	D
Collector roadways	D
Local collector roadways	D
Local neighborhood roadways	C

A traffic analysis demonstrating compliance with the City's level of service standards has been provided as Exhibit C-Traffic Analysis.

b. Solid Waste

1. **Provide the solid waste level of service per the adopted and certified local land use plan.**

Per Policy 1.1.7 of the Solid Waste Sub Element of the City's Comprehensive Plan, the level of service standard for solid waste for residential uses is 8.9 lbs. per unit per day and 4 lbs. per 100 sq. ft. per day for the proposed athletic country club use.

2. **Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The Property is served by the Wheelabrator South Broward Waste to Energy Facility located at 4400 S. State Rd. 7, Fort Lauderdale, FL 33314. Per the Solid Waste Element of the Broward County Comprehensive Plan, the facility has a gross

electrical generating capacity of approximately 66 megawatts. In anticipation of future disposal needs, Broward County has received certification for ultimate generating capacities of 96.1 megawatts.

3. **Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

   The table below provides the solid waste generated by the amendment.

Use	LOS Standard	Square Feet/Dwelling Units	Demand Per Day
Existing Use			
107 Multi-family Dwelling Units	8.9 lbs. per unit per day	107	952.3 lbs.
Proposed Use			
Athletic Country Club*	4 lbs. per 100 sq. ft. per day	86,750	3,446 lbs.
Proposed Change in Demand:			+ **2,493.7 lbs. per day**

*The use category of Department Store was applied as the closest use to the proposed athletic country club.

4. **Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

   Confirmation from FCC Environmental verifying the above information regarding solid waste services has been provided as Exhibit D (Landfill Capacity Letter).

c. **Mass Transit**

1. **Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

   Per Section 250193 of the City's Land Development Code, the following level of service standards shall be met for mass transit:

   - Service within one-half (½) mile
   - Thirty (30) minutes headways
   - System-wide operating hours (6:00 a.m. to 9:30 p.m. weekdays)

   According to the Broward County Transit Division, there are no transit routes located within ¼ mile of the Amendment Property. The current transit service provided within ½ mile from the Amendment Property is BCT Route 88, which travels along Coral Springs Dr./Pine Island Rd. from the Broward Mall to the Holmberg Rd., and

the Coral Springs Green Community Shuttle, which travels through the northwest section of the City. The Table below demonstrates that the Amendment Property has mass transit service the meets and exceeds the City's level of service standards for mass transit.

Bus Route	Days of Service	Service Span A.M. – P.M.	Service Frequency
BCT 88	Weekday Saturday Sunday	5:10 am – 11:36 pm 6:49 am – 11:00 pm 6:50 am – 9:49 pm	21 Minutes 20 Minutes 21 Minutes
Coral Springs Green Community Shuttle	Weekday Saturday Sunday	8:00 am – 6:00 pm No Service No Service	7 Minutes No Service No Service

2. **Correspondence from transit provider verifying the information submitted as part of the application on item 1 above. Correspondence must contain name, position and contact information of party providing verification.**

   See Exhibit E (Mass Transit Letter).

d. Drainage

1. Provide the drainage level of service per the adopted and certified local land use plan.

Per Policy 1.1.7 of the Drainage Sub Element of the City's Comprehensive Plan, the following level of service standards shall be maintained for drainage:

City Wide Drainage Facilities	Design Storm
Primary Drainage System	10 year 1 day storm event, cumulative rainfall total of 8.0"
Secondary Drainage System	3 Cumulative rainfall derived from Florida Department of Transportation (FDOT) Rainfall Intensity -Duration - Frequency Curves for Zone 10
House Pads	first floor building elevations at, or above, the 100-year flood stage
Roadways	Roadways and parking lot elevations at, or above, at the 10-year flood stage

2. **Identify the drainage district and drainage systems serving the amendment area.**

   The Property is located in the North Springs Improvement District. The drainage system serving the amendment area is comprised of ditch bottom inlets, exfiltration trench, and 3 existing outfalls with control structures to NSID surface waters, to remain.

3. **Correspondence from drainage service provider verifying the information submitted as part of the application on item 1 above. Correspondence must contain name, position and contact information of party providing verification**

   Confirmation from the North Springs Improvement District verifying the above information regarding drainage services has been provided as Exhibit F-Drainage, Water & Wastewater Letter.

e. Water/Wastewater

1. **Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, and current and committed demand on the plant.**

   The property is located within the North Springs Improvement District. The District's water treatment plant treats raw water from the Biscayne Aquifer using nine (9) raw water production wells. The total withdrawal capacity from the Biscayne Aquifer is 4,970 GPM or approximately 7.16 MGD.

   Per Policy 1.15 of the City's Sanitary Sewer Sub Element of the City's Comprehensive Plan, the level of service standard for sanitary sewer within the North Springs Improvement District is 105 gallons per capita per day.

2. **Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant.**

   The District's water treatment plant nanofiltration Treatment Plant has a maximum installed finished water treatment capacity of 7.5 million gallons per day with all three units in service. The facility was designed to be expanded by the addition of one Reverse Osmosis (RO) train that would utilize the Floridan Aquifer. The total installed potable water production capacity at NSID's Nanofiltration Treatment Plant will be 10 million gallons per day with the addition of a fourth train that can either independently treat the Floridan Aquifer source water, or blend with the existing Biscayne Aquifer source.

   Per Policy 1.19 of the City's Potable Water Sub Element of the City's Comprehensive Plan, the level of service standard for potable water within the North Springs Improvement District is 105 gallons per capita per day.

   The table below demonstrates that the Project will meet the potable water and sanitary sewer level of service standards.

POTABLE WATER & SANITARY SEWER - Change in Demand				
Land Use	**Units or Square Feet**	**Estimated Demand**	**Total Estimated Demand (GPD)**	**Total Estimated Demand (MGD)**
Residential Moderate 7.99 du/acre	107	300 gpd/du	32,100	.0321
TOTAL EXISTING MAXIMUM DEMAND			32,100	.0321
Barber/Beauty Shop	8 dry chairs 4 wet chairs	Dry Chairs: 100 per occ Wet Chairs: 200 per occ	1,600 GPD	.00160
Health Spa	3551 sf	0.35GPD/sf	1,242.85 GPD	.00124
Bar	41 seats	20GPD/seat	820 GPD	.00082
Restaurant	184 seats	30 GPD/seat	5,520 GPD	.00552
Pool Building	2457 occ	2 per occ	4,914 GPD	.00491
TOTAL PROPOSED MAXIMUM DEMAND			14,096.85	.0140
PROPOSED SANITARY SEWER CHANGE IN DEMAND			-18003.15	-.0180

***Demand calculations are based on the Broward County Flow Schedule**

3. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

   No applications have been submitted to SFWMD or NSID at this time.

4. **Correspondence from sanitary sewer and potable water provider verifying the information submitted as part of the application on items 1 and 2 above. Correspondence must contain name, position and contact information of party providing verification.**

   Correspondence from the North Springs Improvement District verifying the above information regarding sanitary sewer and potable water services has been provided as Exhibit F-Drainage, Water & Wastewater Letter.

f. Recreation

This analysis is not applicable as the project will not impact recreation and open space.

1. **Consistency - the extent to which the proposed is consistent with all elements of the Coral Springs Comprehensive Plan, the Broward County Comprehensive Plan and the South Florida Regional Policy Plan.**

Coral Springs Comprehensive Plan

Future Land Use Element

Policy 1.1.17-The compatibility of existing and future land uses, and established character of predominately developed areas shall be a primary consideration in the review and approval of amendments to the City Comprehensive Plan and land development regulations. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

The proposed Commercial land use designation is more compatible with the surrounding land uses than the existing Residential designation. The Property previously served as the location of the golf course clubhouse and is bounded by a Marriott hotel to the east, former golf course land now owned by the North Springs Improvement District to the north and west, and a canal to the south. With the closure of the golf course and clubhouse, developing the Property for residential use is no longer the most suitable option for the area. The proposed Commercial designation will facilitate the development of an athletic country club, providing a recreational amenity for surrounding residents without negatively impacting adjacent neighborhoods.

Goal 3.0.0-To provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners.

The closure of the golf course and clubhouse removed a recreational use that was utilized by the community. This amendment will facilitate the development of a commercial recreation use that will fill the gap in recreational services that was lost with the closure of the golf course.

Goal 13.0.0-To direct development to those areas which have in place or have agreements to provide the necessary facilities and capacity to accommodate growth in an environmentally acceptable manner.

As an infill development the Amendment Property has sufficient infrastructure in place to support the development of the project.

Economic Development Element

Goal 1.0.0- Diversify/expand the local economy and significantly increase the proportion of commercial assessed value in the City by 2040 through recruitment, expansion/retention, and creation of new businesses.

The redevelopment of the abandoned golf clubhouse with an athletic country club will provide a use that will increase the City's commercial assessed value.

Broward County Comprehensive Plan

Policy 2.10.2-The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

The proposed Commercial land use designation is more compatible with the surrounding land uses than the existing Residential designation. The Property previously served as the location of the golf course clubhouse and is bounded by a Marriott hotel to the east, former golf course land now owned by the North Springs Improvement District to the north and west, and a canal to the south. With the closure of the golf course and clubhouse, developing the Property for residential use is no longer the most suitable option for the area. The proposed Commercial designation will facilitate the development of an athletic country club, providing a recreational amenity for surrounding residents without negatively impacting adjacent neighborhoods.

Policy 2.14.2-To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

The level of service analyses provided throughout this application confirm there is adequate capacity for all public facilities to service the Project.

South Florida Regional Policy Plan

GOAL 4-Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.

As an infill development the Amendment Property has sufficient infrastructure in place to support the development of the project.

GOAL 11-Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:

- utilizes existing and planned infrastructure where most appropriate in urban areas;
- enhances the utilization of regional transportation systems;
- incorporates mixed-land use developments;
- recycles-existing developed sites; and
- provides for the preservation of historic sites

The proposed athletic country club will utilize existing infrastructure, including water, sewer, drainage, and the existing roadway network. As an infill redevelopment project, it will repurpose a site previously developed for a golf

clubhouse and establish a mixed-use land use pattern by introducing a commercial use that complements the surrounding residential development. Please reference the site plan provided as Exhibit G.

2. **Changed conditions - the extent to which land use and development conditions have changed since the effective date of the Future Land Use Map designations involved which are relevant to the property(s).**

   The closure of the Heron Bay golf course has triggered a wave of transformations in the surrounding land use and development landscape. Once home to the bustling golf course clubhouse, the property is now under the ownership of the City of Parkland and the North Springs Improvement District. Following the closure of the golf course and clubhouse, and the subsequent change in ownership, the existing residential land use designation no longer aligns with the evolving needs of the area and the emerging development trends.

   The proposed Commercial land use designation will harmonize with the surrounding environment and unlock new possibilities for the community. By embracing this designation, the stage is set for the creation of an exciting athletic country club, poised to offer a plethora of recreational opportunities for the local residents. This visionary approach not only respects the existing fabric of the neighborhood but also paves the way for a dynamic and vibrant future for all those who call this area home.

3. **Other matters - any other matters which may be pertinent in support of this petition.**

   No other matters are pertinent to this petition.

Exhibits

A. **Survey & Title Commitments**

B. **Location, Land Use & Zoning Desiganation Maps**

C. **Traffic Analysis**

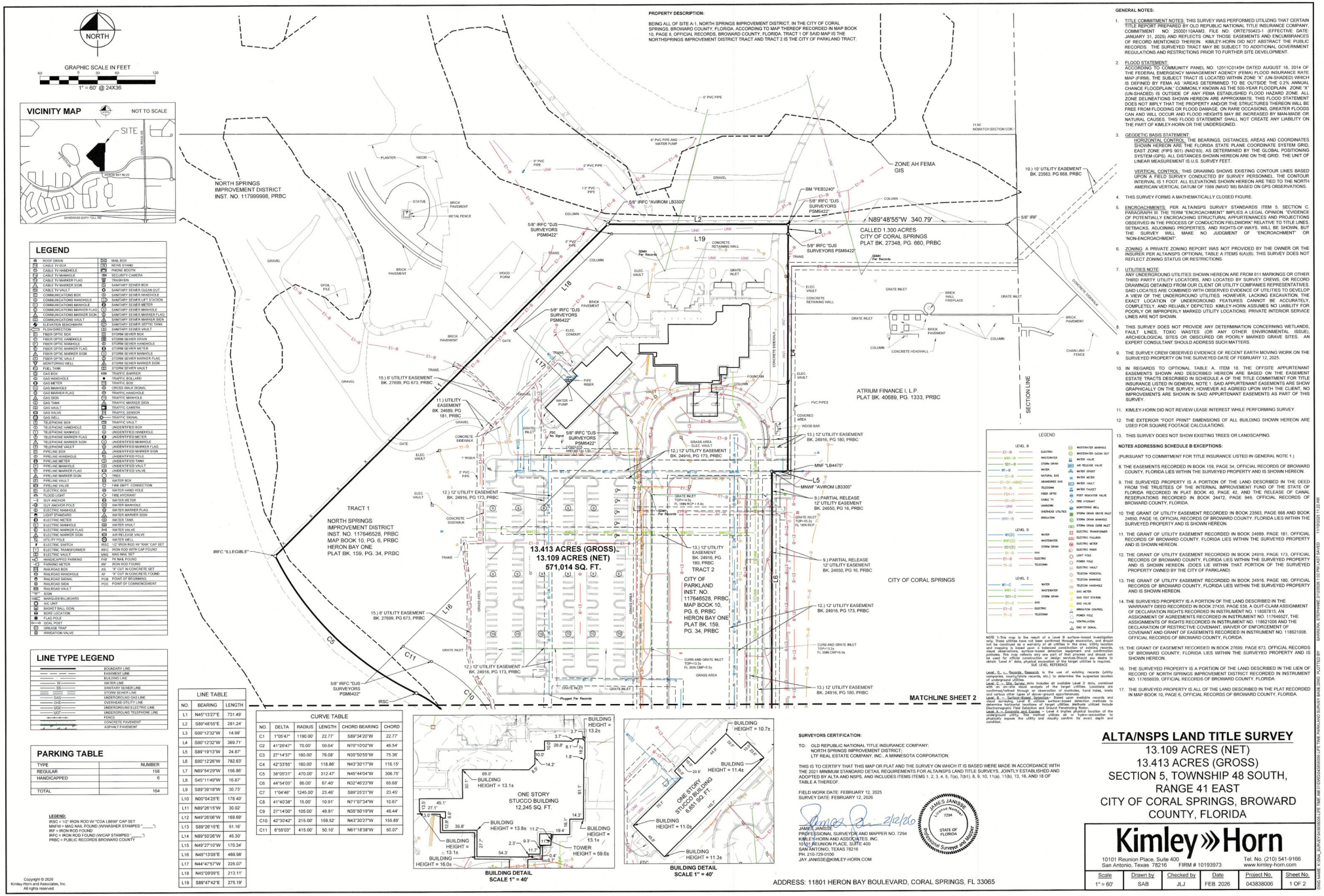
D. **Landfill Capacity Letter**

E. **Mass Transit Letter**

F. **Drainage, Water & Wastewater Letter**

G. **Site Plan**

Exhibit A
Survey & Title Commitments



LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV MANHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER MANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TREE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	IRFC 1/2" IRON ROD W/ "KHA" CAP SET
ELECTRIC TRANSFORMER	IRFC IRON ROD WITH CAP FOUND
ELECTRIC VAULT	MAG MAG NAIL SET
HANDICAPPED PARKING	PKF PK NAIL FOUND
PARKING METER	IRF IRON ROD FOUND
RAILROAD BOX	XS "X" CUT IN CONCRETE SET
RAILROAD HANDHOLE	XF "X" CUT IN CONCRETE FOUND
RAILROAD SIGNAL	POB POINT OF BEGINNING
RAILROAD SIGN	POC POINT OF COMMENCEMENT
RAILROAD VAULT	
SIGN	
MARQUEE/BILLBOARD	
A/C UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
ST	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PARKING TABLE

TYPE	NUMBER
REGULAR	158
HANDICAPPED	6
TOTAL	164

LEGEND:
IRSC = 1/2" IRON ROD W/"COA LB696" CAP SET
MNFW = MAG NAIL FOUND /WASHER STAMPED "_____"
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L1	N45°13'27"E	731.49'
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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C4	42°33'55"	160.00'	118.86'	N43°30'17"W	116.15'
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C7	1°04'46"	1245.00'	23.46'	S89°25'21"W	23.45'
C8	41°40'38"	15.00'	10.91'	N71°07'34"W	10.67'
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C11	6°55'03"	415.00'	50.10'	N61°18'38"W	50.07'

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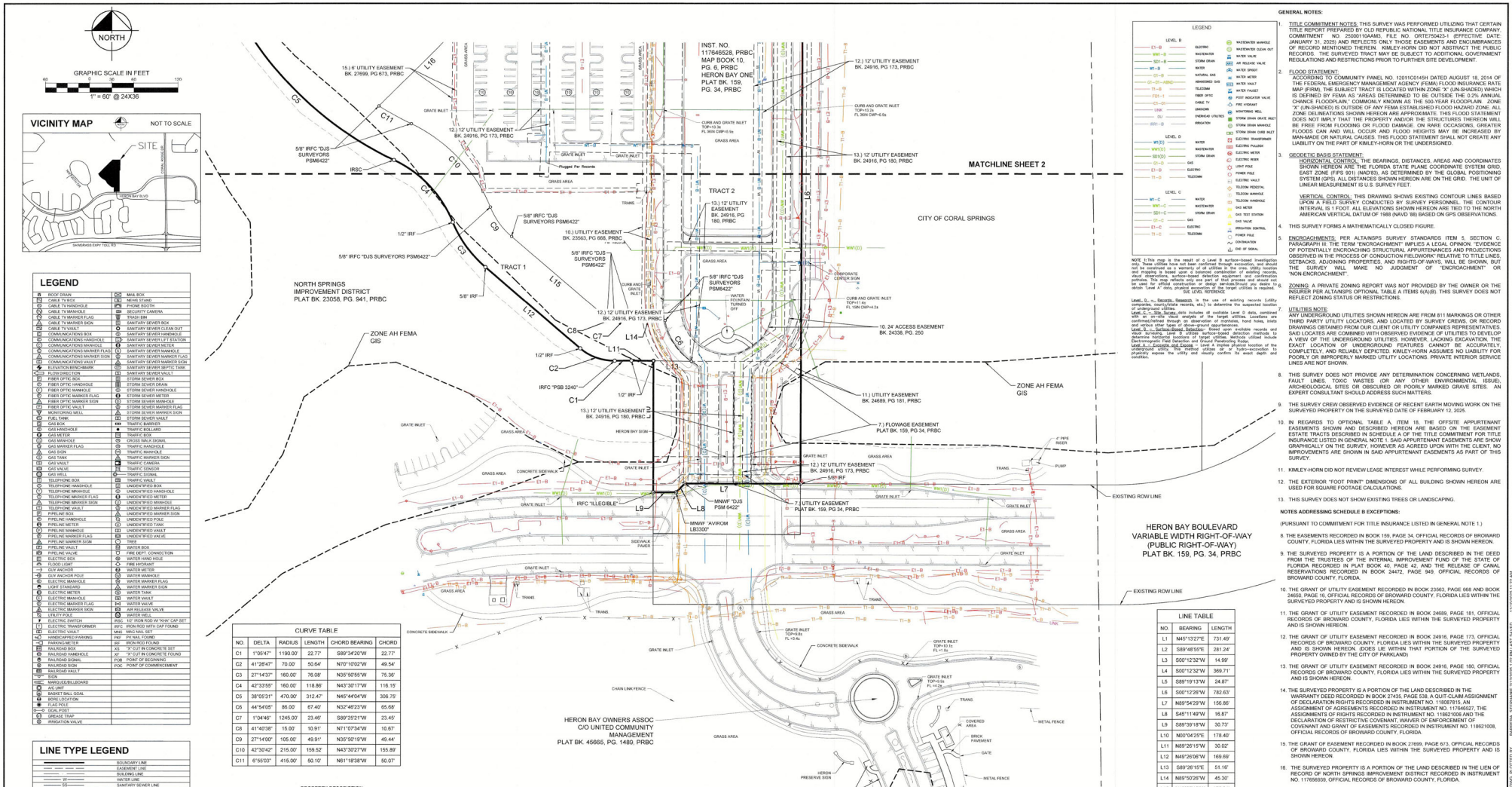
ALTA/NSPS LAND TITLE SURVEY

13.109 ACRES (NET)
13.413 ACRES (GROSS)
SECTION 5, TOWNSHIP 48 SOUTH,
RANGE 41 EAST
CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SAB	JLJ	FEB. 2026	043838006	1 OF 2

G:\DOG CASE_4_SOUL_SURVEY\DWGS\SOUL_SURVEY.DWG, 11/25/2025 1:12:25 PM, BARRERA, STEPHANIE, 11/25/2025 1:03 PM LAST SAVED



VICINITY MAP

NOT TO SCALE

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TREE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	IRS&C 1/2" IRON ROD W/ "KHA" CAP SET
ELECTRIC TRANSFORMER	IRFC IRON ROD WITH CAP FOUND
ELECTRIC VAULT	MNS MAG NAIL SET
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PROPERTY DESCRIPTION:

BEING ALL OF SITE A-1, NORTH SPRINGS IMPROVEMENT DISTRICT, IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 10, PAGE 6, OFFICIAL RECORDS, BROWARD COUNTY, FLORIDA. TRACT 1 OF SAID MAP IS THE NORTHSPRINGS IMPROVEMENT DISTRICT TRACT AND TRACT 2 IS THE CITY OF PARKLAND TRACT.

TRACT 1
NSID LEGAL DESCRIPTION:

A PORTION OF PARCEL A, HERON BAY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL A; THENCE NORTH 45°11'42" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 731.67 FEET TO THE NORTH BOUNDARY OF SAID PARCEL A; THENCE SOUTH 89°48'18" EAST, ALONG SAID NORTH BOUNDARY OF PARCEL A, A DISTANCE OF 281.26 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 15.00 FEET THENCE NORTH 89°48'18" WEST, A DISTANCE OF 275.05 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 44°48'18" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 32°06'58" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 42°33'55", AN ARC DISTANCE OF 118.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 27°14'02", AN ARC DISTANCE OF 49.91 FEET; THENCE SOUTH 49°26'07" EAST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1245.00 FEET AND A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 29°36'44" WEST. SAID POINT BEING ON THE WEST LINE OF THE 24.00 FOOT WIDE ACCESS & UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 24338, PAGE 250 AND OFFICIAL RECORD BOOK 27435, PAGE 626, OF THE AFORESAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID 24 FOOT WIDE ACCESS & UTILITY EASEMENT AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 44°54'21", AN ARC DISTANCE OF 67.28 FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 81.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 75.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 44°48'21", AN ARC DISTANCE OF 50.68 FEET; THENCE NORTH 49°26'06" WEST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 75.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 42°33'28", AN ARC DISTANCE OF 118.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 38°06'01", AN ARC DISTANCE OF 312.54 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, TO THE POINT OF BEGINNING.

TRACT 2
CITY OF PARKLAND LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE NORTH 89°48'18" WEST, ALONG THE SOUTH LINE OF THE NORTH WEST QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, A DISTANCE OF 355.20 FEET; THENCE SOUTH 00°11'42" WEST, DEPARTING SAID SECTION LINE, A DISTANCE OF 155.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 369.97 FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 617.04 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 166.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HERON BAY BOULEVARD; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 157.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 19.97 FEET; THENCE SOUTH 89°48'18" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 00°11'42" EAST, A DISTANCE OF 178.00 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 50.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 32°47'57" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 86.00 FEET, THROUGH A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 45.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 89°38'45" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1,245.00 FEET, THROUGH A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 70°10'09" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°26'07" WEST, A DISTANCE OF 169.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 35°50'19" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 27°14'02", AN ARC DISTANCE OF 49.91 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 43°31'32" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 42°33'28", AN ARC DISTANCE OF 159.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 61°20'24" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 415.00 FEET, THROUGH A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°11'42" EAST, A DISTANCE OF 470.00 FEET; THENCE NORTH 44°48'18" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 45°11'42" EAST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 275.05 FEET TO THE POINT OF BEGINNING.

ADDRESS: 11801 HERON BAY BOULEVARD, CORAL SPRINGS, FL 33065

GENERAL NOTES:

1. TITLE COMMITMENT NOTES: THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 25000110AAM3, FILE NO. ORTE750423-1 (EFFECTIVE DATE: JANUARY 31, 2025) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 12011C0145H DATED AUGUST 18, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
3. GEODETIC BASIS STATEMENT: HORIZONTAL CONTROL: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE THE FLORIDA STATE PLANE COORDINATE SYSTEM GRID, EAST ZONE (FIPS 901) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

   VERTICAL CONTROL: THIS DRAWING SHOWS EXISTING CONTOUR LINES BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. THE CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) BASED ON GPS OBSERVATIONS.
4. THIS SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE.
5. ENCROACHMENTS: PER ALTA/NSPS SURVEY STANDARDS ITEM 5, SECTION C, PARAGRAPH III. THE TERM "ENCROACHMENT" IMPLIES A LEGAL OPINION. EVIDENCE OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK" RELATIVE TO TITLE LINES, SETBACKS, ADJOINING PROPERTIES, AND RIGHTS-OF-WAYS, WILL BE SHOWN, BUT THE SURVEY WILL MAKE NO JUDGMENT OF "ENCROACHMENT" OR "NON-ENCROACHMENT".
6. ZONING: A PRIVATE ZONING REPORT WAS NOT PROVIDED BY THE OWNER OR THE INSURER PER ALTA/NSPS OPTIONAL TABLE A ITEMS 6(A)(B); THIS SURVEY DOES NOT REFLECT ZONING STATUS OR RESTRICTIONS.
7. UTILITIES NOTE: ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FROM 811 MARKINGS OR OTHER THIRD PARTY UTILITY LOCATORS, AND LOCATED BY SURVEY CREWS, OR RECORD DRAWINGS OBTAINED FROM OUR CLIENT OR UTILITY COMPANIES REPRESENTATIVES. SAID LOCATES ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. PRIVATE INTERIOR SERVICE LINES ARE NOT SHOWN.
8. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTES (OR ANY OTHER ENVIRONMENTAL ISSUE), ARCHEOLOGICAL SITES OR OBSCURED OR POORLY MARKED GRAVE SITES. AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATTERS.
9. THE SURVEY CREW OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK ON THE SURVEYED PROPERTY ON THE SURVEYED DATE OF FEBRUARY 12, 2025.
10. IN REGARDS TO OPTIONAL TABLE A, ITEM 18, THE OFFSITE APPURTENANT EASEMENTS SHOWN AND DESCRIBED HEREON ARE BASED ON THE EASEMENT ESTATE TRACTS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT FOR TITLE INSURANCE LISTED IN GENERAL NOTE 1. SAID APPURTENANT EASEMENTS ARE SHOW GRAPHICALLY ON THE SURVEY. HOWEVER AS AGREED UPON WITH THE CLIENT, NO IMPROVEMENTS ARE SHOWN IN SAID APPURTENANT EASEMENTS AS PART OF THIS SURVEY.
11. KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
12. THE EXTERIOR "FOOT PRINT" DIMENSIONS OF ALL BUILDING SHOWN HEREON ARE USED FOR SQUARE FOOTAGE CALCULATIONS.
13. THIS SURVEY DOES NOT SHOW EXISTING TREES OR LANDSCAPING.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(PURSUANT TO COMMITMENT FOR TITLE INSURANCE LISTED IN GENERAL NOTE 1.)

8. THE EASEMENTS RECORDED IN BOOK 159, PAGE 34, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
9. THE SURVEYED PROPERTY IS A PORTION OF THE LAND DESCRIBED IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN PLAT BOOK 40, PAGE 42, AND THE RELEASE OF CANAL RESERVATIONS RECORDED IN BOOK 24472, PAGE 949, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
10. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 23563, PAGE 668 AND BOOK 24650, PAGE 19, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
11. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 24689, PAGE 181, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
12. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 24916, PAGE 173, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON. (DOES LIE WITHIN THAT PORTION OF THE SURVEYED PROPERTY OWNED BY THE CITY OF PARKLAND)
13. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 24916, PAGE 180, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
14. THE SURVEYED PROPERTY IS A PORTION OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 27435, PAGE 538, A QUIT-CLAIM ASSIGNMENT OF DECLARATION RIGHTS RECORDED IN INSTRUMENT NO. 118087815, AN ASSIGNMENT OF AGREEMENTS RECORDED IN INSTRUMENT NO. 117646527, THE ASSIGNMENTS OF RIGHTS RECORDED IN INSTRUMENT NO. 118621005 AND THE DECLARATION OF RESTRICTIVE COVENANT, WAIVER OF ENFORCEMENT OF COVENANT AND GRANT OF EASEMENTS RECORDED IN INSTRUMENT NO. 118621008, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
15. THE GRANT OF EASEMENT RECORDED IN BOOK 27699, PAGE 673, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
16. THE SURVEYED PROPERTY IS A PORTION OF THE LAND DESCRIBED IN THE LIEN OF RECORD OF NORTH SPRINGS IMPROVEMENT DISTRICT RECORDED IN INSTRUMENT NO. 117656939, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
17. THE SURVEYED PROPERTY IS ALL OF THE LAND DESCRIBED IN THE PLAT RECORDED IN MAP BOOK 10, PAGE 6, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

ALTA/NSPS LAND TITLE SURVEY

13.109 ACRES (NET)
13.413 ACRES (GROSS)
SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SAB	JLJ	FEB. 2026	043838006	2 OF 2

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11/13/2025 11:52 AM BARRERA, STEPHANIE 2/13/2026 1:02 PM LAST SAVED
DWG NAME: K:\SNA_SURVEY\043838006-LIFE TIME PARK\DWG\043838006-LIFE TIME PARK BASE.DWG PLOTTED BY

ALTA COMMITMENT FOR TITLE INSURANCE with FLORIDA MODIFICATIONS

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:
Old Republic National Title Insurance Company
1410 N. Westshore Blvd., Suite 800
Tampa, FL 33607
Phone: 813-228-0555

Amanda A. Messner

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By *C Monroe* President

Attest *David Wold* Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements; and

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	**Old Republic National Title Insurance Company**
Issuing Office:	**1410 N. Westshore Blvd. Ste. 800Tampa, Florida 33607**
Loan ID Number:	
Commitment Number:	**25000110AM3**
Your File No.:	**ORTE750423**
Property Address:	**11801 Heron Bay Boulevard, Coral Springs, FL 33065**

Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, Florida 33607

SCHEDULE A
COMMITMENT

1. Commitment Effective Date: December 18, 2024 at 08:00am

2. Policy to be issued:

   (a) 2021 ALTA OWNER'S POLICY (with Florida Modifications) — Proposed Policy Amount: $6,000,000.00
   Proposed Insured:

   LTF Real Estate Company, Inc., a Minnesota corporation

   (b) 2021 ALTA LOAN POLICY (with Florida Modifications) — Proposed Policy Amount: N/A
   Proposed Insured:

   N/A

3. The estate or interest in the Land described at the Commitment Date is Fee Simple.

4. The Title is, at the Commitment Date, vested in:
   City of Parkland, a municipal corporation of the State of Florida, and, as disclosed in the Public Records, has been since January 13, 2023

   Vesting Deed

5. The Land is described as follows:

See Attached Legal Description

Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607
813-228-0555

Amanda A. Messner

_____
Authorized Signature

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B - I
COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   a) Duly executed Special Warranty Deed from the City of Parkland, a municipal corporation of the State of Florida, to LTF Real Estate Company, Inc., a Minnesota corporation, conveying the land described on Exhibit A hereof.

   Further, it is required that the City convey all interest in oil, gas and minerals reserved pursuant to Sec. 270.11, F.S. in said conveyance deed or disclaim all interest in said oil, gas and minerals by statement in the conveyance deed or by separate resolution approved by the City Council.

Other instruments which must be properly executed, delivered and duly filed for record, and/or other matters which must be furnished to the company:

5. Resolution by the City Council of the City of Parkland, a municipal corporation of the State of Florida, approving the sale and a conveyance of the subject property executed by the Mayor, Chairman of the City Council or authorized representative of the City.

6. Proof satisfactory to the Company must be furnished showing the legal existence of LTF Real Estate Company, Inc., a Minnesota corporation.

7. Satisfactory survey, in conformity with the minimum standards for land surveys made for title insurance purposes, certified to the company and/or its agents, through a current date, disclosing the nature and extent of any encroachments, overlaps, boundary line discrepancies, or other matters adversely affecting title to the property to be insured. Additional requirements and/or exceptions will be made for matters disclosed by the survey. **NOTE: The underlined distance and bearing in the description of the draft Survey provided to the Company and set forth on Schedule A herein appear to be in error as they are inconsistent with the recorded deed and the plat of Heron Bay One. Additionally, the land is located in the plat of Heron Bay One and should be identified as such.**

8. Furnish proof, satisfactory to the Company, from the Heron Bay Community Association, Inc., a Florida not for profit corporation, that all association fees, Master Association Fees if any, and assessments have been paid in full, and that there are no delinquencies.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

9. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.

10. Submit proof that all municipal charges and assessments and all municipal service charges for water, sewer and waste collection, if any, are paid.

11. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit, when properly executed at closing by the current owner will serve to delete the standard lien and possession exceptions for the policy to be issued.

12. A title search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. The Company reserves the right to make additional requirements or exceptions for matters disclosed by such search.

    Note: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.

    Note: Real Estate Taxes for the year 2025 became a lien on the land January 1st although not due or payable until November 1st of said year. Real estate taxes for the year 2024 are EXEMPT under Tax Account No. 484106-01-0016.

    Support Documents
    Tax Information

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Broward County, unless otherwise noted.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B - II
COMMITMENT

Exceptions From Coverage

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.

4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

5. Easements or claims of easements not shown by the public records.

6. General or special taxes and assessments required to be paid in the year 2025 and subsequent years, which are not yet due and payable.

7. Flowage and utility easements as set forth on the plat of Heron Bay One recorded in Plat Book 159, Page 34.

8. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded at Deed Book 40, Page 42, Public Records of Palm Beach County, Florida, as partially released as to canal reservation by Release of Canal Reservations recorded in Official Records Book 24472, Page 949, and the right of entry and exploration associated with the phosphate, minerals, metals and petroleum reservations released by Sec. 270.11, F.S.

9. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 23563, Page 668, as partially released by Partial Release of Easement recorded in Official Records Book 24650, Page 16.

10. Grant of Easement in favor of John Q. Hammons Hotels Two, L.P., a Delaware limited partnership, and the City of Coral Springs, a municipal corporation, recorded in Official Records Book 24338, Page 250.

11. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 24689, Page 181.

12. Grant of Utility Easement in favor of North Springs Improvement District, a local unit of special government

and public corporation of the State of Florida, recorded in Official Records Book 24916, Page 173.

13. Grant of Utility Easement in favor of North Springs Improvement District, a local unit of special government and public corporation of the State of Florida, recorded in Official Records Book 24916, Page 180.

14. Restrictions, terms and provisions, which include provisions for private assessments, as set forth and contained in the Warranty Deed given by WCI Communities Limited Partnership, a Delaware limited partnership, to Tournament Players Club at Heron Bay, Inc., a Florida corporation, recorded in Official Records Book 27435, Page 538, as affected by Assignment of Agreements, Development Rights and Permits by Clublink US LLC, a Delaware limited liability company, to North Springs Improvement District, an independent special district and public corporation of the State of Florida, recorded as Official Records Instrument No. 117646527; Quit-Claim Assignment of Declarant Rights by WCI Communities, LLC, a Delaware limited liability company, to North Springs Improvement District, a public corporation and independent special district established by special act of the Florida legislature, recorded as Official Records Instrument No. 118087815 ; Assignment of Rights by North Springs Improvement District, an independent special district and a public corporation of the State of Florida, to the City of Parkland, a municipal corporation of the State of Florida, recorded as Official Records Instrument No. 118621006 ; and as affected by the Declaration of Restrictive Covenant, Waiver of Enforcement of Covenant and Grant of Easements by and between the Heron Bay Community Association, Inc., a Florida not for profit corporation, and the City of Parkland, a Florida municipal corporation, recorded as Official Records Instrument No. 118621008 .

15. Grant of Easement in favor of WCI Communities Limited Partnership, a Delaware limited partnership, recorded in Official Records Book 27435, Page 626.

16. Automatic reservations in favor of the North Springs Improvement District, an independent special district and a public corporation of the State of Florida, of an undivided 3/4 interest in and to all phosphates, minerals and metals, together with an undivided 1/2 interest in and to all petroleum, in, on or under the surface of the insured land, with no rights of entry, created pursuant to Section 270.11, Florida Statutes, by virtue of the Special Warranty Deed recorded as Official Records Instrument No. 118621005, as corrected by Corrective Special Warranty Deed recorded as Official Records Instrument No. 119168134.

17. Restrictions, covenants, terms, conditions, easements and provision for private assessments, as set forth and contained in the Declaration of Restrictive Covenant, Waiver of Enforcement of Covenant and Grant of Easements by and between the Heron Bay Community Association, Inc., a Florida not for profit corporation, and the City of Parkland, a Florida municipal corporation, recorded as Official Records Instrument No. 118621008 , as affected by Notice to Preserve and Protect Use Rights, Conditions, Covenants and Restrictions from Extinguishment as evidenced by Certificate of Recording recorded as Official Records Instrument No. 119854426.

18. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession.

EXHIBIT A

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE NORTH 89°48'18" WEST, ALONG THE SOUTH LINE OF THE NORTH WEST QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, A DISTANCE OF 355.20 FEET; THENCE SOUTH 00°11'42" WEST, DEPARTING SAID SECTION LINE, A DISTANCE OF 155.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 369.97 FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 617.04 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 166.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HERON BAY BOULEVARD; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 157.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 19.97 FEET; THENCE SOUTH 89°48'18" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 00°11'42" EAST, A DISTANCE OF 178.00 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 50.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 32°47'57" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 86.00 FEET, THROUGH A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 45.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 89°38'45" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1,245.00 FEET, THROUGH A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 70°10'06" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°26'00" WEST, A DISTANCE OF 169.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 35°50'39" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 49.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 43°31'32" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 159.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 61°20'24" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 415.00 FEET, THROUGH A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°11'42" EAST, A DISTANCE OF 470.00 FEET; THENCE NORTH 44°48'18" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 45°11'42 EAST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 275.05 FEET TO THE POINT OF BEGINNING.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA COMMITMENT FOR TITLE INSURANCE with FLORIDA MODIFICATIONS

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:
Old Republic National Title Insurance Company
1410 N. Westshore Blvd., Suite 800
Tampa, FL 33607
Phone: 813-228-0555

Amanda A. Messner

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By *C Monroe* President

Attest *David Wold* Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements; and

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	**Old Republic National Title Insurance Company**
Issuing Office:	**1410 N. Westshore Blvd. Ste. 800Tampa, Florida 33607**
Loan ID Number:	
Commitment Number:	**25000110AAM3**
Your File No.:	**ORTE750423-1**
Property Address:	**Heron Bay Boulevard, Coral Springs, FL 33065**

Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, Florida 33607

SCHEDULE A
COMMITMENT

1. Commitment Effective Date: January 31, 2025 at 08:00am

2. Policy to be issued:

   (a) 2021 ALTA OWNER'S POLICY (with Florida Modifications) — Proposed Policy Amount: $1,000.00
   Proposed Insured:

   LTF Real Estate Company, Inc., a Minnesota corporation

   (b) 2021 ALTA LOAN POLICY (with Florida Modifications) — Proposed Policy Amount: N/A
   Proposed Insured:

   N/A

3. The estate or interest in the Land described at the Commitment Date is Fee Simple.

4. The Title is, at the Commitment Date, vested in:
   North Springs Improvement District, an independent special district and public corporation of the State of Florida, and, as disclosed in the Public Records, has been since October 8, 2021

   Vesting Deed

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5. The Land is described as follows:

See Attached Legal Description

Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607
813-228-0555

Amanda A. Messner

_____
Authorized Signature

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B - I
COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   a) Duly executed Special Warranty Deed from the North Springs Improvement District, an independent special district and public corporation of the State of Florida, to LTF Real Estate Company, Inc., a Minnesota corporation, conveying the land described on Exhibit A hereof.

   Further, it is required that the District convey all interest in oil, gas and minerals reserved pursuant to Sec. 270.11, F.S. in said conveyance deed or disclaim all interest in said oil, gas and minerals by statement in the conveyance deed or by separate resolution approved by the District.

Other instruments which must be properly executed, delivered and duly filed for record, and/or other matters which must be furnished to the company:

5. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the Policy to be issued. Until the amount of the Policy to be issued shall be determined and entered as aforesaid, it is agreed that as between the Company, the applicant for this Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such evaluation in excess of $1,000.00, and the total liability of the Company on account of this Commitment shall not exceed said amount.

6. Resolution in recordable form from the North Springs Improvement District, an independent special district and public corporation of the State of Florida stating that it has been resolved, pursuant to a duly held meeting of its governing body, that the governing body has authorized the conveyance of the real property described in Schedule A. The Resolution must designate the appropriate officers to execute the documents.

7. Proof satisfactory to the Company must be furnished showing the legal existence of LTF Real Estate Company, Inc., a Minnesota corporation.

8. Release of the Unity of Title by and between the North Springs Improvement District and the City of Coral Springs recorded January 31, 2025 as Official Records Instrument No. 120027003.

9. Satisfactory survey, in conformity with the minimum standards for land surveys made for title insurance purposes, certified to the company and/or its agents, through a current date, disclosing the nature and extent

of any encroachments, overlaps, boundary line discrepancies, or other matters adversely affecting title to the property to be insured. Additional requirements and/or exceptions will be made for matters disclosed by the survey.

10. Furnish proof, satisfactory to the Company, from the Heron Bay Community Association, Inc., a Florida not for profit corporation, that all association fees, Master Association Fees, and assessments, if any, have been paid in full, and that there are no delinquencies.

11. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.

12. Submit proof that all municipal charges and assessments and all municipal service charges for water, sewer and waste collection, if any, are paid.

13. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit, when properly executed at closing by the current owner will serve to delete the standard lien and possession exceptions for the policy to be issued.

14. A title search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. The Company reserves the right to make additional requirements or exceptions for matters disclosed by such search.

    Note: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.

    Note: Real Estate Taxes for the year 2025 became a lien on the land January 1st although not due or payable until November 1st of said year. Real estate taxes for the year 2024 are EXEMPT under Tax Account No. 484106-01-0010.

    Tax Information

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Broward County, unless otherwise noted.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

SCHEDULE B - II
COMMITMENT

Exceptions From Coverage

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.

4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

5. Easements or claims of easements not shown by the public records.

6. General or special taxes and assessments required to be paid in the year 2025 and subsequent years, which are not yet due and payable.

7. Notwithstanding the insuring provisions under Covered Risk 4 of the Jacket of this policy, this policy does not insure any right of access to and from said land.

8. Restriction as set forth on the plat of Heron Bay One recorded in Plat Book 159, Page 34.

9. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded at Deed Book 40, Page 42, Public Records of Palm Beach County, Florida, as partially released as to canal reservation by Release of Canal Reservations recorded in Official Records Book 24472, Page 949, and the right of entry and exploration associated with the phosphate, minerals, metals and petroleum reservations released by Sec. 270.11, F.S.

10. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 23563, Page 668.

11. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 24689, Page 181.

12. Grant of Utility Easement in favor of North Springs Improvement District, a local unit of special government and public corporation of the State of Florida, recorded in Official Records Book 24916, Page 173.

13. Grant of Utility Easement in favor of North Springs Improvement District, a local unit of special government and public corporation of the State of Florida, recorded in Official Records Book 24916, Page 180.

14. Restrictions, terms and provisions, which include provisions for private assessments, as set forth and contained in the Warranty Deed given by WCI Communities Limited Partnership, a Delaware limited partnership, to Tournament Players Club at Heron Bay, Inc., a Florida corporation, recorded in Official Records Book 27435, Page 538, as affected by Assignment of Agreements, Development Rights and Permits by Clublink US LLC, a Delaware limited liability company, to North Springs Improvement District, an independent special district and public corporation of the State of Florida, recorded as Official Records Instrument No. 117646527; Quit-Claim Assignment of Declarant Rights by WCI Communities, LLC, a Delaware limited liability company, to North Springs Improvement District, a public corporation and independent special district established by special act of the Florida legislature, recorded as Official Records Instrument No. 118087815.

15. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 27699, Page 673.

16. Lien of Record of North Springs Improvement District recorded as Official Records Instrument No. 117656939.

17. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession.

    Note for informational purposes only: Survey recorded January 31, 2025 as Instrument No. 120027127, Map Book 10, Page 6.

EXHIBIT A

A PORTION OF PARCEL A, HERON BAY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN Plat Book 159, Page 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL A; THENCE NORTH 45°11'42" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 731.87 FEET TO THE NORTH BOUNDARY OF SAID PARCEL A; THENCE SOUTH 89°48'18" EAST, ALONG SAID NORTH BOUNDARY OF PARCEL A, A DISTANCE OF 281.26 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 15.00 FEET THENCE NORTH 89°48'18" WEST, A DISTANCE OF 275.05 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 44°48'18" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 32°06'58" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 159.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 49.81 FEET; THENCE SOUTH 49°26'00" EAST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1245.00 FEET AND A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 45.37 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 79°36'44" WEST, SAID POINT BEING ON THE WEST LINE OF THE 24 FOOT WIDE ACCESS & UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 24338, PAGE 250 AND OFFICIAL RECORD BOOK 27435, PAGE 626, OF THE AFORESAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID 24 FOOT WIDE ACCESS & UTILITY EASEMENT AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28 FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 81.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1190.00 FEET AND A CENTRAL ANGEL OF 01°05'53", AN ARC DISTANCE OF 22.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 50.66 FEET; THENCE NORTH 49°26'00" WEST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 75.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 118.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 38°06'01", AN ARC DISTANCE OF 312.54 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, TO THE POINT OF BEGINNING.

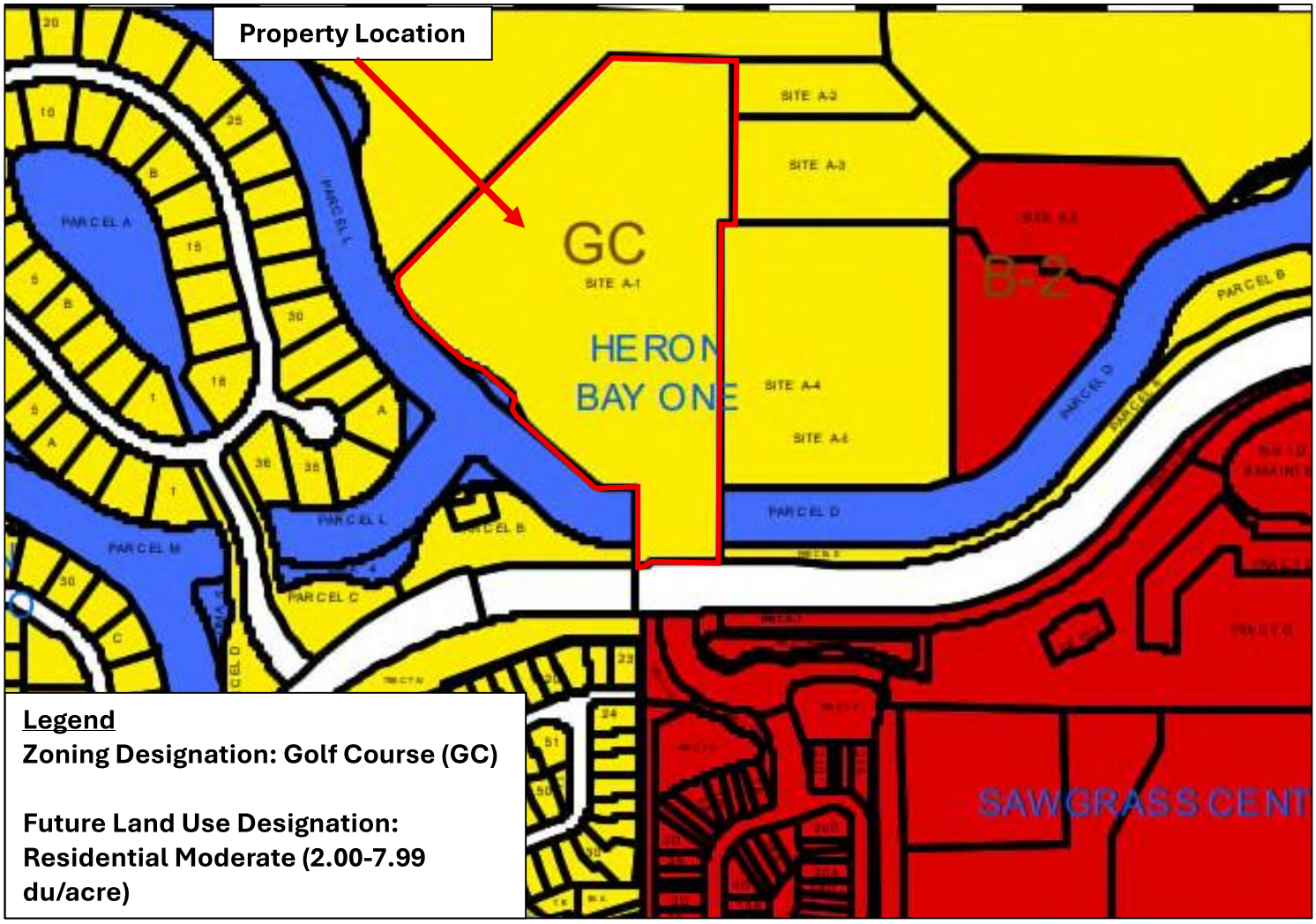
This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Exhibit B
Location, Land Use & Zoning Designation Maps

Project Locational Map



Existing Future Land Use & Zoning Map Designations



Legend
Zoning Designation: Golf Course (GC)

Future Land Use Designation: Residential Moderate (2.00-7.99 du/acre)

Proposed Future Land use & Zoning Map Designation

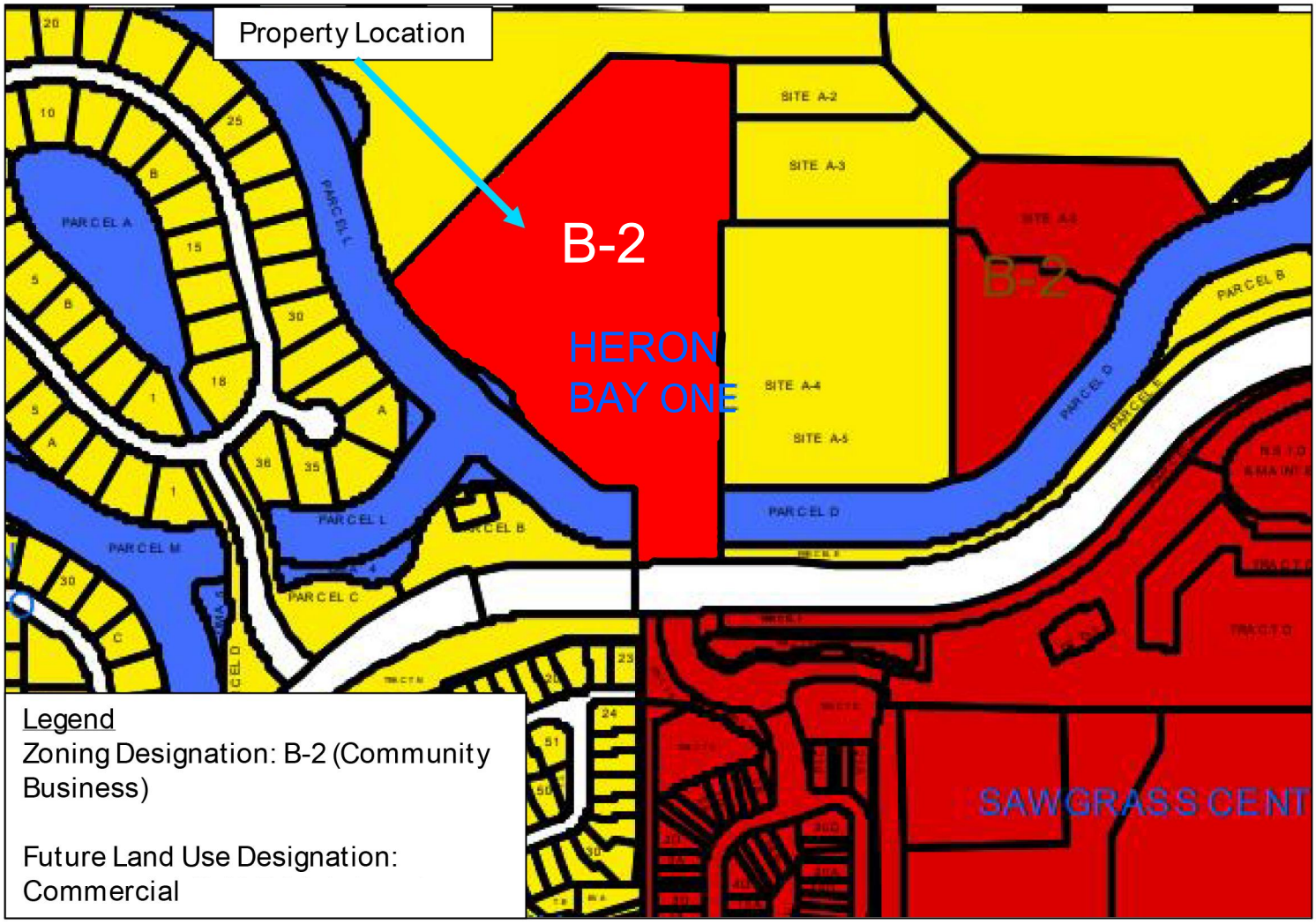


Exhibit C
Traffic Analysis

F. TRAFFIC CIRCULATION ANALYSIS

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. ***Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.***

The amendment site is located in the City of Coral Springs, Florida. The following roadways are anticipated to be impacted by the proposed change in Future Land Use:

- Coral Ridge Drive
- N University Drive
- Holmberg Road

A summary has been prepared to identify the number of lanes, current volumes, adopted level of service, and current level of service for each roadway. For this evaluation, 2024 roadway link count data was obtained from FDOT Traffic Online and the adopted level of service volume data was obtained from the Broward County Metropolitan Planning Organization (MPO). Table 1 provides a summary of this data for the Daily and peak hour conditions.

Table 1: Impacted Roadways Existing Conditions

Roadway	From	To	Lanes	2024 Existing Daily*				2024 Existing Peak Hour*			
				Volume	Capacity	v/c	LOS	Volume	Capacity	v/c	LOS
Coral Ridge Dr.											
	Wiles Rd.	Sawgrass Xpwy.	4LD	31,500	37,810	0.83	C	3,500	3,401	1.03	F
	Sawgrass Xpwy.	Holmberg Rd.	4LD	29,500	35,820	0.82	C	3,278	3,222	1.02	F
	Holmberg Rd.	Hillsboro Blvd.	4LD	21,000	35,820	0.59	C	2,333	3,222	0.72	C
N University Dr.											
	Wiles Rd.	Sawgrass Xpwy.	4LD	27,000	39,800	0.68	C	3,000	3,580	0.84	D
	Sawgrass Xpwy.	Hillsboro Blvd.	4LD	14,800	35,820	0.41	C	1,644	3,222	0.51	C
Holmberg Rd.											
	Coral Ridge Dr.	Pine Island Rd.	2LD	10,300	13,320	0.77	C	1,144	1,197	0.96	D
	Pine Island Rd.	N University Dr.	4LD	11,200	35,820	0.31	C	1,244	3,222	0.39	C
	N University Dr.	Riverside Dr.	2LD	19,600	13,320	1.47	D	2,178	1,197	1.82	F

**Based on FDOT data.*

2. ***Identify the projected level of service for the roadways impacted by the proposed amendment for the longe-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.***

A summary was prepared to evaluate the long-range (year 2045) project volumes and level of service for year 2045 baseline conditions. The long range (year 2054) project volumes and level of service baseline conditions were obtained from the Broward MPO. Table 2 provides a summary of this evaluation for 2045 baseline daily and peak hour conditions.

Table 2: 2045 Baseline Roadway Data

Roadway	From	To	Lanes	2045 Future Daily				2045 Future Peak Hour			
				Volume	Capacity	v/c	LOS	Volume	Capacity	v/c	LOS
Coral Ridge Dr.											
	Wiles Rd.	Sawgrass Xpwy.	4LD	23,800	37,810	0.63	C	2,261	3,401	0.66	C
	Sawgrass Xpwy.	Holmberg Rd.	6LD	37,600	59,990	0.63	D	3,572	5,390	0.66	D
	Holmberg Rd.	Hillsboro Blvd.	4LD	37,600	35,820	1.05	F	3,572	3,222	1.11	F
N University Dr.											
	Wiles Rd.	Sawgrass Xpwy.	4LD	51,000	59,900	0.85	C	4,845	5,390	0.90	C
	Sawgrass Xpwy.	Hillsboro Blvd.	4LD	16,000	35,820	0.45	C	1,520	3,222	0.47	C
Holmberg Rd.											
	Coral Ridge Dr.	Pine Island Rd.	2LD	11,300	13,320	0.85	D	1,074	1,197	0.90	B
	Pine Island Rd.	N University Dr.	4LD	11,300	35,820	0.32	C	1,074	3,222	0.33	C
	N University Dr.	Riverside Dr.	2LD	7,300	13,320	0.55	D	694	1,197	0.58	B

3. ***Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.***

The amendment site currently has a future land use designation of Residential Moderate and is proposed to be redesignated as Commercial. The applicant is proposing an 86,750 sf athletic country club use on the 13.41-acre site.

The analysis that has been undertaken evaluates the impact of amending the Future Land Use Plan to allow for the proposed Athletic Club. Following is the summary of that evaluation.

The trip generation potential of the existing and proposed Future Land Use designations were calculated using trip generation rates published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 12th Edition*. The daily trip generation potential of the proposed Future Land Use designation was calculated using trip generation rates published in the *Trip Generation Manual, 11th Edition* because *12th Edition* does not provide daily rates for ITE Land Use Code 493. Table 3 provides a summary of these calculations.

Table 3: Trip Generation Calculation: Proposed Restricted Future Land Use Designation

Source	Land Use	ITE Code	Intensity	Daily Trips	PM Peak Hour		
					Total	In	Out
Existing Maximum FLU Devleopment Potential							
ITE	Multifamily Housing (Low-Rise)	ITE 220	107 DU	723	59	37	22
			Subtotal	*723*	*59*	*37*	*22*
Pass-By Capture			**Daily** **PM**				
	Multifamily Housing (Low-Rise)		0.0% 0.0%	0	0	0	0
			Subtotal	0	0	0	0
Driveway Volumes				**723**	**59**	**37**	**22**
Net New External Trips				**723**	**59**	**37**	**22**
Proposed Maximum Restricted Intensity							
ITE	Athletic Club	ITE 493	86.750 ksf	4,633	293	185	108
			Subtotal	*4,633*	*293*	*185*	*108*
Pass-By Capture			**Daily** **PM**				
	Athletic Club		19.0% 19.0%	880	56	35	21
			Subtotal	880	56	35	21
Driveway Volumes				**4,633**	**293**	**185**	**108**
Net New External Trips				**3,753**	**237**	**150**	**87**
Proposed Net External Trips-Existing Net New External Trips				**3,753**	**237**	**150**	**87**

Land Use	Daily	PM Peak Hour	Pass By
Multifamily Housing (Low-Rise)	Trips = 5.63(X) +120.45	Trips = 0.48(X) +0.48 (62% in, 38% out)	0.0%
Athletic Club	53.41 trips/ksf	3.38 trips/ksf (63% in, 37% out)	19.0%

As shown in this table, the net change in trip generation potential by the proposed change in the Future Land Use Designation, would result in a net increase of 3,753 daily trips and a net increase of 237 (+150 in, +87 out) PM peak hour trips.

A long range (year 2045) capacity analysis has therefore been performed for peak hour and daily conditions by assigning the net change in trip generation potential of this site under the restricted land use intensities to the analyzed roadway links. Table 4 provides a summary of this evaluation for 2045 total PM peak hour conditions. Table 5 provides this summary for 2045 total daily conditions. Broward MPO data is included as Attachment F.1. The project traffic distribution used in this analysis is illustrated in Figure 1.

Table 4: Year 2045 Total Roadway Data - PM Peak Hour

Roadway		Lanes	Adopted LOS	2045 Future Baseline Peak Hour				PM Peak Hour Project Traffic				2045 Total Peak Hour		
From	To			Volume	Capacity	v/c	LOS	% Assignment	Project Trips	% Impact	Significant Impact ?	Volume	v/c	LOS
Coral Ridge Dr.														
Wiles Rd.	Sawgrass Xpwy.	4LD	D	2,261	3,401	0.66	C	30%	71	2.09%	No	2,332	0.69	C
Sawgrass Xpwy.	Holmberg Rd.	6LD	D	3,572	5,390	0.66	F	30%	71	1.32%	No	3,643	0.68	C
Holmberg Rd.	Hillsboro Blvd.	4LD	D	3,572	3,222	1.11	F	25%	59	1.83%	No	3,631	1.13	F
N University Dr.														
Wiles Rd.	Sawgrass Xpwy.	4LD	D	4,845	5,390	0.90	C	5%	12	0.22%	No	4,857	0.90	D
Sawgrass Xpwy.	Hillsboro Blvd.	4LD	D	1,520	3,222	0.47	C	5%	12	0.37%	No	1,532	0.48	D
Holmberg Rd.														
Coral Ridge Dr.	Pine Island Rd.	2LD	D	1,074	1,197	0.90	B	35%	83	6.93%	Yes	1,157	0.97	D
Pine Island Rd.	N University Dr.	4LD	D	1,074	3,222	0.33	B	35%	83	2.58%	No	1,157	0.36	D
N University Dr.	Riverside Dr.	2LD	D	694	1,197	0.58	B	10%	24	2.01%	No	718	0.60	D

Table 5: Year 2045 Total Roadway Data - Daily

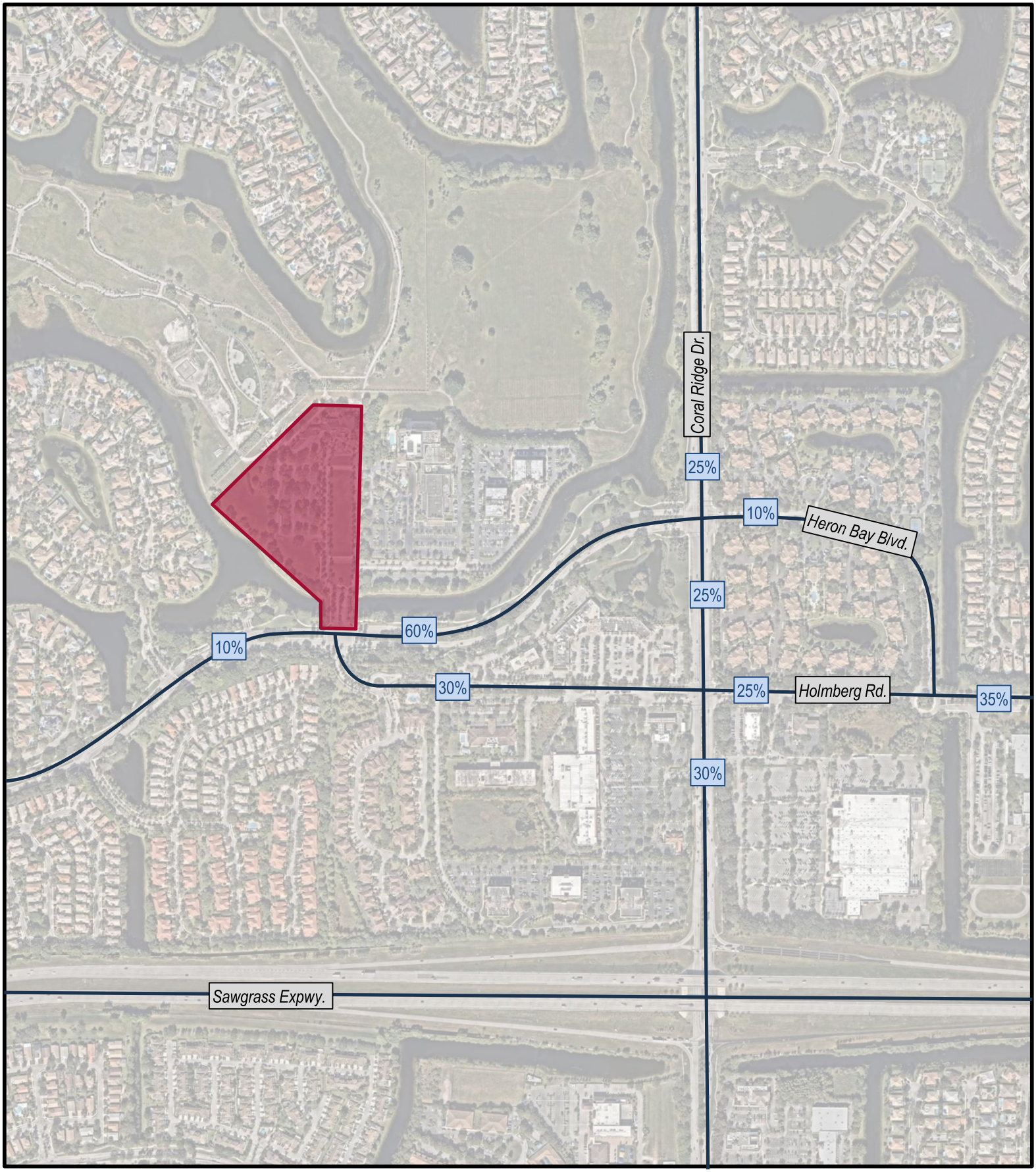
Roadway		Lanes	Adopted LOS	2045 Future Baseline Daily				Daily Project Traffic				2045 Total Daily		
From	To			Volume	Capacity	v/c	LOS	% Assignment	Project Trips	% Impact	Significant Impact ?	Volume	v/c	LOS
Coral Ridge Dr.														
Wiles Rd.	Sawgrass Xpwy.	4LD	D	23,800	37,810	0.63	C	30%	1,126	2.98%	No	24,926	0.66	C
Sawgrass Xpwy.	Holmberg Rd.	6LD	D	37,600	59,990	0.63	D	30%	1,126	1.88%	No	38,726	0.65	C
Holmberg Rd.	Hillsboro Blvd.	4LD	D	37,600	35,820	1.05	F	25%	938	2.62%	No	38,538	1.08	F
N University Dr.														
Wiles Rd.	Sawgrass Xpwy.	6LD	D	51,000	59,900	0.85	C	5%	188	0.31%	No	51,188	0.85	C
Sawgrass Xpwy.	Hillsboro Blvd.	4LD	D	16,000	35,820	0.45	C	5%	188	0.52%	No	16,188	0.45	C
Holmberg Rd.														
Coral Ridge Dr.	Pine Island Rd.	2LD	D	11,300	13,320	0.85	D	35%	1,314	9.86%	Yes	12,614	0.95	D
Pine Island Rd.	N University Dr.	4LD	D	11,300	35,820	0.32	C	35%	1,314	3.67%	Yes	12,614	0.35	C
N University Dr.	Riverside Dr.	2LD	D	7,300	13,320	0.55	D	10%	375	2.82%	No	7,675	0.58	C

As shown in the long-range (year 2045) evaluation, no roadway segments are anticipated to be significantly impacted and over capacity due to the proposed Future Land Use designation change.

4. ***Provide any relevant transportation studies relating to this amendment, as applicable.***

The Florida Turnpike Authority currently has a project underway for the construction of improvements on the Sawgrass Expressway (SR 869). Included in this project is the reconstruction of the interchange with Coral Ridge Drive (Nob Hill Road) as a diverging-diamond interchange with the widening of Coral Ridge Drive (Nob Hill Rod) from its current four-lane cross-section to a six-lane cross-section from the Sawgrass Expressway north to Heron Bay Boulevard. Relevant excerpts from the roadway design set are included as Attachment F.2.

Figure 1: Traffic Distribution



NORTH

LEGEND

Site Location

XX% % Project Traffic

FIGURE 1
Lifetime Coral Springs
KH #043838006
Project Distribution

Kimley»Horn

ATTACHMENT F.1

BROWARD COUNTY MPO AND FDOT TRAFFIC VOLUME DATA

APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020					2020					2045				
			Design	Daily Conditions				Peak Hour Conditions					Daily Conditions				
ID	E/W Roadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS
1042	Holmberg Rd	E of Coral Ridge Dr	264	6300	13320	0.47	C	599	1197	0.50	D	264	11300	13320	0.85	D
936	Holmberg Rd	E of University Dr	264	8500	13320	0.64	D	808	1197	0.67	D	264	7300	13320	0.55	D

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; r - maximum LOS "D" service volume reduced by 5%

APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020					2020				2045				
			Design	Daily Conditions				Peak Hour Conditions				Design	Daily Conditions			
ID	N/SRoadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS
267	Coral Ridge Dr	N of Wiles Rd	422	23000	37810 r	0.61	C	2185	3401 r	0.64	C	422	23800	37810 r	0.63	C
269	Coral Ridge Dr	N of Sawgrass Xway	474	24500	35820	0.68	C	2328	3222	0.72	C	474	37600	35820	1.05	F
325	Coral Sprgs Dr	N of Wiles Rd	422	11100	37810 r	0.29	C	1055	3401 r	0.31	C	422	12900	37810 r	0.34	C
479	Florida's Turnpike	N of Sawgrass Xway	611	97900	123600	0.79	D	9301	10220	0.91	D	611	152200	123600	1.23	F
611	Lyons Rd	N of Wiles Rd	674	32500	53910	0.60	C	3088	4851	0.64	C	674	63400	53910	1.18	F
613	Lyons Rd	N of Sawgrass Xway	674	32500	53910	0.60	C	3088	4851	0.64	C	674	78800	53910	1.46	F
327	Pine Island Rd	N of Sawgrass Xway	474	9100	35820	0.25	C	865	3222	0.27	C	474	16700	35820	0.47	C
329	Pine Island Rd	N of Holmberg Rd	474	6700	35820	0.19	C	637	3222	0.20	C	474	4400	35820	0.12	C
533	SR 7	N of Wiles Rd	622	54000	59900	0.90	C	5130	5390	0.95	C	622	72100	59900	1.20	F
535	SR 7	N of Sawgrass Xway	622	60500	59900	1.01	F	5748	5390	1.07	F	622	79300	59900	1.32	F
537	SR 7	N of Holmberg Rd	622	60500	59900	1.01	F	5748	5390	1.07	F	622	71000	59900	1.19	F
379	University Dr	N of Wiles Rd	422	27000	39800	0.68	C	2565	3580	0.72	C	622	51000	59900	0.85	C
381	University Dr	N of Sawgrass Xway	474	14800	35820	0.41	C	1406	3222	0.44	C	474	16000	35820	0.45	C
383	University Dr	N of Holmberg Rd	264	7000 e	13320	0.53	D	665	1197	0.55	D	474	6600	35820	0.18	C

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; r - maximum LOS "D" service volume reduced by 5%

COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
7715		HIATUS RD, S OF SHERIDAN ST	N	7400E	S	8200E	15600	F	9.0	53.7F	8.2F
7719		DIXIE HWY, N OF HALLANDALE BEACH BLVD	S	6600		0	6600	C	9.0	99.9W	4.0A
7727		POMPANO PARK PL, W OF ANDREWS AVE	E	9300E	W	8400E	17700	F	9.0	55.0F	8.2F
7729		NW 6 ST, E OF NW 7 AVE	E	7300E	W	7900E	15200	S	9.0	55.0F	8.8P
7739		US 1, S OF ATLANTIC BLVD	N	19000	S	19500	38500	C	9.0	55.8F	4.0P
7744		SE 3 AVE, S OF BROWARD BLVD	N	10500E	S	12000E	22500	S	9.0	55.0F	1.6P
7746		ANDREWS AVE, S OF BROWARD BLVD	N	7600E	S	6000E	13600	F	9.0	55.0F	8.2F
7749		PALM AVE, N OF SHERIDAN ST	N	11000E	S	11500E	22500	F	9.0	53.7F	8.2F
7758		SE 19TH AVENUE FROM ELLER DR TO SOC BLDG (OFF S	N	6600E	S	6100E	12700	F	9.0	55.8F	3.0F
7769		COPANS RD, E OF NE 12 AVE	E	12000E	W	12500E	24500	F	9.0	55.0F	8.2F
7773		HAMMONDVILLE RD, W OF NW 15 AVE	E	10000E	W	11500E	21500	F	9.0	55.0F	8.2F
7784		PROSPECT RD, S OF COMMERCIAL BLVD	N	7600E	S	8000E	15600	F	9.0	55.0F	8.2F
7785		PROSPECT RD, W OF DIXIE HWY	E	9300E	W	8400E	17700	F	9.0	55.0F	8.2F
7811		BROWARD BLVD, E OF NOB HILL RD	E	13500E	W	15000E	28500	F	9.0	53.7F	8.2F
7812		BROWARD BLVD, E OF PINE ISLAND RD	E	18000E	W	20000E	38000	F	9.0	53.7F	8.2F
7818		HOLMBERG RD, 500FT E OF CORAL RIDGE DR (OFF SYST	E	3800E	W	3400E	7200	F	9.0	53.7F	8.2F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
7819		HOLMBERG RD, W OF PINE ISLAND RD (OFF SYSTEM CYC	E	5300E	W	5000E	10300	F	9.0	53.7F	8.2F
7827		NW 10 AVE FROM NW 38 ST TO PROSPECT RD (OFF SYS	N	3600E	S	3000E	6600	F	9.0	55.0F	8.2F
7838		COMMODORE DR/NW 133A FROM NW 3 ST TO NW 1 ST (O	N	2600E	S	2300E	4900	F	9.0	53.7F	8.2F
7879		BAYVIEW DR, N OF COMMERCIAL BLVD	N	3400E	S	3900E	7300	F	9.0	55.8F	8.2F
7884		MIRAMAR PARKWAY FROM SW 192 TER TO SW 184 AVE (	E	4100E	W	4500E	8600	F	9.0	53.7F	8.2F
7890		NW 19 ST FROM NW 49 AVE TO NW 47 AVE (OFF SYSTE	E	1700E	W	1700E	3400	F	9.0	53.7F	8.2F
7891		NW 49 AVE FROM BEG UNDERPASS 860246 TO NW 49 AVE	E	13000E	W	10500E	23500	F	9.0	53.7F	8.2F
7904		N/S 35TH AVE. FROM S RAINBOW DR TO HOLLYWOOD BL	N	1700E	S	1800E	3500	F	9.0	55.0F	8.2F
7912		NE 3 AVE, S OF SAMPLE RD	N	5500E	S	7300E	12800	F	9.0	55.0F	8.2F
7913		MILITARY TRAIL, S OF HILLSBORO BLVD.	N	12000E	S	10500E	22500	F	9.0	55.0F	8.2F
7914		MILITARY TRAIL, S OF SW 10 STREET	N	14500E	S	13000E	27500	F	9.0	55.0F	8.2F
7919		ANDREWS AVENUE, S OF SR 84 (SIS)	N	5000	S	6700	11700	C	9.0	55.0F	6.4A
7922		POWERLINE ROAD, S OF HILLSBORO CANAL	N	18000	S	20000	38000	C	9.0	55.0F	1.8P
7937		RIVERLAND ROAD, E OF SW 31 AVENUE	E	2500E	W	2500E	5000	F	9.0	55.0F	8.2F
7944		SW 31 AVENUE, N OF DAVIE BLVD.	N	5900E	S	4900E	10800	F	9.0	55.0F	8.2F
7970		DAVIE ROAD, N OF SW 39 STREET	N	12500E	S	13000E	25500	F	9.0	53.7F	8.2F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
9080		NE 26 STREET, W OF US 1	E	6900E	W	6600E	13500 F	9.0	55.0F	8.2F
9083		STIRLING ROAD, E OF PALM AVENUE	E	13500E	W	14000E	27500 F	9.0	53.7F	8.2F
9084		LAS OLAS BLVD, E OF SE 9 AVENUE	E	6300E	W	5800E	12100 F	9.0	55.8F	2.9F
9085		SE 3 AVE, S OF DAVIE BLVD.	N	3200E	S	5000E	8200 F	9.0	55.0F	8.2F
9091		STIRLING RD., W OF PALM AVE.	E	13500E	W	14500E	28000 F	9.0	53.7F	8.2F
9095		SUNRISE BLVD., W OF NW 136 AVE.	E	17000E	W	18000E	35000 F	9.0	53.7F	8.2F
9096		OAKLAND PARK BLVD., E OF SAWGRASS EXPRESSWAY	E	8700E	W	10000E	18700 F	9.0	53.7F	8.2F
9097		COMMERCIAL BLVD., E OF SAWGRASS EXPRESSWAY	E	18000E	W	18000E	36000 F	9.0	53.7F	8.2F
9098		ATLANTIC BLVD., E OF SAWGRASS EXPRESSWAY	E	11500E	W	11500E	23000 F	9.0	53.7F	8.2F
9099		SAMPLE RD., E OF SAWGRASS EXPRESSWAY	E	15000E	W	12000E	27000 S	9.0	53.7F	6.1P
9101		HOLMBERG RD., E OF UNIVERSITY DR.	E	12500E	W	7100E	19600 F	9.0	53.7F	8.2F
9105		RIVERSIDE DR., S OF WILES RD.	N	7800E	S	7800E	15600 F	9.0	53.7F	8.2F
9106		UNIVERSITY DR., N OF SAWGRASS EXPRESSWAY	N	8900E	S	8400E	17300 F	9.0	53.7F	8.2F
9108		BANKS RD., S OF SAMPLE RD.	N	1900E	S	2600E	4500 F	9.0	55.0F	8.2F
9109		BANKS RD., N OF ATLANTIC BLVD.	N	7400E	S	8100E	15500 F	9.0	55.0F	8.2F
9110		LYONS RD., S OF ATLANTIC BLVD.	N	14000E	S	15500E	29500 F	9.0	55.0F	8.2F

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"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
9411		NE 6 AVENUE, N OF NE 56 STREET	N	3100E	S	3400E	6500	F	9.0	55.0F	8.2F
9413		ANDREWS AVENUE, N OF MCNAB ROAD	N	10500E	S	10500E	21000	F	9.0	55.0F	8.2F
9415		OAKLAND PARK BLVD, W OF HIATUS ROAD	E	20000E	W	21000E	41000	F	9.0	53.7F	8.2F
9417		NE 49 STREET, W OF US1	E	6000E	W	3900E	9900	F	9.0	55.0F	8.2F
9419		HOLMBERG ROAD, W OF UNIVERSITY DRIVE	E	5500E	W	5700E	11200	F	9.0	53.7F	8.2F
9421		UNIVERSITY DRIVE, N OF NW 40 ST (CARDINAL RD)	N	15000E	S	16500E	31500	F	9.0	53.7F	8.2F
9423		BANKS ROAD, N OF COCONUT CREEK PARKWAY	N	6700E	S	8000E	14700	F	9.0	55.0F	8.2F
9425		POMPANO PARK PLACE, W OF CYPRESS ROAD	E	4600E	W	3600E	8200	F	9.0	55.0F	8.2F
9427		SUNRISE LAKES BLVD, W OF PINE ISLAND ROAD	E	2000E	W	2000E	4000	F	9.0	53.7F	8.2F
9431		NEE 26 STREET, E OF WILTON DRIVE	E	12000E	W	12500E	24500	F	9.0	55.0F	8.2F
9433		WESTON ROAD, N OF INDIAN TRACE	N	10500E	S	7200E	17700	F	9.0	53.7F	8.2F
9435		BONAVENTURE BLVD, N OF SW 36 STREET	N	5600E	S	5400E	11000	F	9.0	53.7F	8.2F
9443		SADDLE CLUB ROAD, W OF ARVIDA PARKWAY	E	6900E	W	6700E	13600	F	9.0	53.7F	8.2F
9447		SW 30 STREET, W OF UNIVERSITY DRIVE (DAVIE)	E	5400E	W	3800E	9200	F	9.0	53.7F	8.2F
9449		SW 30 STREET, E OF UNIVERSITY DRIVE (DAVIE)	E	7400E	W	8800E	16200	F	9.0	53.7F	8.2F
9451		SW 184 AVENUE, S OF SHERIDAN STREET	N	6200E	S	6300E	12500	F	9.0	53.7F	8.2F

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COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
9664		SW 26 ST, E OF FLAMINGO RD	E	2500E	W	2400E	4900	F	9.0	53.7F	8.2F
9665		SW 68 AVE, S OF PEMBROKE RD	N	3100E	S	3700E	6800	F	9.0	53.7F	8.2F
9667		SW 148 AVE, S OF MIRAMAR PKWY	N	6100E	S	6700E	12800	F	9.0	53.7F	8.2F
9670		FT LAUDERDALE AIRPORT, N OF COMMERCIAL BLVD	N	1700E	S	2000E	3700	F	9.0	55.0F	8.2F
9674		SHERIDAN ST, E OF UNIVERSITY DR	E	17000E	W	19000E	36000	F	9.0	53.7F	8.2F
9677		SAMPLE RD, W OF DIXIE HWY	E	21000E	W	20000E	41000	F	9.0	55.0F	3.5F
9678		BASS CREEK RD, W OF SW 148 AVE	E	1800E	W	2100E	3900	F	9.0	53.7F	8.2F
9680		ROYAL PALM BLVD, W OF CORAL RIDGE DR	E	3400E	W	2600E	6000	F	9.0	53.7F	8.2F
9682		SW 2 AVE, S OF SW 24 ST	N	1600E	S	2400E	4000	R	9.0	55.0F	8.2F
9683		TAYLOR RD, E OF US 1	E	3500E	W	6800E	10300	F	9.0	55.8F	8.2F
9685		SW 148 AVE, S OF SR 84	N	1900	S	5400	7300	C	9.0	53.7F	5.4A
9686		SHERIDAN ST, W OF NW/SW 196 AVE	E	2600E	W	2700E	5300	F	9.0	53.7F	8.2F
9688		MIRAMAR PKWY, W OF SW 160 AVE	E	24000E	W	24500E	48500	F	9.0	53.7F	8.2F
9691		CORAL RIDGE DR, N OF SAWGRASS EXPWY	N	16500E	S	13000E	29500	F	9.0	53.7F	2.9P
9692		HIATUS RD, N OF SR 84	N	400E	S	300E	700	R	9.0	53.7F	8.2F
9693		PINE ISLAND RD, N OF SHERIDAN ST	N	10500E	S	12000E	22500	F	9.0	53.7F	8.2F

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COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
9694		WILES ROAD, E OF LYONS	E	14000E	W	13500E	27500 F	9.0	55.0F	8.2F
9695		NW 31 AVENUE, N OF CYPRESS CREEK ROAD	N	14500E	S	14000E	28500 F	9.0	55.0F	8.2F
9696		HOLLYWOOD BLVD., W OF US 1	E	4300E	W	4600E	8900 F	9.0	55.0F	3.7F
9697		SW 196 AVENUE, S OF PINES BLVD.	N	3700E	S	2800E	6500 F	9.0	53.7F	8.2F
9704		MIRAMAR BLVD., E OF HIATUS ROAD	E	5600E	W	5000E	10600 F	9.0	53.7F	8.2F
9706		SE 12 AVENUE, S OF HILLSBORO BLVD.	N	5000E	S	4500E	9500 F	9.0	55.8F	8.2F
9708		NE 49 STREET, E OF US 1	E	4500E	W	5800E	10300 F	9.0	55.8F	8.2F
9709		SW 160 AVENUE, S OF MIRAMAR PARKWAY	N	11500E	S	9800E	21300 F	9.0	53.7F	8.2F
9710		NW 55 AVENUE, S OF OAKLAND PARK BLVD.	N	8000E	S	7100E	15100 F	9.0	53.7F	8.2F
9711		NW 44 STREET, E OF NW 31 AVENUE	E	4400E	W	4400E	8800 F	9.0	55.0F	8.2F
9712		NOB HILL ROAD, N OF HERON BAY BLVD.	N	10500E	S	10500E	21000 F	9.0	53.7F	3.5P
9713		PINE ISLAND ROAD, N OF HOLMBERG ROAD	N	5300E	S	5300E	10600 F	9.0	53.7F	8.2F
9714		SE 2ND AVENUE, S OF HILLSBORO BLVD.	N	3700E	S	2500E	6200 F	9.0	55.0F	8.2F
9715		NE 39TH STREET, E OF FEDERAL HIGHWAY	E	3000E	W	3600E	6600 F	9.0	55.8F	8.2F
9716		NE 24TH STREET, E OF FEDERAL HIGHWAY	E	2500E	W	3200E	5700 F	9.0	55.8F	8.2F
9717		NW 99 AVENUE, N OF ROYAL PALM BLVD.	N	2300E	S	2700E	5000 F	9.0	53.7F	8.2F

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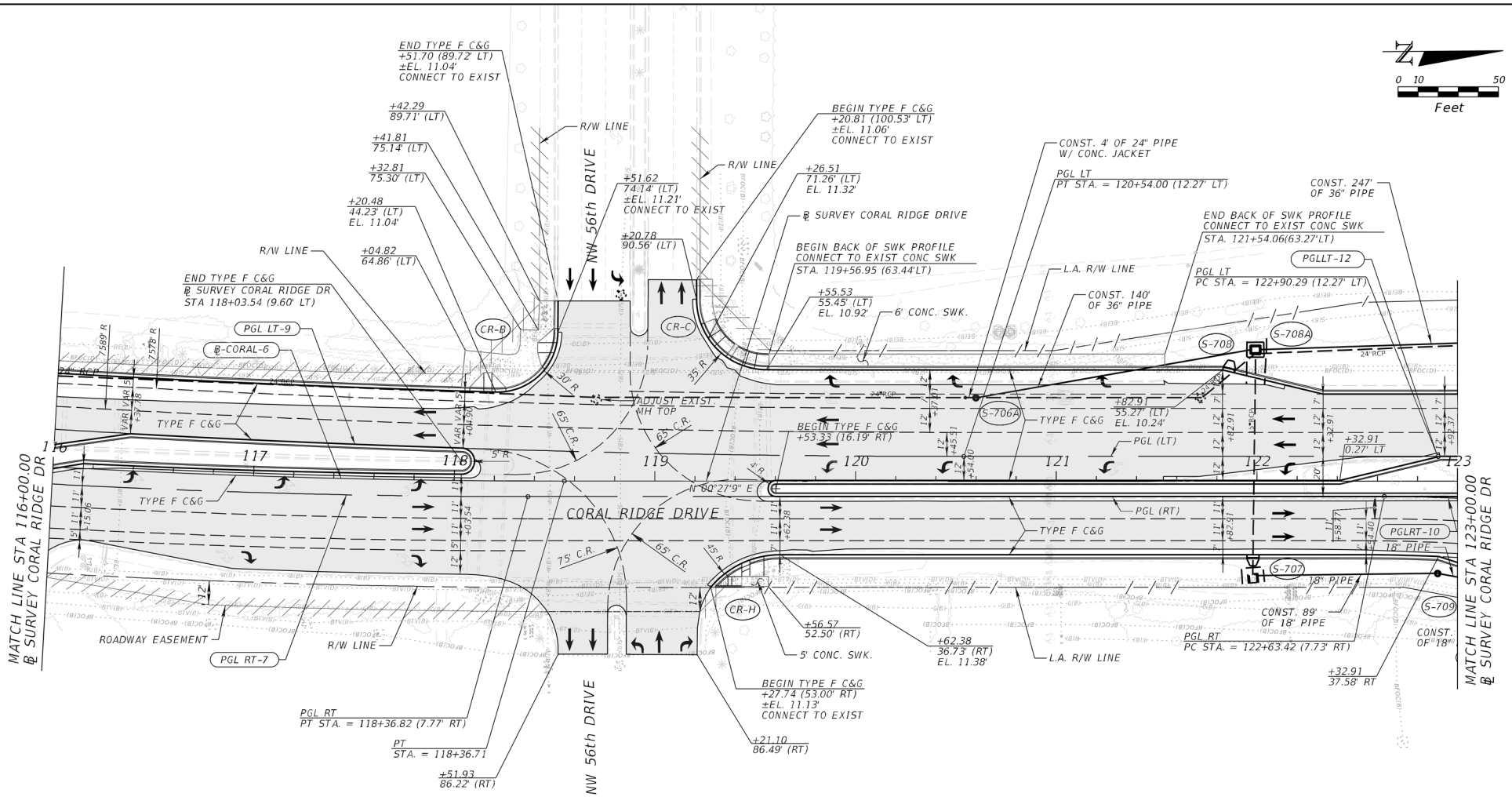
ATTACHMENT F.2

CORAL RIDGE ROADWAY WIDENING PLANS



SHEET 44 - CORAL RIDGE DR

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley-Horn and Associates, Inc.
Registry No. 696
Hooi Gin Ng, P.E.
P.E. License No. 58123
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
869	BROWARD	435461-1-52-01

ROADWAY PLAN

SHEET NO. 198

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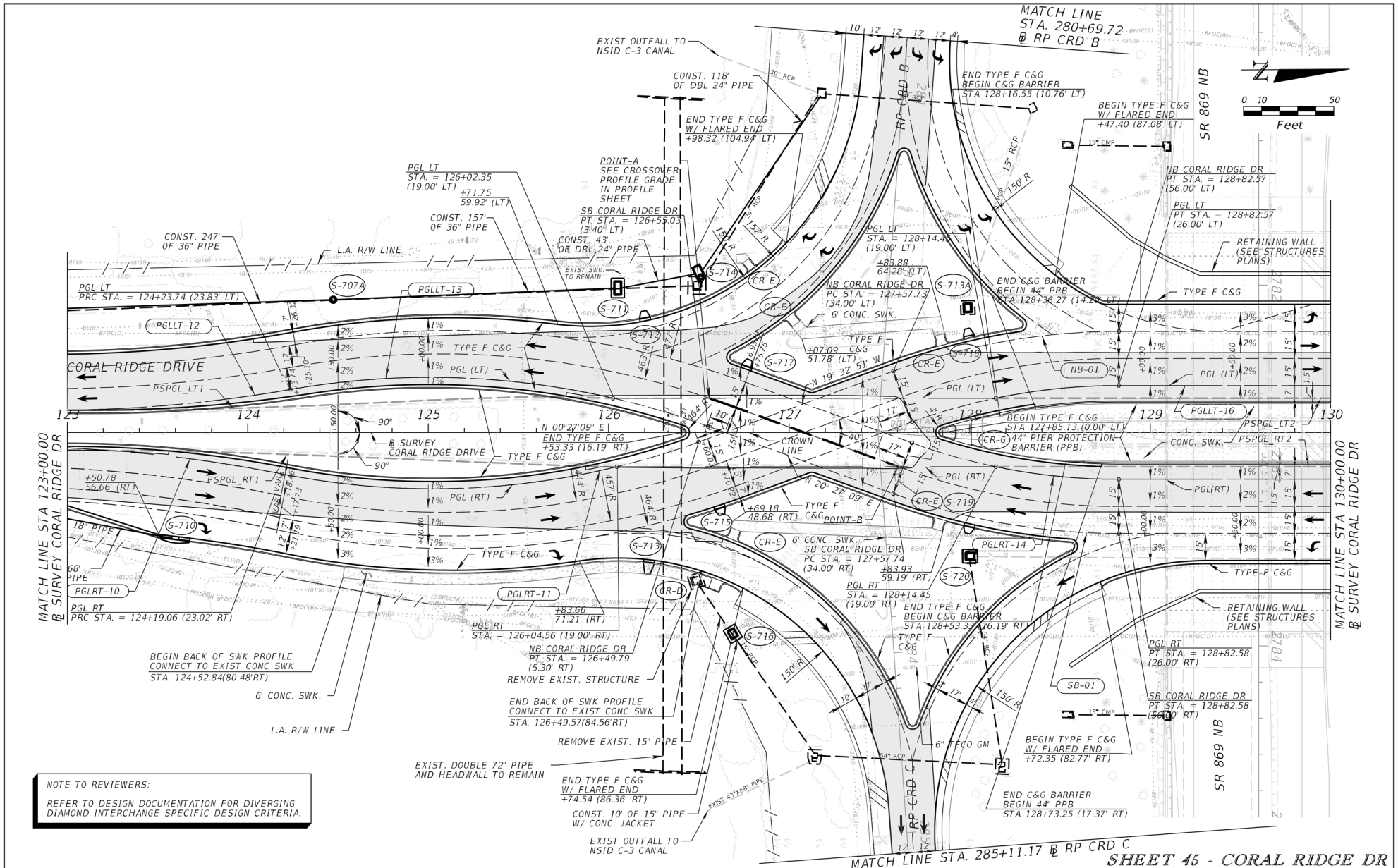

NOTE TO REVIEWERS:

REFER TO DESIGN DOCUMENTATION FOR DIVERGING DIAMOND INTERCHANGE SPECIFIC DESIGN CRITERIA.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley-Horn and Associates, Inc.
Registry No. 696
Hooi Gin Ng, P.E.
P.E. License No. 58123
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
869	BROWARD	435461-1-52-01

ROADWAY PLAN

SHEET NO. 199

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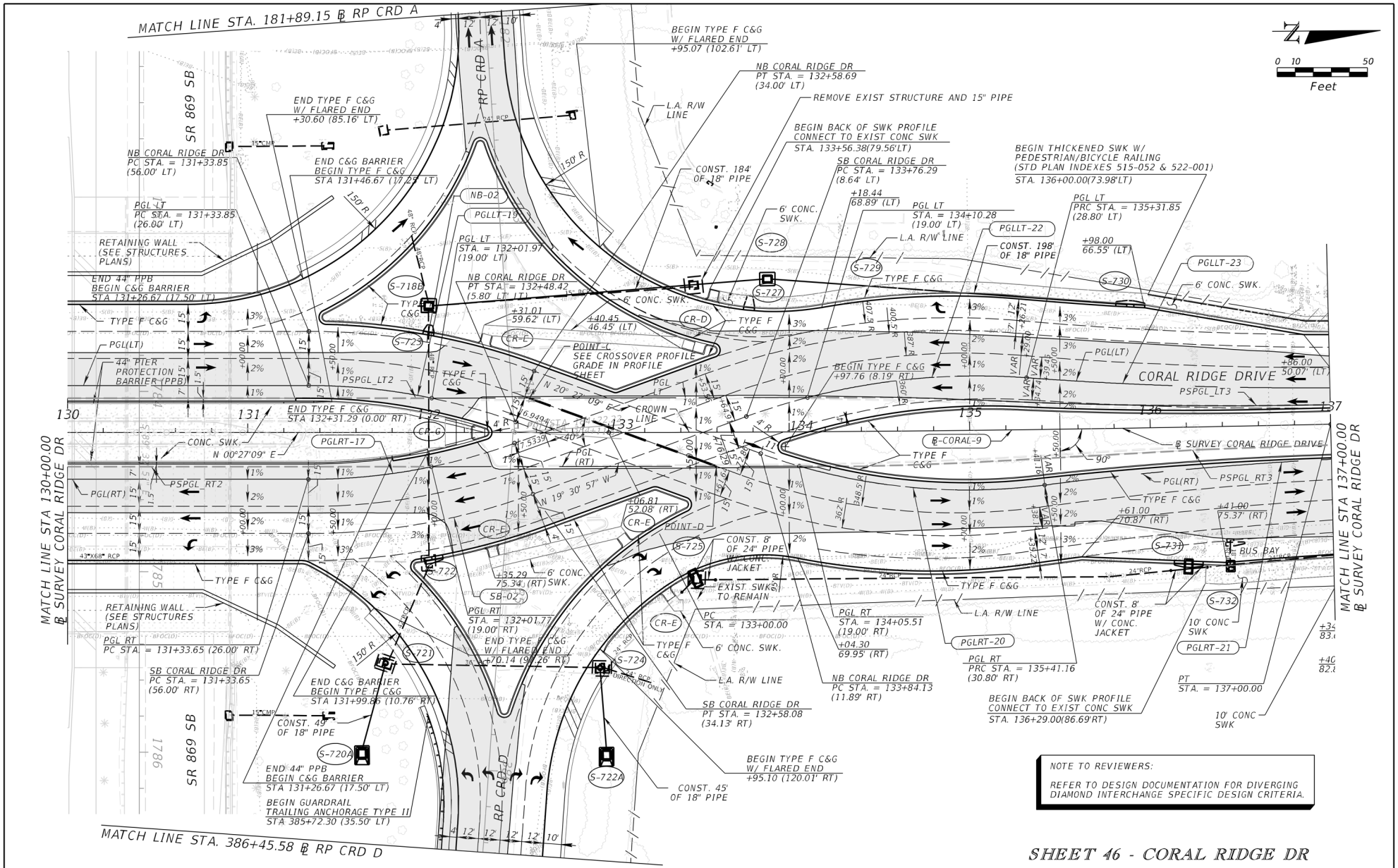

SHEET 46 - CORAL RIDGE DR

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley-Horn and Associates, Inc.
Registry No. 696
Hooi Gin Ng, P.E.
P.E. License No. 58123
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
869	BROWARD	435461-1-52-01

ROADWAY PLAN

SHEET NO. 200

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March 25, 2026

Subject Parcel

City Boundary

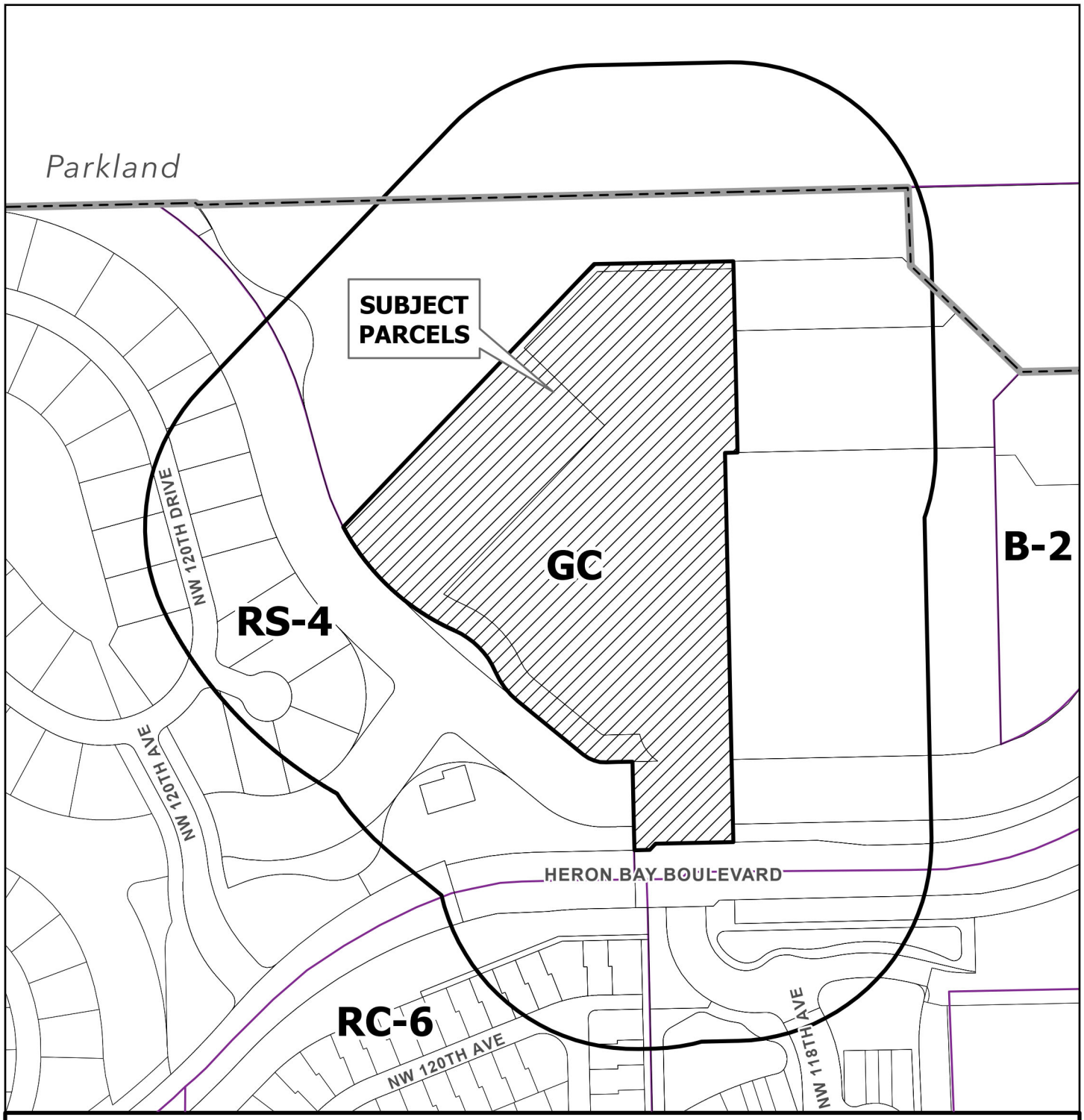
CPAL25-0001, ZR25-0001 & SE25-0007
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

N
W E
S

0 130 260
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

jlane 3-25-202



March 25, 2026

CPAL25-0001, ZR25-0001 & SE25-0007
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

Subject Parcel

400' Buffer

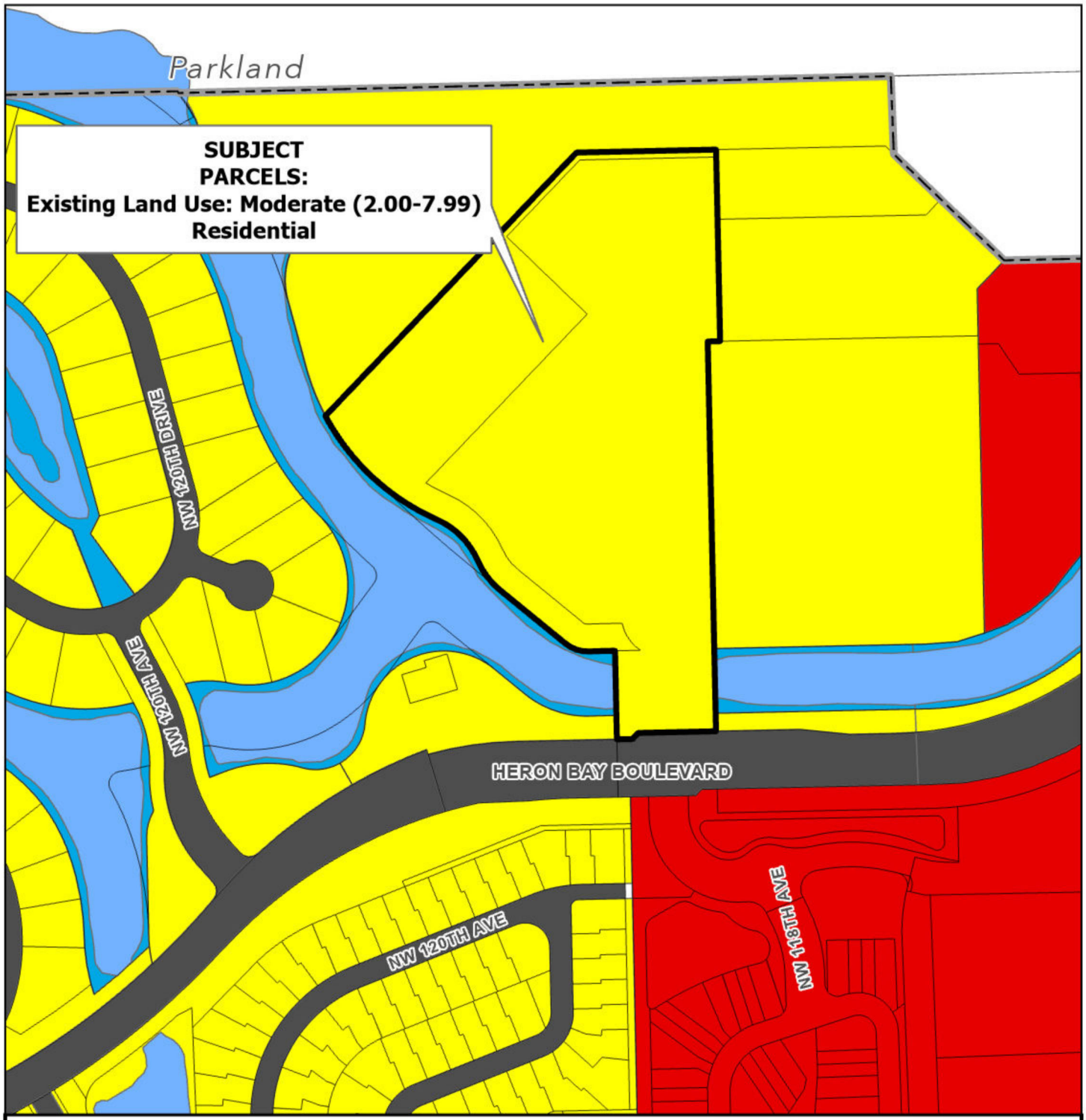
City Boundary

N
W E
S

0 130 260
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

jlane 3-25-202



March 25, 2026

Subject Property

City Boundary

LAND USE

COMMERCIAL

MODERATE RESIDENTIAL

WATER

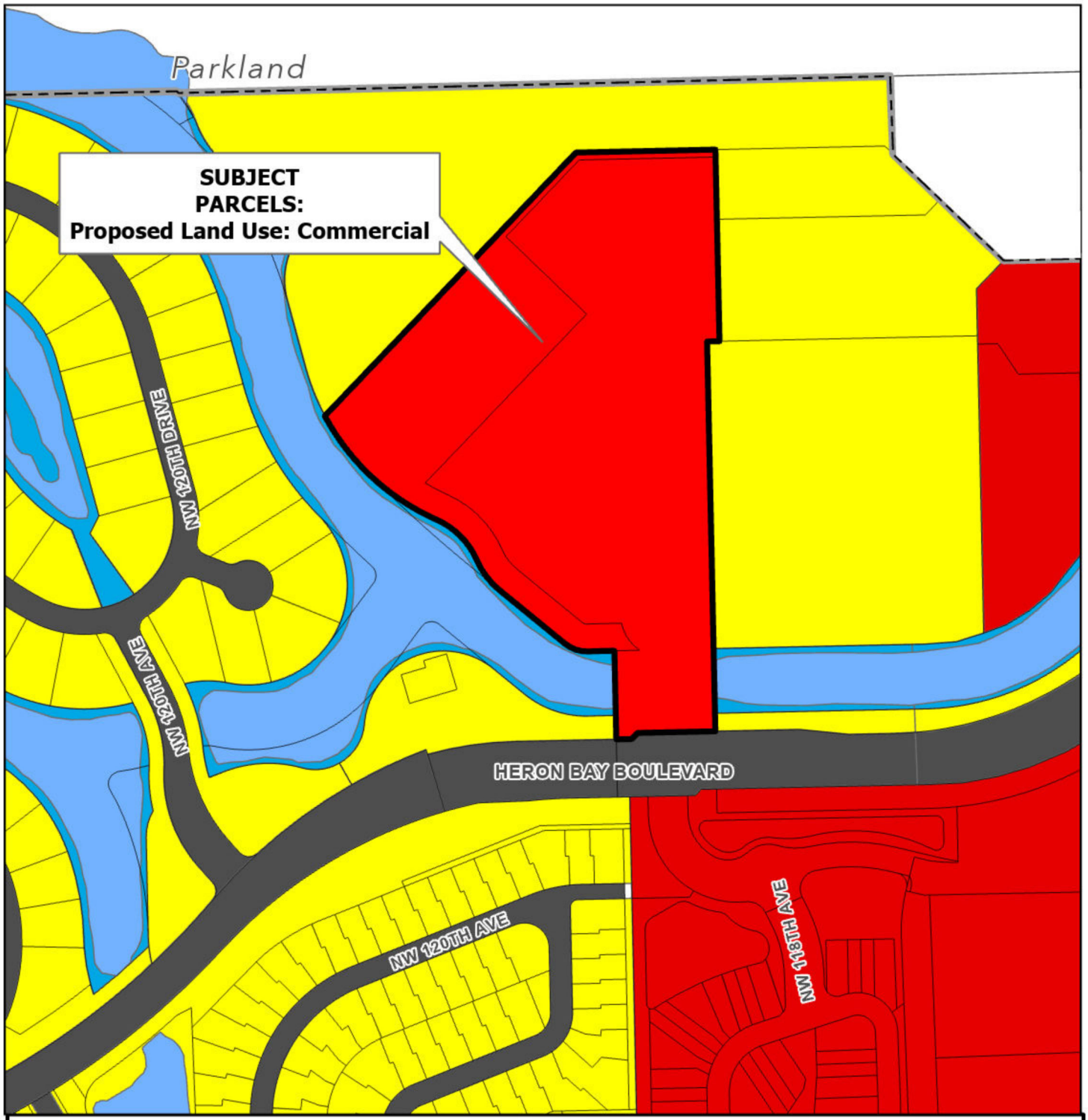
EXISTING FUTURE LAND USE MAP
CPA25-0001 AND ZR25-0001
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

N
W E
S

0 130 260
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

jlane 5-11-202



May 11, 2026

Subject Property

City Boundary

LAND USE

COMMERCIAL

MODERATE RESIDENTIAL

WATER

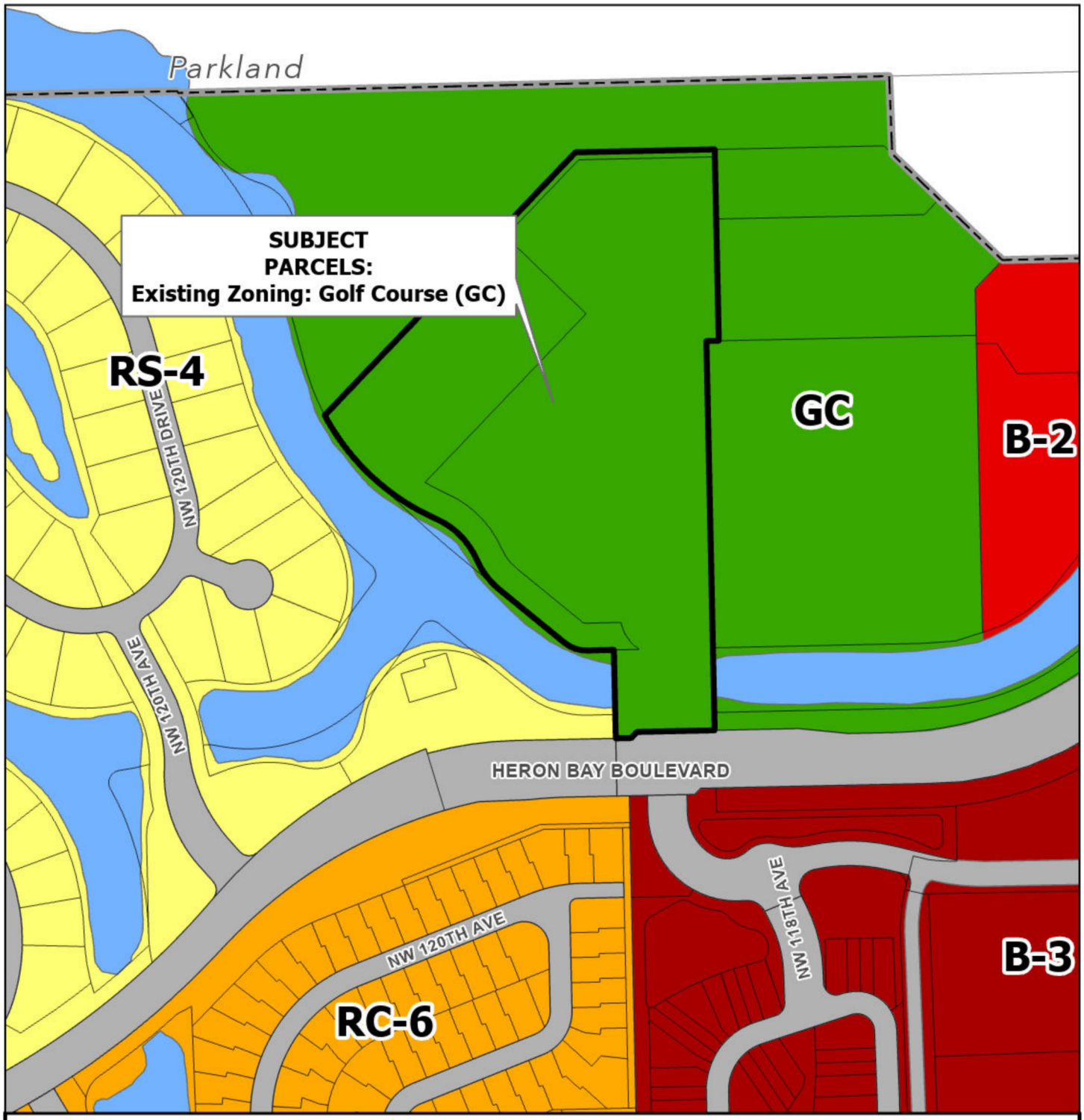
PROPOSED FUTURE LAND USE MAP
CPA25-0001 AND ZR25-0001
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

CORAL SPRINGS
EVERYTHING UNDER THE SUN

N
W E
S

0 130 260
Feet

jlane 5-11-202



May 11, 2026

Subject Property

City Boundary

ZONING

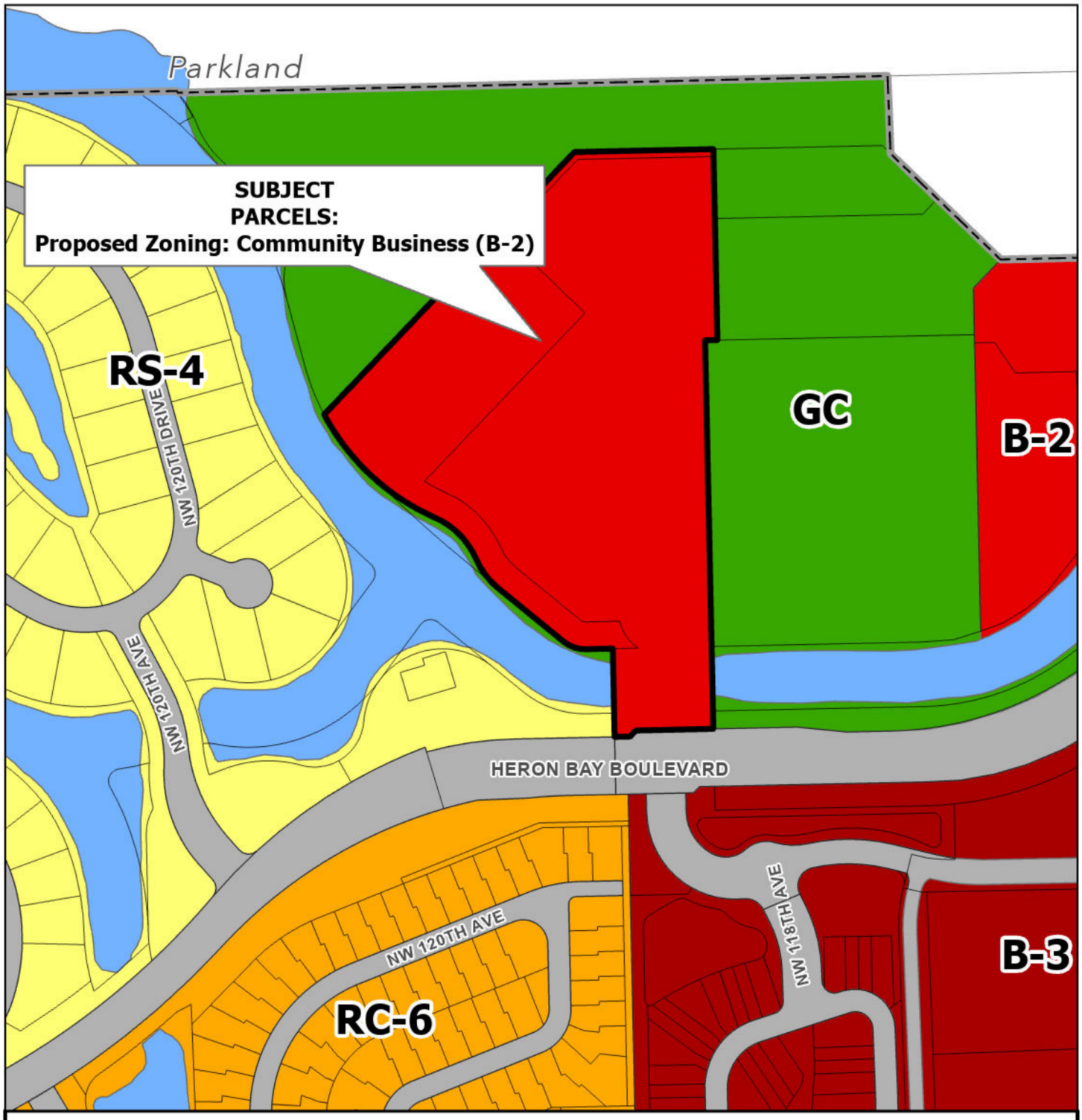
- COMMUNITY BUSINESS (B-2)
- GENERAL BUSINESS (B-3)
- ONE-FAMILY DWELLINGS (RS-4)
- RESIDENTIAL CLUSTER (RC-6)
- GOLF COURSE (GC)

EXISTING ZONING MAP
CPA25-0001 AND ZR25-0001
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

CORAL SPRINGS
EVERYTHING UNDER THE SUN

N
W E
S

0 130 260
Feet



May 20, 2026

Subject Property

City Boundary

ZONING

- COMMUNITY BUSINESS (B-2)
- GENERAL BUSINESS (B-3)
- ONE-FAMILY DWELLINGS (RS-4)
- RESIDENTIAL CLUSTER (RC-6)
- GOLF COURSE (GC)

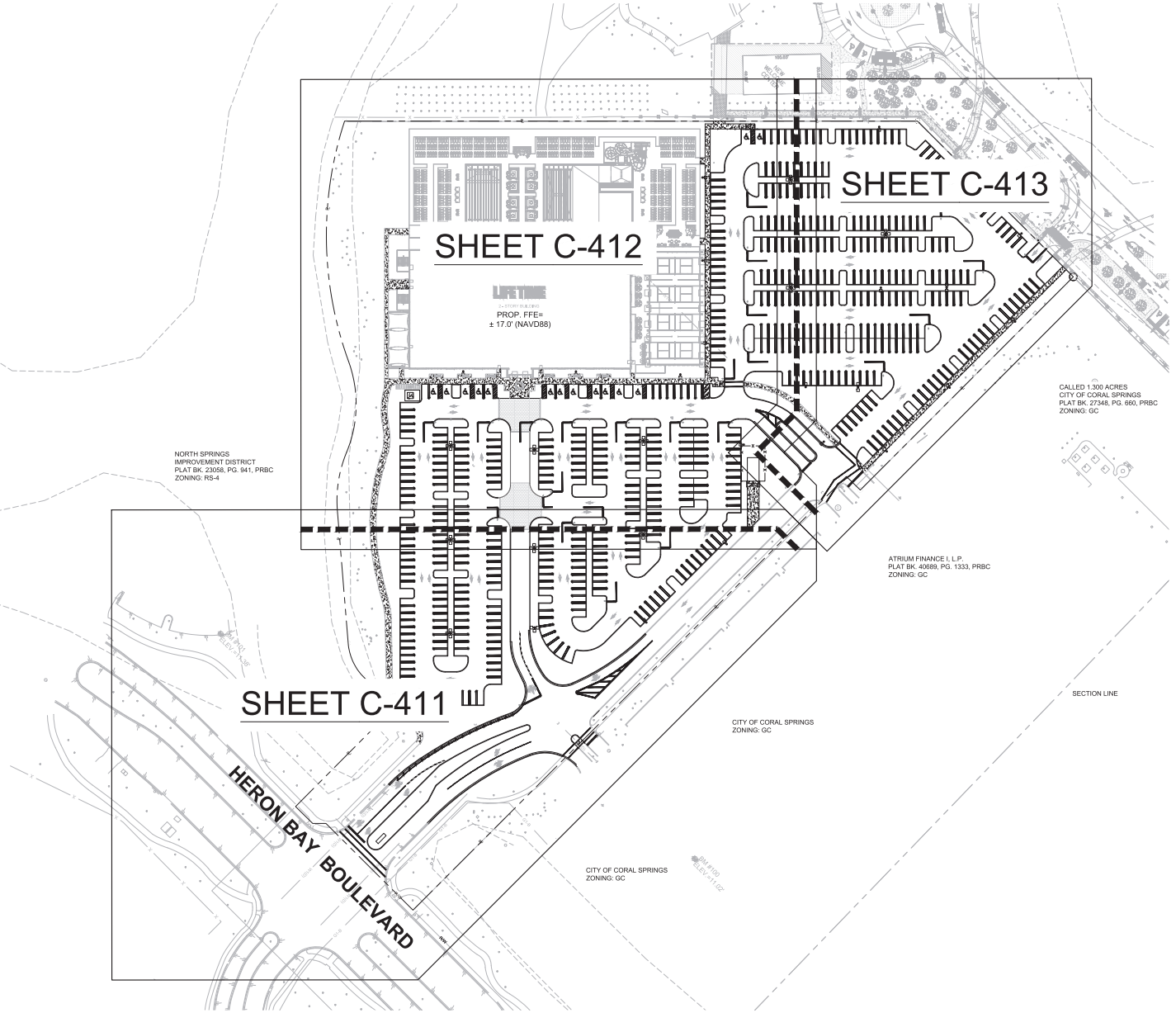
PROPOSED ZONING MAP
CPA25-0001 AND ZR25-0001
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

CORAL SPRINGS
EVERYTHING UNDER THE SUN

N
W E
S

0 130 260
Feet

jlane 5-11-202



GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND:

RIGHT-OF-WAY OR PROPERTY LINE

CENTER LINE OF ROADWAY

BUILDING OUTLINE

NOTES:

1. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT; ALL SIDEWALK CAFES REQUIRE A SEPARATE PERMIT.
2. DEVELOPER TO PAY INTO THE PUBLIC ART TRUST FUND BEFORE BUILDING PERMIT ISSUANCE.

SITE DATA TABLE:		
LAND USE DESIGNATION		
FUTURE:	RESIDENTIAL	
ZONING DESIGNATION		
EXISTING	GOLF COURSE (GC)	
PROPOSED	BUSINESS (B-2)	
MIN. BLDG BUFFER	25 FT	
SITE AREA TAKE OFF		
IMPERVIOUS		
PAVEMENT	5.82 AC	253,529 SF
SIDEWALK	0.48 AC	20,927 SF
PICKLEBALL COURT	0.22 AC	9,381 SF
ARCHITECTURAL PAVERS	0.09 AC	4,130 SF
POOL DECK	0.84 AC	36,595 SF
POOL	0.28 AC	12,345 SF
BUILDING	1.05 AC	45,664 SF
TOTAL	8.78 AC	382,457 SF
PERVIOUS		
LANDSCAPE	4.33 AC	188,615 SF
TOTAL	4.33 AC	188,615 SF
TOTAL NET ACRES	13.11 AC	571,014 SF
TOTAL GROSS ACRES	13.41 AC	584,270 SF
PARKING SPACES		
	ADA (2% OF TOTAL)	STD (1 SPACE FOR EVERY 200 SF OF BLDG)
REQUIRED PARKING	12	421
PROVIDED PARKING	14	590
LIFETIME PARKING	12	562
NSID PARKING	2	28
BICYCLE RACKS		
1 PER 40 SPACES	590 SPACES/ 40 SPACES	15 RACKS (45 BICYCLES)
PEDESTRIAN ZONE CALCULATIONS		
CATEGORY	REQUIRED	
TOTAL AREA	–	6,156 SF
LANDSCAPE	25% (1,595 SF)	40% (2,468 SF)
AVERAGE WIDTH	13'	21.7'
BLDG DATA		
BLDG HEIGHT		
REQUIRED MAX (253' FROM RESIDENT/3')		PROVIDED
84'-3"		46'-2"
TOTAL BLDG AREA		86,669 SF

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No.	REVISIONS	DATE	BY

Kimley»Horn

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

RANDY ROSENBERG No. 93189 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 043838006
DATE APR. 03 2026
SCALE AS SHOWN
DESIGNED BY GRR
DRAWN BY ARH
CHECKED BY GRR

OVERALL SITE PLAN

LIFE TIME CORAL SPRINGS

PREPARED FOR
LIFE TIME

CORAL SPRINGS FL

SHEET NUMBER
C-410

Rolled By:Andersen, Andrew Sheet Set:LIFE TIME CORAL SPRINGS Layout:C-410 OVERALL SITE PLAN April 03, 2026 10:46:24am K:\Ma_phl\043838006 lifetime partners\CIVIL\CADD\standards\C-410 OVERALL SITE PLAN.dwg
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LIFE TIME CORAL SPRINGS
PREPARED FOR
LIFE TIME
CORAL SPRINGS FL
SHEET NUMBER C-411
SITE PLAN
DATE APR. 03 2026
SCALE AS SHOWN
DESIGNED BY GRR
DRAWN BY ARH
CHECKED BY GRR
HHA PROJECT 04.383.8006
Kimley»Horn
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NOTES:
1. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT. ALL SIDEWALK CAFES REQUIRE A SEPARATE PERMIT.
LEGEND:
RIGHT-OF-WAY OR PROPERTY LINE
CENTER LINE OF ROADWAY
BUILDING OUTLINE
GRAPHIC SCALE IN FEET
NORTH
MATCHLINE - SEE SHEET C-412
HERON BAY BOULEVARD
PROP. TYPE D CURB (TYP.)
PROP. TYPE F CURB (TYP.)
PROP. 8' DOUBLE YELLOW LINES (TYP.)
PROP. 24" SOLID WHITE STOP BAR (TYP.)
PROP. STOP SIGN (TYP.)
PROP. 12" WIDE SEWER EASEMENT
PROP. LIGHT POLE (TYP.)
PROP. DRAINAGE STRUCTURE (TYP.)
SEE SHEET C-620 FOR STANDARD PARKING DETAIL (TYP.)
PROP. 8' WIDE SHARED USE PATH
PROP. MONUMENT SIGN
EXIST. STOP SIGN TO REMAIN
EXIST. TREES TO REMAIN (TYP.)
EXIST. CURB RAMP TO REMAIN
EXIST. ENTRANCE AND EXIT TO REMAIN
EXIST. CURB RAMP TO REMAIN
EXIST. FIRE HYDRANT ASSEMBLY
EXIST. TYPE F CURB TO REMAIN
PARTIAL RELEASE 12' UTILITY EASEMENT BK. 24650, PG 16, PRBC
12' UTILITY EASEMENT BK. 24916, PG 172, PRBC
12' UTILITY EASEMENT BK. 24916, PG 180, PRBC
UTILITY EASEMENT BK. 24916, PG 181, PRBC
24' ACCESS EASEMENT BK. 24916, PG. 250
FLOWAGE EASEMENT PLAT BK. 159, PG 34, PRBC
UTILITY EASEMENT BK. 23064, PG 668, PRBC
UTILITY EASEMENT PLAT BK. 159, PG 34, PRBC
12' UTILITY EASEMENT BK. 24916, PG 180, PRBC
12' UTILITY EASEMENT BK. 24916, PG 172, PRBC
12' UTILITY EASEMENT BK. 24916, PG 180, PRBC
12' UTILITY EASEMENT BK. 24916, PG 172, PRBC
12' UTILITY EASEMENT BK. 24916, PG 172, PRBC
12' UTILITY EASEMENT BK. 24916, PG 180, PRBC
12' UTILITY EASEMENT BK. 24916, PG 172

LIFE TIME CORAL SPRINGS
PREPARED FOR
LIFE TIME
CORAL SPRINGS FL
SHEET NUMBER C-412
SITE PLAN
CHECKED BY GRR
DRAWN BY ARH
DESIGNED BY GRR
SCALE AS SHOWN
APR. 03 2026
DATE
04.38.8006
PHA PROJECT
Kimley»Horn
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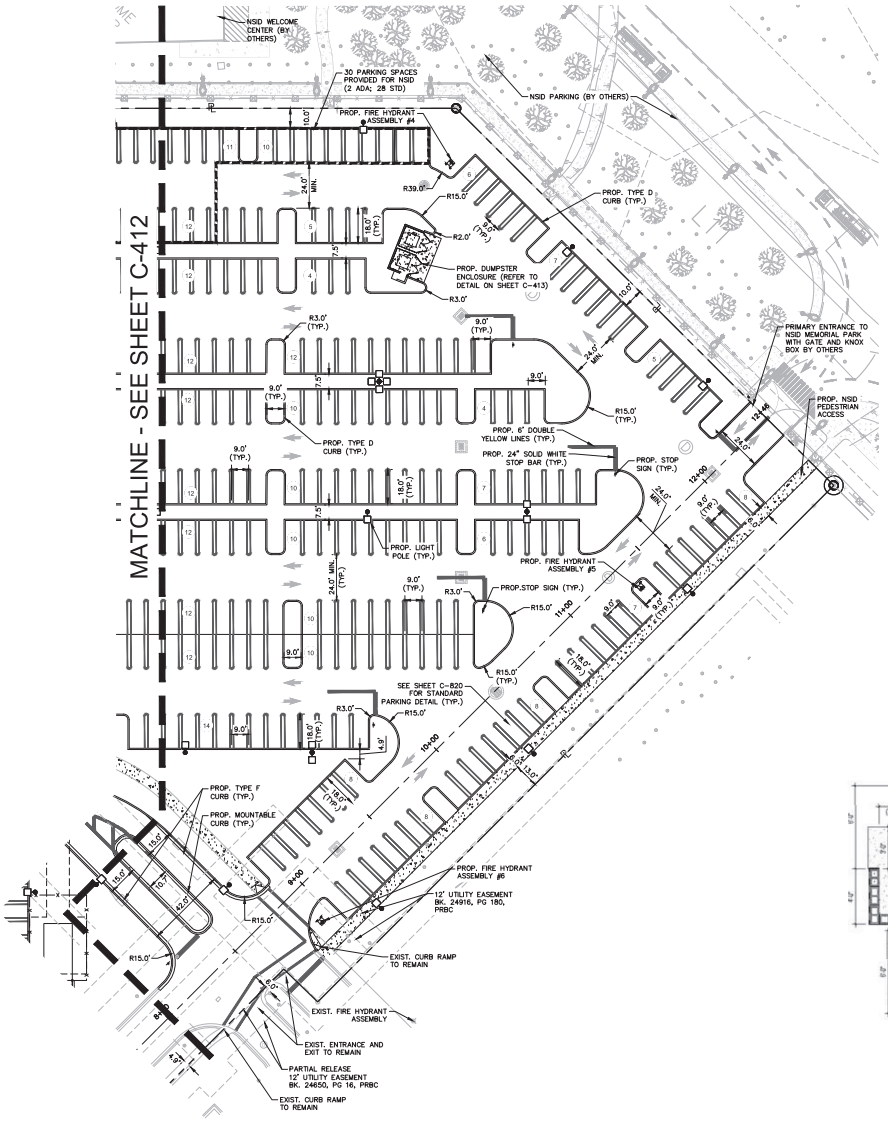
LEGEND:
RIGHT-OF-WAY OR PROPERTY LINE
CENTER LINE OF ROADWAY
BUILDING OUTLINE
GRAPHIC SCALE IN FEET
0 15 30 60
NORTH
MATCHLINE - SEE SHEET C-413
MATCHLINE - SEE SHEET C-411
LIFE TIME
2 - STORY BUILDING
PROP. FFE= ± 17.0' (NAVD88)
PROP. WELCOME CENTER (BY OTHERS)
30 PARKING SPACES PROVIDED (2 ADAC 28 STD)
PROP. ADA SIGN (TYP.)
PROP. 22' WIDE 6' UTILITY EASEMENT & FIRE ACCESS COMBINED EASEMENT
PROP. PEDESTRIAN ENTRANCE TO MAIN BUILDING ENTRANCE SEE SHEET C-820 FOR ADA PARKING DETAIL (TYP.)
PROP. FIRE HYDRANT ASSEMBLY #3
PROP. EGRESS/ LIFE SAFETY CONNECTION
PROP. OUTDOOR POOL FENCE (BY OTHERS)
465.4' SETBACK TO NEAREST RESIDENTIAL STRUCTURE
214.6' SETBACK TO NEAREST RESIDENTIAL STRUCTURE
253.5' SETBACK TO NEAREST RESIDENTIAL STRUCTURE
PROP. MASONRY WALL (BY OTHERS)
PROP. MDE OUTDOOR PLAY AREA
PROP. FPL TRANSFORMER (BY OTHERS)
PROP. TYPE D CURB (TYP.)
SEE SHEET C-820 FOR STANDARD PARKING DETAIL (TYP.)
EXIST. TREES TO REMAIN (TYP.)
PROP. LIGHT POLE (TYP.)
PROP. STOP SIGN (TYP.)
PROP. 24" SOLID WHITE STOP BAR (TYP.)
PROP. MOTORCYCLE PARKING SIGN
PROP. FIRE HYDRANT ASSEMBLY #2
PROP. FIRE HYDRANT ASSEMBLY #1
PROP. 6" DOUBLE YELLOW LINES (TYP.)
PROP. 12' EASEMENT
PROP. CURB RAMP
PROP. TYPE D CURB (TYP.)
12' UTILITY EASEMENT BK. 24916, PG. 1821, PRBC
6' UTILITY EASEMENT BK. 27699, PG. 1823, PRBC
UTILITY EASEMENT BK. 24916, PG. 1821, PRBC
PROP. BALCONIES (TYP.)
PROP. ADA SIGN (TYP.)
372'
144.0'
253.5'
88.7'
52.3'
84.8'
10.0'
10.0'
5.0'
5.0'
6.5'
6.5'
24.0' MIN.
18.0' (TYP.)
26.0'
10.7'
10.7'
10.7'
10.7'
R20.0'
R30.0'
R3.0'
R15.0'
R7.5'
R7.5'
R16.7'
R16.4'
R14.8'
R15.0'
R3.0'
R3.0'
R15.0'
R3.0'
R15.0'
R3.0'
R15



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

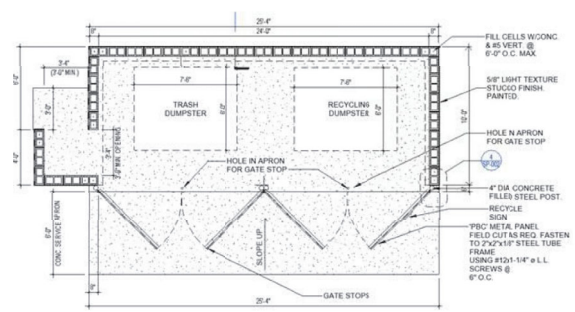
LEGEND:

R/W — — — PL	RIGHT-OF-WAY OR PROPERTY LINE
— — — ℄ — — —	CENTER LINE OF ROADWAY
//////	BUILDING OUTLINE

NOTES:

1. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT; ALL SIDEWALK CAFES REQUIRE A SEPARATE PERMIT.

DOUBLE ENCLOSURE DETAIL



CORAL SPRINGS ENCLOSURE DETAIL
N.T.S.

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PHONE: 305-673-2025
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GABRIEL RAMON ROMANACH
LICENSE No 91189
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT	043838006
DATE	APR. 03 2026
SCALE	AS SHOWN
DESIGNED BY	GRR
DRAWN BY	ARH
CHECKED BY	GRR

SITE PLAN

LIFE TIME CORAL SPRINGS
PREPARED FOR
LIFE TIME
CORAL SPRINGS FL

SHEET NUMBER
C-413

No.	REVISIONS	DATE	BY

Plotted By:Hansen, Andrew Sheet Set:LIFE TIME CORAL SPRINGS Layout:C-413 SITE PLAN April 03, 2026 10:47:30am K:\mlb_civil\043838006 lifetime parkland\CIVIL\CADD\plansheets\C-411 SITE PLAN.dwg
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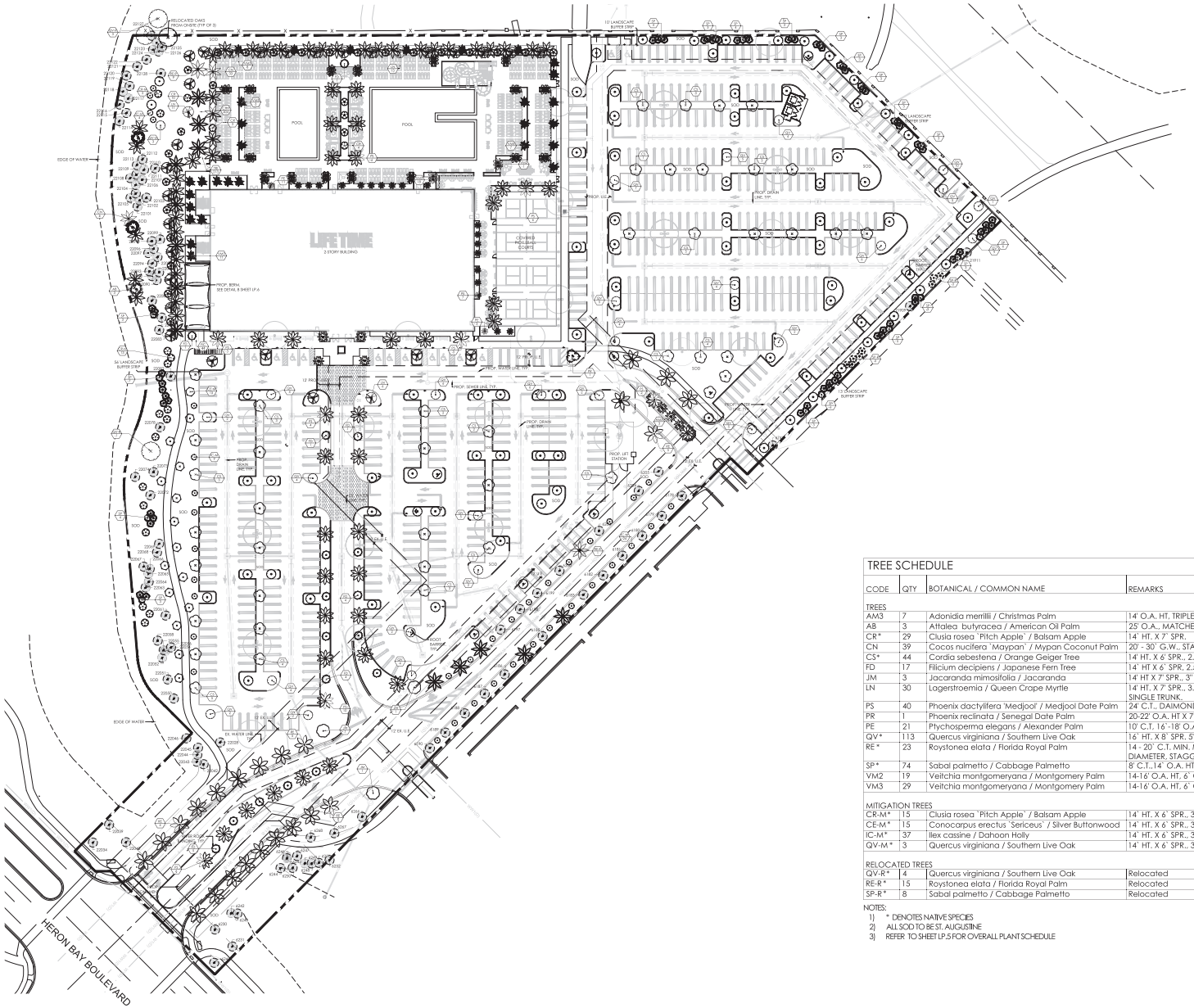

TREE SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM3	7	Adonidia merrillii / Christmas Palm	14' O.A. HT, TRIPLE-TRUNK, MATCHING
AB	3	Attalea butyracea / American Oil Palm	25' O.A., MATCHED
CR*	29	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 7` SPR.
CN	39	Cocos nucifera `Maypan` / Mypan Coconut Palm	20' - 30` G.W., STAGGERED HEIGHTS
CS*	44	Cordia sebestena / Orange Geiger Tree	14` HT. X 6` SPR., 2.5` C.T.,
FD	17	Filicium decipiens / Japanese Fern Tree	14` HT X 6` SPR., 2.5" CAL.
JM	3	Jacaranda mimosifolia / Jacaranda	14` HT X 7` SPR., 3" CAL. SINGLE TRUNK
LN	30	Lagerstroemia / Queen Crape Myrtle	14` HT. X 7` SPR., 3.5" CAL. 6` C.T., SYMMETRICAL, SINGLE TRUNK.
PS	40	Phoenix dactylifera 'Medjool' / Medjool Date Palm	24` C.T., DIAMOND CUT, FLORIDA FANCY
PR	1	Phoenix reclinata / Senegal Date Palm	20-22' O.A. HT X 7' SPR. 9 TRUNKS MIN.
PE	21	Ptychosperma elegans / Alexander Palm	10' C.T. 16`-18` O.A., STAGGER HTS, SINGLE TRUNK
QV*	113	Quercus virginiana / Southern Live Oak	16` HT. X 8` SPR. 5" CAL.
RE*	23	Roystonea elata / Florida Royal Palm	14 - 20` C.T. MIN. MATCHED, CONTINUOUS TRUNK DIAMETER, STAGGERED HEIGHTS
SP*	74	Sabal palmetto / Cabbage Palmetto	8` C.T.,14` O.A. HT.
VM2	19	Veitchia montgomeryana / Montgomery Palm	14-16` O.A. HT, 6` G.W. MIN. DOUBLE TRUNK
VM3	29	Veitchia montgomeryana / Montgomery Palm	14-16` O.A. HT, 6` G.W. MIN. TRIPLE TRUNK
MITIGATION TREES			
CR-M*	15	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
CE-M*	15	Conocarpus erectus `Sericeus` / Silver Buttonwood	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
IC-M*	37	Ilex cassine / Dahoon Holly	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
QV-M *	3	Quercus virginiana / Southern Live Oak	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
RELOCATED TREES			
QV-R*	4	Quercus virginiana / Southern Live Oak	Relocated
RE-R *	15	Roystonea elata / Florida Royal Palm	Relocated
SP-R*	8	Sabal palmetto / Cabbage Palmetto	Relocated

NOTES:
1) * DENOTES NATIVE SPECIES
2) ALL SOD TO BE ST. AUGUSTINE
3) REFER TO SHEET LP.5 FOR OVERALL PLANT SCHEDULE

NORTH

0 25' 50' 100'

SCALE: 1" = 50'-0"

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Consultants:

Revisions:

9/5/2025	1	RESUBMITTAL #1
1/16/2026	2	RESUBMITTAL #2
3/13/2026	3	RESUBMITTAL #3

LIFE TIME
11801 Heron Bay Blvd.
Coral Springs, Florida

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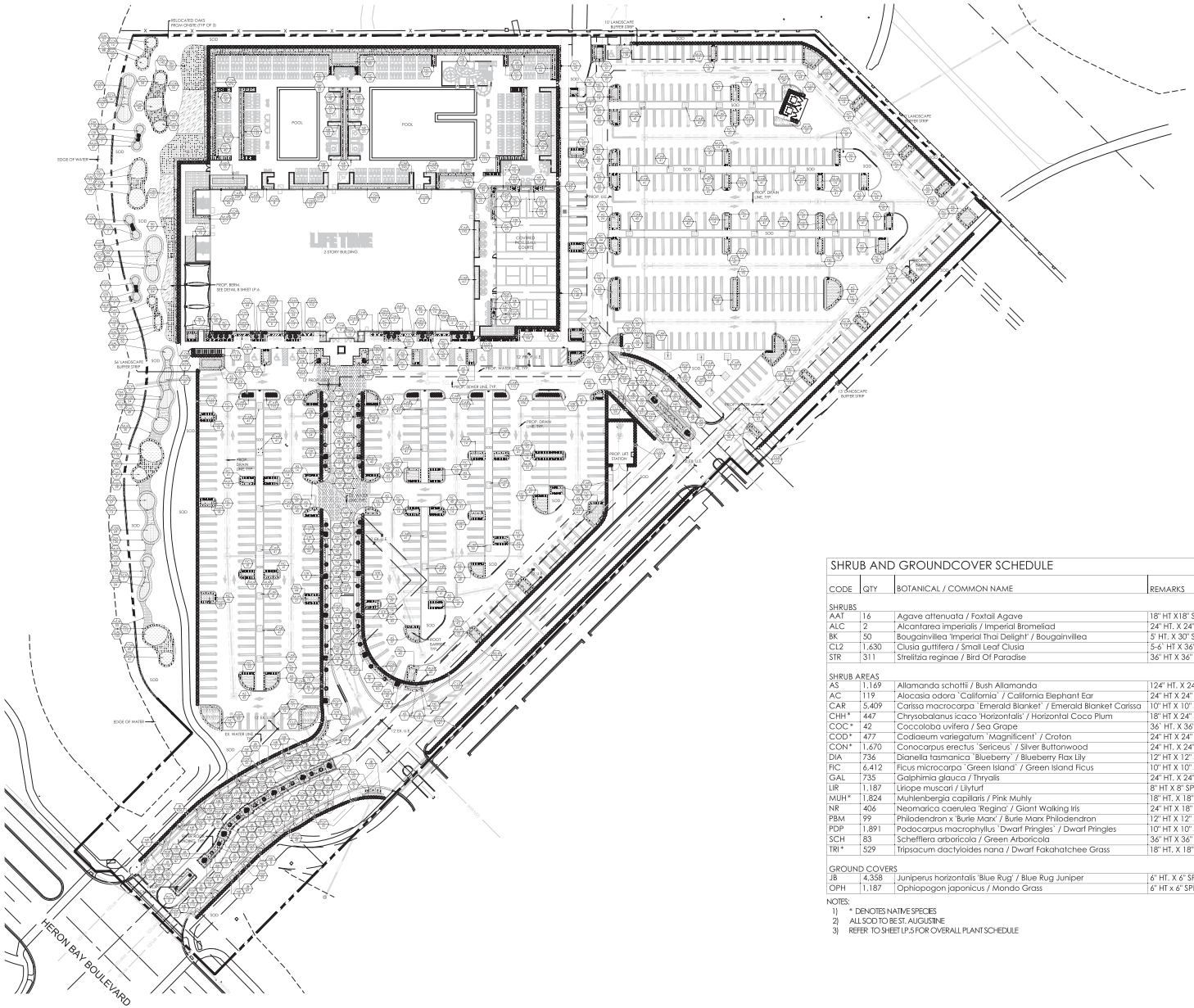
Drawn By:	JG
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

TREES AND PALMS LANDSCAPE PLAN

SHEET #: LP.1



SHRUB AND GROUNDCOVER SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
SHRUBS			
AAT	16	Agave attenuata / Foxtail Agave	18" HT X18" SPR
ALC	2	Alcantarea imperialis / Imperial Bromeliad	24" HT. X 24" SPR.
BK	50	Bougainvillea 'Imperial Thai Delight' / Bougainvillea	5' HT. X 30" SPR., STD., 3' C.T.
CL2	1,630	Clusia guttifera / Small Leaf Clusia	5-6' HT X 36" SPR
STR	311	Strelitzia reginae / Bird Of Paradise	36" HT X 36" SPR.
SHRUB AREAS			
AS	1,169	Allamanda schottii / Bush Allamanda	12'4" HT. X 24" SPR. @ 24" O.C.
AC	119	Alocasia odora 'California' / California Elephant Ear	24" HT X 24" SPR. @ 24" O.C.
CAR	5,409	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa	10" HT X 10" SPR @ 12" O.C.
CHH*	447	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum	18" HT X 24" SPR @ 30" O.C.
COC*	42	Coccoloba uvifera / Sea Grape	36' HT. X 36" SPR. @ 36" O.C.
COD*	477	Codiaeum variegatum 'Magnificent' / Croton	24" HT X 24" SPR @ 24" O.C.
CON*	1,670	Conocarpus erectus 'Sericeus' / Silver Buttonwood	24" HT. X 24" SPR. @ 24" O.C.
DIA	736	Dianella tasmanica 'Blueberry' / Blueberry Flax Lily	12" HT X 12" SPR @ 18" O.C.
FIC	6,412	Ficus microcarpa 'Green Island' / Green Island Ficus	10" HT X 10" SPR @ 18" O.C.
GAL	735	Galphimia glauca / Thryallis	24" HT. X 24" SPR. @ 36" O.C.
LIR	1,187	Liriope muscari / Lilyturf	8" HT X 8" SPR @ 12" O.C.
MUH*	1,824	Muhlenbergia capillaris / Pink Muhly	18" HT. X 18" SPR. @ 24" O.C.
NR	406	Neomarica caerulea 'Regina' / Giant Walking Iris	24" HT X 18" SPR. @ 18" O.C., PURPLE FLOWERS.
PBM	99	Philodendron x 'Burle Marx' / Burle Marx Philodendron	12" HT X 12" SPR. @ 18" O.C.
PDP	1,891	Podocarpus macrophyllus 'Dwarf Pringles' / Dwarf Pringles	10" HT X 10" SPR @ 12" O.C.
SCH	83	Schefflera arboricola / Green Arboricola	36" HT X 36" SPR. @ 36 O.C.
TRI*	529	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	18" HT. X 18" SPR. @ 30" O.C.
GROUND COVERS			
JB	4,358	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	6" HT. X 6" SPR. @ 8" O.C.
OPH	1,187	Ophiopogon japonicus / Mondo Grass	6" HT x 6" SPR. @ 8" O.C.

NOTES:
1) * DENOTES NATIVE SPECIES
2) ALL SOD TO BE ST. AUGUSTINE
3) REFER TO SHEET LP.5 FOR OVERALL PLANT SCHEDULE

NORTH

0 25' 50' 100'

SCALE: 1" = 50'-0"

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Consultants:

Revisions:

9/5/2025	1	RESUBMITTAL #1
1/16/2026	2	RESUBMITTAL #2
3/13/2026	3	RESUBMITTAL #3

LIFE TIME
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Coral Springs, Florida

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Drawn By:	JG
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

SHRUBS AND GC LANDSCAPE PLAN

SHEET #: LP.2

MATCHLINE SEE SHEET LP.4
EDGE OF WATER
EX. WATER LINE
HERON BAY BOULEVARD
LIFE TIME
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Coral Springs, Florida
insite studio
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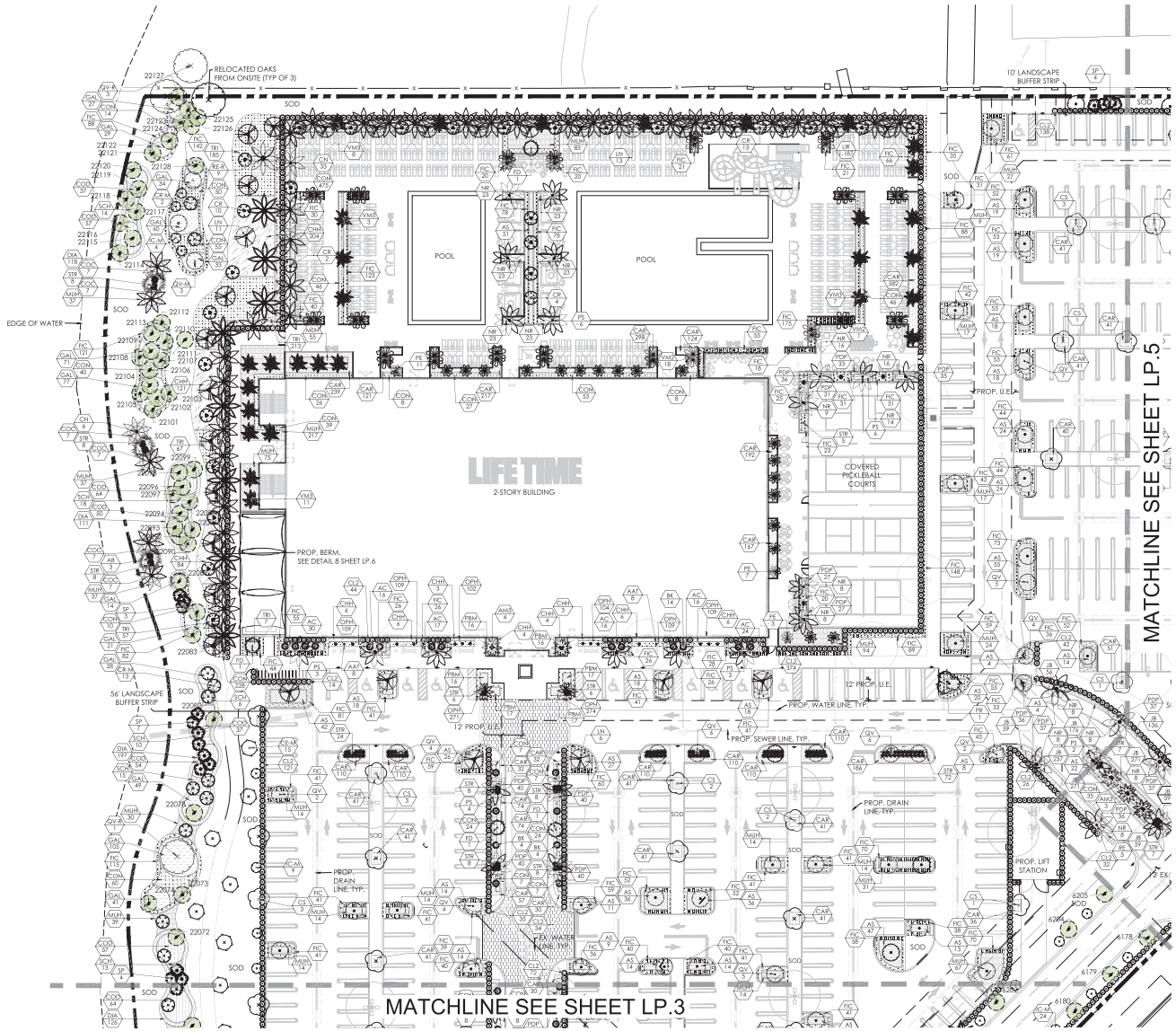
Revisions:
9/5/2025 RESUBMITTAL #1
1/16/2026 RESUBMITTAL #2
3/13/2026 RESUBMITTAL #3
Sunstreet
Drawn By: JG
Drawing #: 1440
File Name: LP 1440.dwg
Date: 09/05/2025
LANDSCAPE PLAN
SHEET #: LP.3
NORTH
SCALE: 1" = 30'-0"



NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

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LIFE TIME
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Coral Springs, Florida

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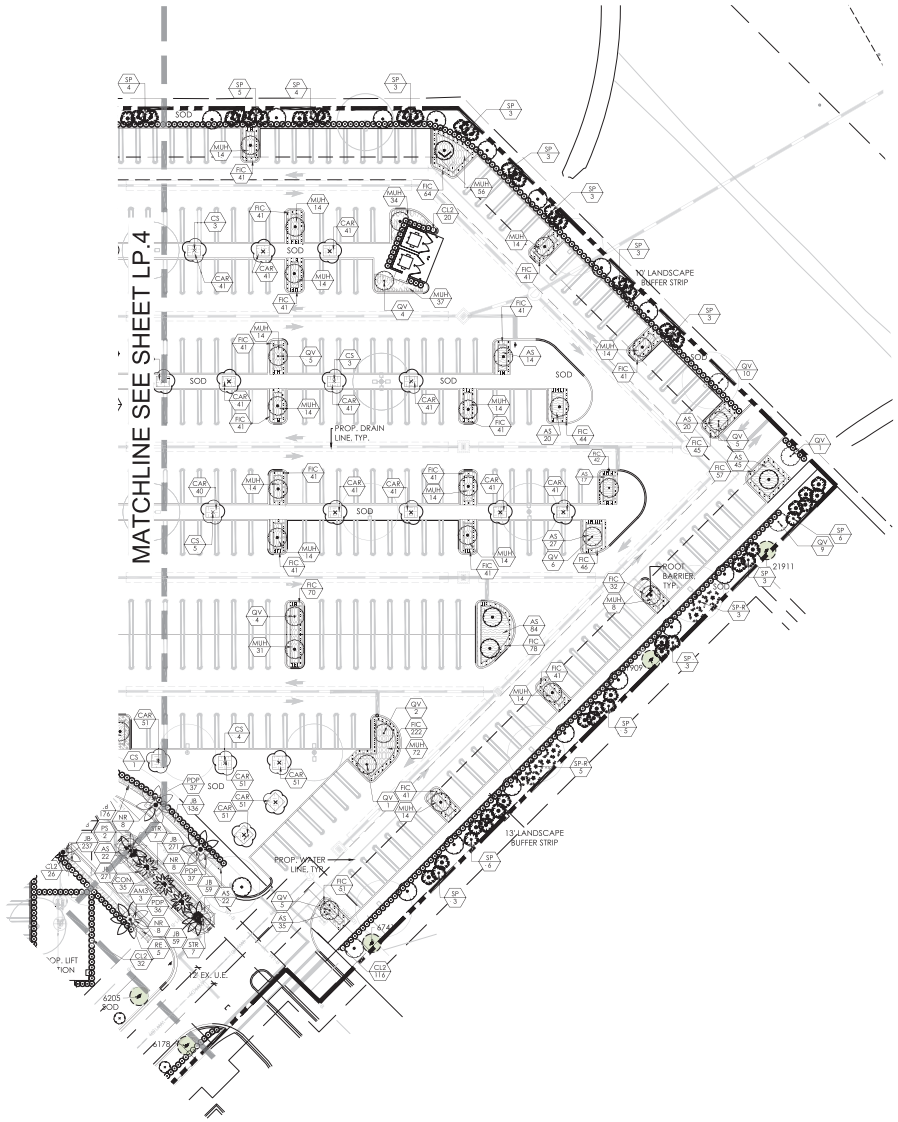
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

LANDSCAPE PLAN

SHEET #: LP.4



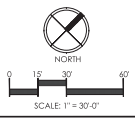
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM3	7	Adonidia merrillii / Christmas Palm	14' O.A. HT, TRIPLE-TRUNK, MATCHING
AB	3	Attalea `butyracea / American Oil Palm	25' O.A., MATCHED
CR*	29	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 7` SPR.
CN	39	Cocos nucifera `Maypan` / Mypan Coconut Palm	20' - 30` G.W., STAGGERED HEIGHTS
CS*	44	Cordia sebestena / Orange Geiger Tree	14` HT. X 6` SPR., 2.5` C.T.,
FD	17	Filicium decipiens / Japanese Fern Tree	14` HT X 6` SPR, 2.5" CAL,
JM	3	Jacaranda mimosifolia / Jacaranda	14` HT X 7` SPR., 3" CAL., SINGLE TRUNK
LN	30	Lagerstroemia / Queen Crape Myrtle	14` HT. X 7` SPR., 3.5" CAL. 6` C.T., SYMMETRICAL, SINGLE TRUNK.
PS	40	Phoenix dactylifera 'Medjool' / Medjool Date Palm	24` C.T., DIAMOND CUT, FLORIDA FANCY
PR	1	Phoenix reclinata / Senegal Date Palm	20-22` O.A. HT X 7` SPR, 9 TRUNKS MIN.
PE	21	Ptychosperma elegans / Alexander Palm	10` C.T. 16`-18` O.A., STAGGER HTS, SINGLE TRUNK
QV*	113	Quercus virginiana / Southern Live Oak	16` HT. X 8` SPR. 5" CAL.
RE*	23	Roystonea elata / Florida Royal Palm	14 - 20` C.T. MIN. MATCHED, CONTINUOUS TRUNK DIAMETER, STAGGERED HEIGHTS
SP*	74	Sabal palmetto / Cabbage Palmetto	8` C.T.,14` O.A. HT.
VM2	19	Veitchia montgomeryana / Montgomery Palm	14-16` O.A. HT, 6` G.W. MIN. DOUBLE TRUNK
VM3	29	Veitchia montgomeryana / Montgomery Palm	14-16` O.A. HT, 6` G.W. MIN. TRIPLE TRUNK
MITIGATION TREES			
CR-M*	15	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
CE-M*	15	Conocarpus erectus `Sericeus` / Silver Buttonwood	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
IC-M*	37	Ilex cassine / Dahoon Holly	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
QV-M*	3	Quercus virginiana / Southern Live Oak	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
RELOCATED TREES			
QV-R*	4	Quercus virginiana / Southern Live Oak	Relocated
RE-R*	15	Roystonea elata / Florida Royal Palm	Relocated
SP-R*	8	Sabal palmetto / Cabbage Palmetto	Relocated
SHRUBS			
AAT	16	Agave attenuata / Foxtail Agave	18" HT X18" SPR
ALC	2	Alcantarea imperialis / Imperial Bromeliad	24" HT. X 24" SPR.
BK	50	Bougainvillea 'Imperial Thai Delight' / Bougainvillea	5' HT. X 30" SPR., STD., 3` C.T.
CL2	1,635	Clusia guttifera / Small Leaf Clusia	5-6` HT X 36" SPR
STR	311	Strelitzia reginae / Bird Of Paradise	36" HT X 36" SPR.
SHRUB AREAS			
AS	1,169	Allamanda schottii / Bush Allamanda	124" HT. X 24" SPR. @ 24" O.C.
AC	119	Alocasia odora `California` / California Elephant Ear	24" HT X 24" SPR. @ 24" O.C.
CAR	5,409	Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa	10" HT X 10" SPR @ 12" O.C.
CHH*	447	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum	18" HT X 24" SPR @ 30" O.C.
COC*	42	Coccoloba uvifera / Sea Grape	36` HT. X 36" SPR. @ 36" O.C.
COD*	477	Codiaeum variegatum `Magnificent` / Croton	24" HT X 24" SPR @ 24" O.C.
CON*	1,670	Conocarpus erectus `Sericeus` / Silver Buttonwood	24" HT. X 24" SPR. @ 24" O.C.
DIA	736	Dianella tasmanica `Blueberry` / Blueberry Flax Lily	12" HT X 12" SPR @ 18" O.C.
FIC	6,412	Ficus microcarpa `Green Island` / Green Island Ficus	10" HT X 10" SPR @ 18" O.C.
GAL	735	Galphimia glauca / Thryalis	24" HT. X 24" SPR. @ 36" O.C.
LIR	1,187	Liriope muscari / Lilyturf	8" HT X 8" SPR @ 12" O.C.
MUH*	1,840	Muhlenbergia capillaris / Pink Muhly	18" HT. X 18" SPR. @ 24" O.C.
NR	406	Neomarica caerulea 'Regina' / Giant Walking Iris	24" HT X 18" SPR. @ 18" O.C., PURPLE FLOWERS.
PBM	99	Philodendron x 'Burle Marx' / Burle Marx Philodendron	12" HT X 12" SPR. @ 18" O.C.
PDP	1,891	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Pringles	10" HT X 10" SPR @ 12" O.C.
SCH	83	Schefflera arboricola / Green Arboricola	36" HT X 36" SPR. @ 36 O.C.
TRI*	529	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	18" HT. X 18" SPR. @ 30" O.C.
GROUND COVERS			
JB	4,358	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	6" HT. X 6" SPR. @ 8" O.C.
OPH	1,187	Ophiopogon japonicus / Mondo Grass	6" HT x 6" SPR. @ 8" O.C.

NOTES:
1) * DENOTES NATIVE SPECIES
2) ALL SOD TO BE ST. AUGUSTINE

LANDSCAPE REQUIREMENT CHART

LOCATION / AREA	CODE REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE ISLANDS	1 TREE PER ISLAND (25% PALMS MAX.)	100 TREES (25 PALMS MAX.)	100 TREES (97 SHADE TREES/ 3 MULTI-TRUNK PALM TREES)
PERPENDICULAR LANDSCAPE STRIPS	5' LANDSCAPE STRIP 1 TREE / 40 LIN. FT. 12 SHRUBS / 40 LIN. FT.	5' LANDSCAPE STRIP (1,185 L.F.) 30 TREES 356 SHRUBS	7.5' LANDSCAPE STRIP 30 TREES 1,230 SHRUBS
FOUNDATION PLANTINGS	MIN. 3 TIERS: TREES, SHRUBS, & GROUND COVERS	3 TIERS	3 TIERS (37 PALMS/1 TREE)
MIN. LANDSCAPE FOR OPEN SPACE	1 TREE / 1000 SQ. FT. 5 SHRUBS / 1000 SQ. FT.	170 TREES (170,203 S.F.) 851 SHRUBS	307 TREES 6,665 SHRUBS
BUFFER AREAS	3 TREES / 40 LIN. FT. (6 SHADE TREES MIN.) 12 SHRUBS / 40 LIN. FT. 3' HT. HEDGE OR WALL ALONG BUFFER	2,102 L.F. OF BUFFER 158 TREES (47 SHADE TREES MIN.) 631 SHRUBS 3' HT. HEDGE	187 TREES (95 SHADE) (29 COUNT TOWARD MITIGATION CREDIT) 3,359 SHRUBS 5' HT. HT HEDGE
NATIVE SPECIES	50% OF ALL REQUIRED PLANTINGS	793 NATIVES	5,362 NATIVES



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Consultants:

Revisions:

9/5/2025	1	RESUBMITTAL #1
1/16/2026	2	RESUBMITTAL #2
3/13/2026	3	RESUBMITTAL #3

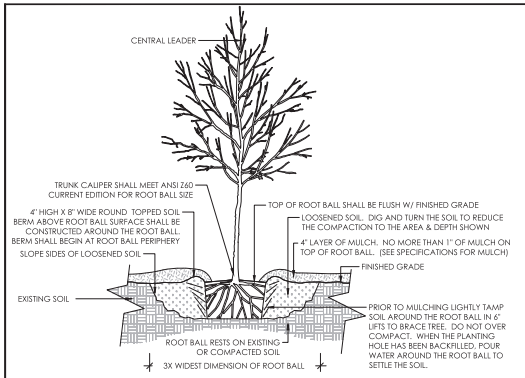
LIFE TIME
11801 Heron Bay Blvd.
Coral Springs, Florida

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.
Sunshine811.com

Drawn By:	JG
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

LANDSCAPE PLAN

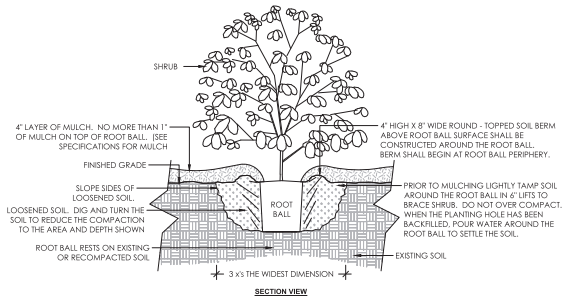
SHEET #: LP.5



1 TREE PLANTING DETAIL

SCALE: 1/2" = 1'- 0"

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

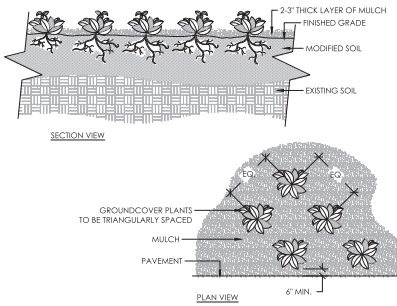


SECTION VIEW

2 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'- 0"

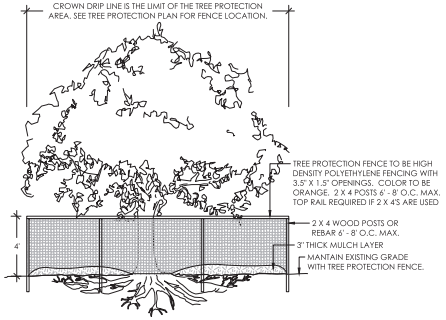
NOTES:
1. SHRUB SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



3 GROUND COVER

SCALE: 3/4" = 1'- 0"

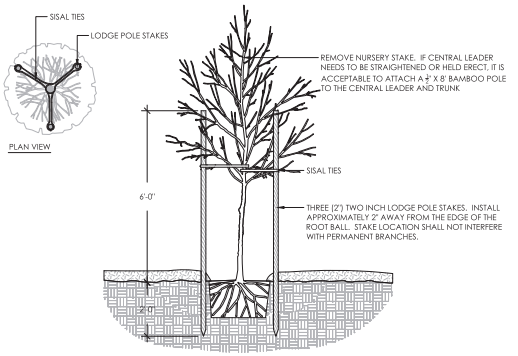
NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



4 TREE PROTECTION DETAIL

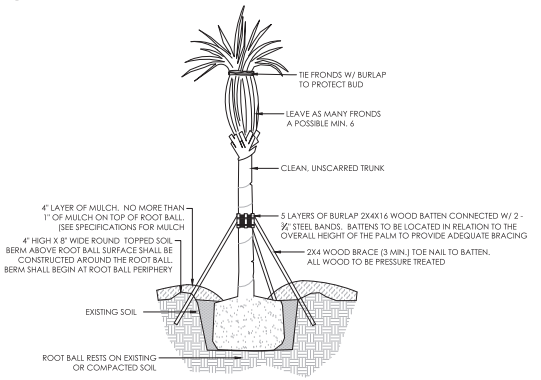
SCALE: 1/4" = 1'- 0"

NOTES:
1. KEEP OUT OF TREE PROTECTION AREA
2. FENCE TO BE INSTALLED ALONG DRIPLINE OF EXISTING TREES
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



5 TREE STAKING DETAIL

SCALE: 1/2" = 1'- 0"

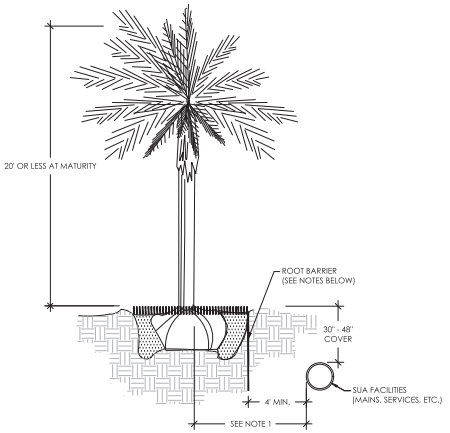


6 PALM STAKING DETAIL

SCALE: 1/4" = 1'- 0"

LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL EXISTING LANDSCAPE MATERIAL AS NOTED PER THE PLANS. IF ANY OF THE PROTECTED, PRESERVED, OR RELOCATED TREES DIE DURING CONSTRUCTION OR THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE THE LANDSCAPE MATERIAL IN KIND.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
4. CONTRACTOR RESPONSIBLE FOR ACHIEVING ADEQUATE PERCOLATION RATE (AS DESCRIBED ON THE LANDSCAPE NOTES) AND BACK FILLING WITH SPECIFIED SOIL/MATERIAL.
5. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. INSIDE OF ALL RETAINING WALLS AND RAISED PLANTERS SHALL BE SEALED WITH AN APPROPRIATE WATER-PROOFING SUBSTANCE, AND SHALL NOT BE VISIBLE ONCE SOIL IS BACKFILLED.
6. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
7. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
8. MAINTAIN EXISTING GRADE TO THE DRIP LINE OF EXISTING TREES.
9. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.
10. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
11. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
12. 'LA' INDICATES LANDSCAPE AREA. IN THESE AREAS, THE FILL SOIL SHALL BE OF A QUALITY OF SANDY LOAM ABLE TO SUPPORT PLANT LIFE, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE FREE OF ROCKS, SHELLS, OR RUBBLE.

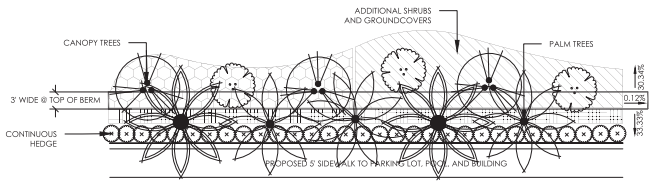


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT", "ROOT SOLUTIONS", AND "NDS EP SERIES".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7 TREE PROTECTION DETAIL

SCALE: 1/4" = 1'- 0"



8 WESTERN BUFFER AND BERM DETAIL

SCALE: 1" = 10'

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Consultants:

Revisions:

9/5/2025	1	RESUBMITTAL #1
1/16/2026	2	RESUBMITTAL #2
3/13/2026	3	RESUBMITTAL #3

LIFE TIME
11801 Heron Bay Blvd.
Coral Springs, Florida

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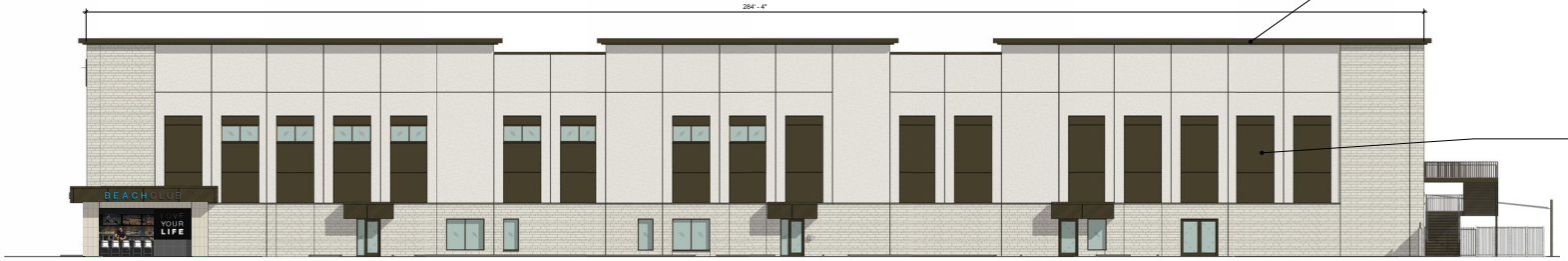
Drawn By:	JG
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

LANDSCAPE DETAILS

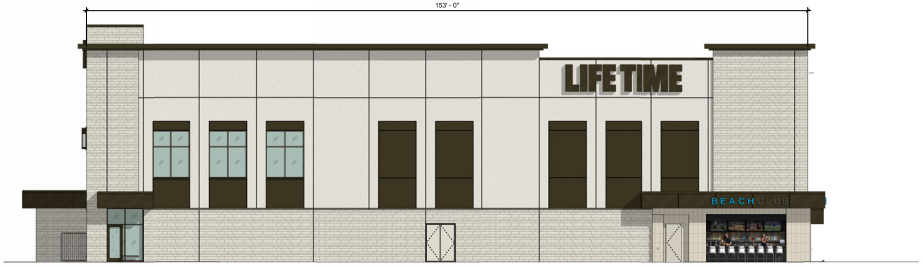
SHEET #: LP.6



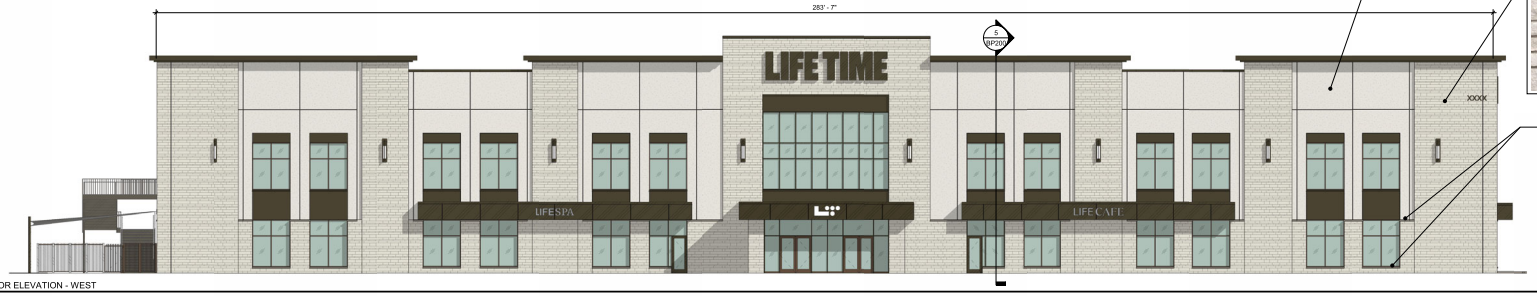
4 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

Aluminum Panel Cornice and Awning

Accent Color: Dark Bronze

Sand-blasted Precast Concrete

Stained to Match Accent Color: Dark Bronze (or similar)

Sand-blasted Precast Concrete

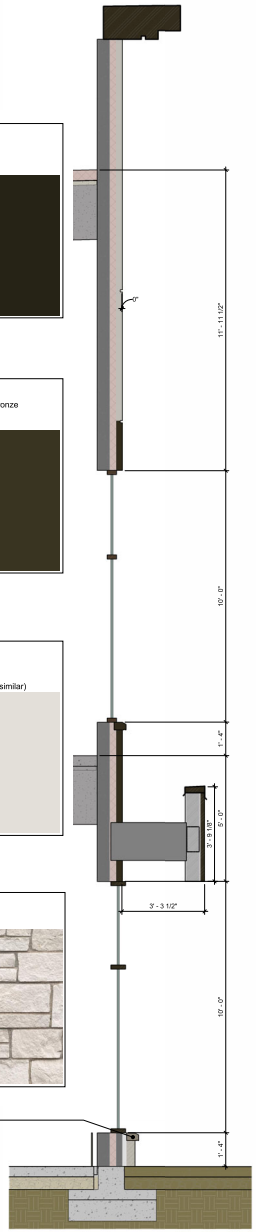
Integral Color Mix to Match:

Sherwin Williams SW9173 Shiitake (or similar)

4" Limestone Veneer

Hedberg - Landmark Castle

PRECAST CONCRETE SILL TYPICAL AT ALL LIMESTONE TERMINATION LOCATIONS



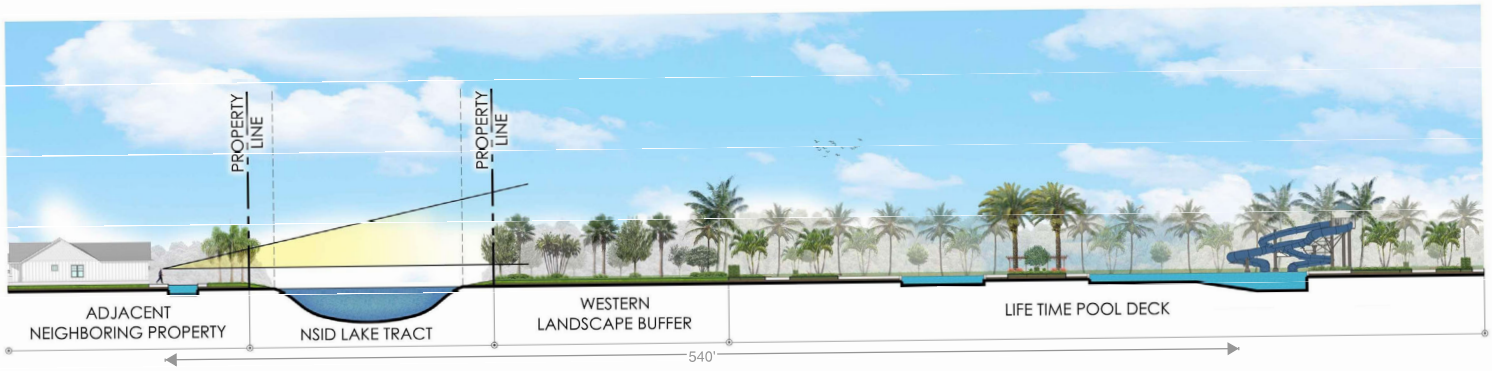
5 WALL SECTION
1/2" = 1'-0"
1/ BP200

CORAL SPRINGS, FL

BP200 EXTERIOR ELEVATIONS

06/26

LIFE TIME
HEALTHY WAY OF LIFE



CROSS SECTION C




LIFETIME
LIFE CAFE

Joe Cuschieri, P. E. , Ph. D
Acoustics and Vibration Consultant

Noise Control Services
2398 NW 38th Street
Boca Raton, Florida, 33431
TEL: 561 289 7091
FAX: 561 852 1784
Email: joe@cuschieri.us

April 7, 2026

Ms. Jenna Lane
Planning Manager,
Development Services Dept.
City of Coral Springs
9500 West Sample Road,
Coral Springs, FL 33065

Re: Proposed LifeTime Heron Bay, Coral Springs, Florida.
Comments on Revised Updated Report

Dear Ms. Lane:

This letter provides comments related to the latest of the revised Environmental Noise Assessment report, dated December 12, 2025, and the Noise Study Response to Comments also dated December 12, 2025, both prepared by Luke Saxelby, INCE Bd. Cert., of Saxelby Acoustics LLC on behalf of Life Time Inc. of Minnesota. This second revised report and response letter are in reply to comments provided on November 30, 2025.

In the comments provided on November 30, 2025, there were two outstanding issues that still required clarification:

1. The HVAC equipment on the roof of the Life Time Inc. building
2. The impact noise from the Picket Ball courts.

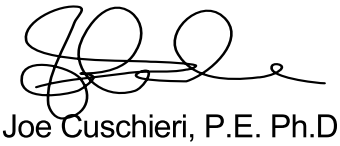
In the latest version of the Environmental Noise Assessment report, dated December 12, 2025, it is stated that while there will be 18 HVAC units located on the roof of the Life Time Inc. building, these units may not all operate at the same time and that these units are scattered around throughout the building roof. Furthermore, the distance considered to the nearest residential property is the distance to the façade, instead of the distance to the property line. Assuming a nominal average location of the HVAC units to be the center of the building roof, the distance to the most sensitive residential property doubles as compared to the nearest location. Taking also into account the 3 feet high parapet around the perimeter of the roof that will act as a partial noise barrier, the calculated L50 noise level, by Saxelby Acoustics LLC, at the façade of the nearest property is predicted to be 33 dBA, which is below the nighttime L50 noise level of 50 dBA allowed by the City of Coral Springs Noise Ordinance and below the measured ambient L50 noise levels of approximately 44 dBA to 47 dBA during nighttime hours.

The latest revision of the Environmental Noise Assessment report also provides a prediction of the anticipated noise levels from activities on the pickleball courts. The predictions are based on both L50, the metric used by the Coral Springs Noise Ordinance and Lmax, the metric used to assess annoyance from pickleball noise which is based on the sound quality of Pickleball. Literature provides a criterion that compares the noise levels generated by pickleball to ambient background noise levels as a means to correlate pickleball noise with annoyance. Saxelby Acoustics LLC performed modelling analysis for both L50 and Lmax (results shown in Figure 8 of the latest report) and based on this analysis the maximum noise level (Lmax) generated by pickleball activities are predicted to range between 47 dBA to 50 dBA at the nearest residential sensitive receptor. The L50 sound levels have been shown in previous reports that these would also be below the L50 noise levels allowed by the City of Coral Springs Noise Ordinance. It is concluded by Saxelby Acoustics LLC that based on these calculations the noise from the use of the pickleball courts complies with the recommended standard for both daytime and nighttime hours and the City of Coral Springs Noise Ordinance.

Taking into consideration the analysis and predictions of the sound levels provided by Saxelby Acoustics LLC, the proposed LifeTime Heron Bay, Coral Springs, Florida, facility would be in compliance with the City of Coral Springs Noise Ordinance.

Please do not hesitate to contact me if you have any questions once you have time to review this information.

Sincerely,



Joe Cuschieri, P.E. Ph.D.
Acoustic Consultant

TRAFTECH ENGINEERING, INC.

March 2, 2026

Ms. Jenna Lane – Planning Manager
Development Services Department
City of Coral Springs
9500 W. Sample Road
Coral Springs, Florida 33065

Re: Lifetime – Review of Traffic Analysis (Exhibit C)
February 16, 2026, Submittal

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the updated (February 16, 2026) Application for Amendment to the Land Use Plan for Lifetime, Inc. located at 11801 Heron Bay Boulevard in the City of Coral Springs. More specifically, our review focused on Exhibit C – Traffic Analysis. The following is a summary of our findings:

- All previous traffic comments documented in our memorandum dated January 27, 2026, have been adequately addressed. We have no further comments.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TRAFTECH ENGINEERING, INC.

May 11, 2026

Ms. Jenna Lane – Planning Manager
Development Services Department
City of Coral Springs
9500 W. Sample Road
Coral Springs, Florida 33065

Re: Lifetime – Review of Supplemental Evaluation
Signal Warrant Study for Heron Bay Boulevard and NW 118th Avenue

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the preliminary signal warrant study prepared by Kimley-Horn and Associates, Inc. (report dated April 30, 2026) for the intersection of Heron Bay Boulevard and NW 118th Avenue. Additional crash data provided by the City of Coral Springs Police Department was also reviewed as part of this effort. The following is a summary of our findings:

- Based on projected traffic volumes, crash data during the last 36 months, and analyses presented in the Kimley-Horn report, a traffic signal is not warranted at the intersection of Heron Bay Boulevard and NW 118th Avenue.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

CORAL SPRINGS
EVERYTHING UNDER THE SUN

April 7, 2026

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

Re: Letter of Support for the Approval of Life Time Inc.

Dear Ms. Jou,

The Coral Springs Office of Economic Development has reviewed the request for a rezone, comprehensive plan amendment and special exception and supports approval. The property is currently underutilized and the approvals will allow for much needed improvements.

The project will create jobs and enhance the tax base by adding a new facility to the tax roll. Life Time provides a wide range of amenities to its members such as physical fitness and sports and recreational programs that go above and beyond the typical gym. It also meets several of the City's Strategic Goals including "A Family-Friendly Community; An Active, Healthy Community; and A Thriving, Resilient Business Community."

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 No. 2026-106 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FOR 13.11± ACRES OF LAND, GENERALLY LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, SAID LAND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, FROM MODERATE (2.00-7.99) RESIDENTIAL TO COMMERCIAL; PROVIDING FOR AN EFFECTIVE DATE (CPAL25-0001)

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).

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.

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

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

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

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

Prepared by: Jenna Lane, Planning Manager
Print name and title

Jenna Lane
Jenna Lane (May 6, 2026 09:02:55 EDT)
Signature and Date

Coral Springs Business Impact Estimate Form (Blank Fillable Form)

Final Audit Report 2026-05-06

Created:	2026-05-06
By:	Matt Hoffman (mhoffman@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAiAkEtIye4if25EzrATscb1Xp2hJuRtnt

"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 Jenna Lane (jlane@coralsprings.gov)
2026-05-06 - 1:02:57 PM GMT- IP address: 199.27.247.2

Email verification link emailed to Jenna Lane (jlane@coralsprings.gov)
2026-05-06 - 1:03:00 PM GMT

Email viewed by Jenna Lane (jlane@coralsprings.gov)
2026-05-06 - 1:07:52 PM GMT- IP address: 199.27.247.2

E-signature verified by Jenna Lane (jlane@coralsprings.gov)
2026-05-06 - 1:07:52 PM GMT- IP address: 199.27.247.2

Agreement completed.
2026-05-06 - 1:07:52 PM GMT

Summary Sheet

Agenda Item: 8.

Meeting Date: June 17, 2026

Subject: Ordinance 2026-107, Second Reading, Life Time Rezoning (Tina Jou)

Requested Action: Request of Miskel Backman, LLP on behalf of Life Time to hold quasi-judicial and public hearings to adopt second reading of Ordinance 2026-107 relative to ZR25-0001 to rezone 13.11+/- acres, generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Golf Course (GC) to Community Business (B-2), and authorize transmittal of petition to the appropriate review agencies. First reading held May 20, 2026.
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, ADOPT, TRANSMIT)

Funding Source: Not Applicable

Placement: Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
Ordinance 2026-107
#1 - CPAL25-0001 & ZR25-0001 Petitions and Backup
#2 - Aerial Map
#3 - Site Map
#4 - Future Land Use Map
#5 - Zoning Map
#6 - Site Plan, Elevations, and Landscape Plans
#7 - Noise Review Memo
#8 - Traffic Review Memo
#9 - Letter from City of Coral Springs Economic Development Office
#10 - Coral Springs Business Impact Estimate

Background / Description:

The amendment site has a Golf Course (GC) zoning designation and is proposed to be rezoned to Community Business (B-2) to be consistent with the proposed land use designation.

Presenting: Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: June 17, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 3433/3434

SUBJECT: Ordinance 2026-106, Second Reading Life Time Future Land Use Map Amendment (CPAL25-0001)
Ordinance 2026-107, Second Reading Life Time Rezoning (ZR25-0001)

PLACEMENT: Public Hearing

REQUESTED ACTION: Request of Miskel Backman, LLP on behalf of Life Time to hold quasi-judicial and public hearings to adopt second reading of Ordinance 2026-106 relative to CPAL25-0001 to amend the Coral Springs Future Land Use Plan Map for 13.11+/- acres generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Moderate (2.00 - 7.99 dwelling units/acre) Residential to Commercial, and authorize transmittal of petition to the appropriate review agencies. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, ADOPT, TRANSMIT)

Request of Miskel Backman, LLP on behalf of Life Time to hold quasi-judicial and public hearings to adopt second reading of Ordinance 2026-107 relative to ZR25-0001 to rezone 13.11+/- acres, generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Golf Course (GC) to Community Business (B-2), and authorize transmittal of petition to the appropriate review agencies. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, ADOPT, TRANSMIT)

LOCATION: Tracts One and Two, Portions of Parcel A, Heron Bay One (See Location Map)

PRIOR ACTIONS:

05/20/2026	Commission unanimously (4-0) approved first reading of Ordinances 2026-106 & 2026-107.
04/13/2026	Board unanimously (4-0, Minoff absent) recommends approval of CPAL25-0001, ZR25-0001 and SE25-0007 subject to conditions.
01/31/2025	Plat Exemption subdividing a Portion of Parcel A of Heron Bay One Plat.
09/26/1997	Plat Exemption for a Portion of Parcel A and K of Heron Bay One Plat.
02/21/1995	Heron Bay Golf Club received site plan approval (1-DRC-95).
01/17/1995	City Commission approved replat of Heron Bay One.

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1. **HOLD A QUASI-JUDICIAL AND PUBLIC HEARING AND APPROVE SECOND READING OF ORDINANCE 2026-106 AND FIND PETITION CPAL25-0001 IN COMPLIANCE WITH AND FURTHERANCE OF THE COMPREHENSIVE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:**
   - **A. DECLARATION OF RESTRICTIVE COVENANTS SHALL BE SUBMITTED TO THE CITY ON A FORM ACCEPTABLE BY THE CITY ATTORNEY'S OFFICE RESTRICTING THE SITE TO COMMERCIAL USE ONLY. NO RESIDENTIAL SHALL BE DEVELOPED ON THE SITE;**
   - **B. AUTHORIZE TRANSMITTAL OF CPAL25-0001 TO THE STATE OF FLORIDA, BROWARD COUNTY, BROWARD COUNTY PLANNING COUNCIL, AND ALL APPROPRIATE REVIEWING AGENCIES; AND**

2. **HOLD A QUASI-JUDICIAL AND PUBLIC HEARING AND ADOPT SECOND READING OF ORDINANCE 2026-107, FIND PETITION ZR25-0001 CONSISTENT WITH THE COMPREHENSIVE**

City of Coral Springs
City Commission Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: Life Time Future Land Use Map Amendment (CPAL25-0001) & Rezoning (ZR25-0001)

PLAN CONTINGENT UPON APPROVAL OF CPAL25-0001, AND AUTHORIZE STAFF TO TRANSMIT TO APPROPRIATE REVIEW AGENCIES.

36 property owners have been notified.

Attachment:
Ordinances 2026-106 & 2026-107
#1 – CPAL25-0001 & ZR25-0001 Petitions and Backup
#2 – Aerial Map
#3 – Site Map
#4 – Future Land Use Map
#5 – Zoning Map
#6 – Site Plan, Elevations, and Landscape Plans
#7 – Noise Review Memo
#8 – Traffic Review Memo
#9 – Letter from City of Coral Springs Economic Development Office
#10 – Coral Springs Business Impact Estimates

City of Coral Springs
City Commission Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: Life Time Future Land Use Map Amendment (CPAL25-0001) & Rezoning (ZR25-0001)

PUBLIC HEARING: PETITION OF MISKEL BACKMAN, LLP ON BEHALF OF LIFE TIME TO AMEND THE CORAL SPRINGS FUTURE LAND USE PLAN MAP FOR 13.11+/- ACRES GENERALLY LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, LEGALLY DESCRIBED AS TRACTS ONE AND TWO, PORTIONS OF PARCEL A, HERON BAY ONE FROM MODERATE (2.00 - 7.99) RESIDENTIAL TO COMMERCIAL. (CPAL25-0001)

PUBLIC HEARING: PETITION OF MISKEL BACKMAN, LLP ON BEHALF OF LIFE TIME TO REZONE 13.11 +/- ACRES GENERALLY LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, LEGALLY DESCRIBED AS TRACTS ONE AND TWO, PORTIONS OF PARCEL A, HERON BAY ONE FROM GOLF COURSE (GC) TO COMMUNITY BUSINESS (B-2). (ZR25-0001)

GENERAL INFORMATION:

PETITIONER:	Miskel Backman, LLP on behalf of Life Time
LOCATION:	11801 Heron Bay Boulevard
LEGAL DESCRIPTION:	Tracts One and Two, Portion of Parcel A, Heron Bay One
ACREAGE:	13.11 +/- Acres
LAND USE:	EXISTING: City: Moderate (2.00-7.99 du/ac) Residential County: Irregular Residential (4.2 du/ac) PROPOSED: City: Commercial County: N/A
ZONING:	EXISTING: Golf Course (GC) PROPOSED: Community Business (B-2)
ADJACENT USES/ZONING:	North: North Springs Preserve and proposed Welcome Center (under construction), zoned Golf Course (GC), then Parkland municipal boundary South: Heron Bay Boulevard (104' right-of-way), then townhouse residences (Heron Preserve), zoned General Business (B-3) East: Hotel and Banquet Hall (Fort Lauderdale Marriot Coral Springs Hotel and Convention Center), zoned Golf Course (GC), then office complex (Heron Bay Corporate Campus), zoned General Business (B-3)

	West: North Springs Improvement District Canal, then single family residences, zoned One-Family Dwellings (RS-4)
TYPE OF AMENDMENT:	City/Local

BACKGROUND/DESCRIPTION: CPAL25-0001

The amendment site (±13.11 acres) is currently designated as Moderate (2.00-7.99 dwelling units/acre) Residential on the City's Future Land Use Map. If approved, the future land use of the site would change to Commercial.

As a companion to the Comprehensive Plan Amendment (CPAL) petition, a rezoning petition is also included to rezone the parcel to be consistent with the proposed land use.

PROPOSED DEVELOPMENT:

Miskel Backman, LLP on behalf of Life Time, is proposing to construct a lifestyle and fitness facility located north along Heron Bay Boulevard, west of Coral Ridge Drive, and directly south of the municipal boundary separating Coral Springs from Parkland.

The site is comprised of two parcels, one of which is owned by North Springs Improvement District (NSID) and the easternmost property (where the majority of the former Golf Club is located) is owned by the City of Parkland. Life Time is currently under agreement and undergoing the entitlement process with the two parties to convey both properties to accommodate the development of the site.

Previously, the property served as the parking lot and clubhouse for the Heron Bay Golf Club. The property has been largely unused and vacant for several years. The City of Parkland will be demolishing the building due to a recent fire.

The facility will include a two-story, 86,750 square foot athletic club with accessory uses which exceed the typical offerings generally associated with fitness facilities. Life Time provides accommodations such as pools, spas, cafes, salons, indoor and outdoor food and beverage sales, and classes for children and aging adults.

ADDITIONAL LAND DEVELOPMENT ACTIONS

It should be noted that petitions for comprehensive plan amendments and rezonings do not require a master plan or site plan for approval; however, a site plan, landscape plans and elevations are included as Attachment #6. A petition has been submitted by the Petitioner for special exception approval for the minimum landscape requirements for interior parking areas and is contingent on City Commission approval of the rezoning and land use amendment petitions. Final approval of the design and site plan will occur through the City's Development Review Committee (DRC) process.

Additional land development actions, including dedication and abandonment of existing easements and plat actions that must occur prior to issuance of building permit. Existing access

agreements between the adjacent properties must also be modified and new access and parking agreements are required to be executed prior to receiving DRC approval for the development.

HISTORY OF THE SITE AND CURRENT CONDITIONS

The amendment site was originally part of the Florida Fruit Lands Company's Subdivision No. 2 plat as recorded in Book 1, Page 102 of the Public Records of Palm Beach County, Florida.

In 1995, the City Commission approved a replat of Heron Bay One. Following the replat, the Heron Bay Golf Club received site plan approval in 1995. The golf club, pending future demolition due to a fire, has been vacant for several years with the property underutilized.

A site plan and plat exemption subdividing the portions of the amendment site was approved in 2025 for the North Springs Preserve and Welcome Center. A portion of the site, Tract 1, was a component of a larger site which received site plan approval to accommodate parking for the North Springs Preserve and Welcome Center. However, the new proposal of Life Time has reenvisioned the purpose for the property and is pending site plan and plat waiver approval.

LAND USE COMPATIBILITY

A. LAND USE

The proposed amendment will change the City of Coral Springs Future Land Use Map and amend 13.11 acres from Moderate Residential to Commercial.

The goal of the Commercial land use is to "provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners." This designation will provide a consistent land use category for the proposed Life Time facility athletic club use, ensuring compatibility with the Comprehensive Plan.

The athletic club will be a prominent point of activity for not only the City's residents and business owners, but will benefit the City of Parkland as well due to the project's cohesiveness with Parkland's neighboring commercial development, currently underway. The revitalization of the area, which has been left underutilized, will serve as a benefit to the entire community, transcending city boundaries.

Staff Conclusion: Commercial designation is the appropriate designation for the proposed athletic club. The amendment will not affect the City's LOS, and therefore, is consistent with the Comprehensive Plan GOPs.

B. CONSISTENCY WITH LOCAL, COUNTY, REGIONAL, AND STATE COMPREHENSIVE PLANS

1. City of Coral Springs Comprehensive Plan: Future Land Use Element

The proposed Future Land Use Map Amendment to Commercial is consistent with Goals, Objectives and Policies of the City of Coral Springs Comprehensive Plan.

Policy 1.1.17. The compatibility of existing and future land uses, and established character of predominately developed areas shall be a primary consideration in the review and approval of amendments to the City Comprehensive Plan and land development regulations. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns

Goal 3.0.0. To provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners.

Policy 3.1.1. The City shall maintain land development regulations regarding commercial land uses that shall have the following characteristics:

1. Be located and designed to provide convenient and safe access to the population served
2. Be provided in appropriate quantity and type to serve the range of needs of the population served
3. Be compatible in scale and intensity with neighboring land uses
4. Be designed in a manner that to the maximum extent preserves the environmental setting and maintains environmental quality
5. Be located in such a manner as to avoid proliferation of strip commercial development
6. Be designed in a manner that mitigates impacts between commercial and residential land uses through the use of appropriate setbacks, buffering, etc.

Staff's Conclusion: Based on the surrounding existing development to the east of the site, in addition to the golf course and club which previously existed on the property, the proposed Commercial land use is the most appropriate land use for the site, more so than the existing Residential land use. The Commercial designation will promote healthier living within the surrounding neighborhoods and revitalize the site for the community to enjoy.

2. Broward County Land Use Plan

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorated areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

Staff Conclusion: The proposed Commercial land use is deemed more appropriate than the existing Moderate Residential designation because the existing uses and former use of the site are nonresidential in nature. The proposed use of the site serves to facilitate physical activity throughout the community where the clubhouse once existed and boost economic activity throughout the City.

3. South Florida Regional Policy Plan

Goal 4: Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.

Staff Conclusion: Proposed amendment is consistent with local, county and regional comprehensive plans.

IMPACT ON LEVELS OF SERVICE

The following summarizes the impact of the proposed development on the City's Level of Service (LOS) standards as identified in the Comprehensive Plan.

A. TRAFFIC GENERATION ANALYSIS

The City's Traffic Engineering consultant, Traf Tech Engineering, Inc., reviewed the Petitioner's Traffic Impact Analysis conducted by Kimley Horn, dated February 2026 and concurs with the findings.

Broward County guidelines establish a 3% significance threshold to determine whether a proposed development will create a significant impact on a roadway segment. The Traffic Analysis identified Holmberg Road for both PM peak hour and daily trips exceeding the 3% threshold. For the PM peak hour analysis, the section of Holmberg Road that is significant includes the link from Coral Ridge Drive to Pine Island Road, and for the daily analysis the segments Coral Ridge Drive to Pine Island Road and Pine Island Road to University Drive.

The link capacity analysis is based upon the data received in the Traffic Analysis Report. The level of service analysis indicates the proposed development is expected to result in an increase of 3,753 daily trips and a net increase of 237 PM peak hour trips. However, due to the Florida Turnpike Enterprise (FTE) project to expand the Sawgrass Expressway, Coral Ridge Drive will be widened from a four lane cross section to a six lane cross section, which is anticipated to not only accommodate the development but alleviate the existing level of service for the affected roadways. The impacts on the adjacent roadways affected by the subject site are detailed further in the analysis included in the backup.

Staff Conclusion: The development will have a net increase in trip generation if the land use is changed from Residential to Commercial. However, the impact is not considered significant and improvements to Coral Ridge Drive through the FTE project will alleviate impacts and improve the existing level of service along the roadway.

B. POTABLE WATER

The North Springs Improvement District (NSID) services the amendment site, and the Comprehensive Plan provides a level of service standard for potable water at 105 gallons per day per capita. Based on the analysis and letter provided by the Petitioner from NSID, sufficient capacity exists for the proposed development.

Staff Conclusion: Sufficient capacity is available to meet Potable Water LOS.

C. SANITARY SEWER

North Springs Improvement District (NSID) services the amendment site and is part of the Large Users Agreement, which is a regional wastewater transmission agreement with Broward County.

According to the Comprehensive Plan, NSID's level of service for sanitary sewer is 115 gallons per day per capita. The required gallons per capital for commercial uses are 2,000 gpd/acre while moderate residential has an established demand of 300 gpd/dwelling unit. The residential use, based on the allowable density of 107 dwelling units for the site, would require 32,100 gpd/acre. The proposed amendment to Commercial would require a demand of 26,220 gpd/acre, which is a decrease in the potential level of demand.

Staff Conclusion: Based on the approval of NSID, sufficient capacity is available to meet Sanitary Sewer LOS subject to construction of a new lift station, which is demonstrated on the plans.

D. SOLID WASTE

Per Policy 1.1.7 of the Solid Waste Element of the City's Comprehensive Plan, the level of service for solid waste for residential use is 8.9 pounds per dwelling unit per day and 4 pounds per 100 square feet per day for the proposed athletic club facility.

The existing land use results in a solid waste generation of 952.3 pounds per day. The proposed amendment site would result in a solid waste generation of 3,446 pounds per day. Therefore, the proposed land use designation would result in an increase of 2,493.7 pounds per day.

Staff Conclusion: Sufficient capacity is available to meet Solid Waste LOS. Further, the developer has provided a letter from FCC Environmental Services, Coral Springs' solid waste processor, attesting to the service provider's ability to service the amendment site.

E. DRAINAGE

The proposed amendment must meet the level of service standards identified in the City's Comprehensive Plan, Drainage Sub-Element Policy 1.1.6 and shown in Table 2:

City Drainage Level of Service

Storm Design	Primary	10 year – 1-day storm event. Cumulative rainfall total of 8 inches.
	Secondary	3-year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT) Rainfall intensity – Duration – Frequency Curves for Zone 10.
Building pads		First floor building elevations at, or above, the 100-year flood stage.
Roadways		Roadways and parking lot elevations at, or above the 10-year flood stage.

Staff Conclusion: The Petitioner provided a letter issued by NSID stating their ability to adequately service the site with the condition the Petitioner install a lift station for the development, which is demonstrated on the site plan. Staff reviewed the analysis and determined the drainage to be acceptable.

F. SCHOOLS

Since the project does not include residential units, it does not affect School Board Consistency and is not applicable.

G. RECREATION AND OPEN SPACE

The current City level of service standard is 4 acres of developed park per 1,000 population. Current BEBR populations estimates provides 136,062 residents within the City. The property is identified as a Semi-Public/Private Golf Course within the City of Coral Springs Recreation and Open Space System Table, certified in December 2020, which includes approximately 1,142.6 acres of developed park land including neighborhood, community, regional, city and county parks, as well as semi-private golf courses. This provides an existing recreation and open space Level of Service of 8.39 acres per 1,000 population (1,142.6 acres of park land/136,062 population/1,000), over double the required level of service. While it was listed in the table, privately owned golf courses not zoned or having a land use designation as Park are not counted towards required acres on the Broward County Land Use Plan.

Since the property is not owned by the City of Coral Springs and is designated Residential Moderate, it would not adversely impact the Recreation and Open Space Element or remove park acreage from the total required by the Comprehensive Plan.

Staff Conclusion: Sufficient park acreage exists to accommodate the population within the City and meet City and County LOS requirements.

H. PUBLIC SAFETY

The proposed development has been reviewed by the City's Police and Fire Departments, and both have provided preliminary comments. The Public Safety and Security Plan has been deemed acceptable by Police from a Crime Prevention Through Environmental Design (CPTED) perspective. The Petitioner is working with the Fire Department to ensure fire access is provided in a sufficient manner through the development review process.

Staff Conclusion: Public Safety will be finalized on the site plan through the development review process.

ZONING ANALYSIS: ZR25-0001

The amendment site has a Golf Course (GC) zoning designation and is proposed to be rezoned to Community Business (B-2) to be consistent with the proposed land use designation. A detailed review of the proposed site plan for compliance with the Land Development Code (LDC) and Architectural Design Guidelines is underway as part of the development review process.

A. COMMUNITY BUSINESS (B-2)

The Community Business (B-2) District is intended primarily to provide general commercial activity for a wide range of goods and services to the entire community. Such businesses generally require locations convenient for both vehicle and pedestrian traffic and would be expected to have orientation toward and direct access to arterial roadways.

B. BUFFERING

The proposed B-2 district requires a minimum front yard setback of not less than sixty-five feet, except where the front plot line is adjacent to a right-of-way of less than sixty feet in width the setback is a minimum of 25 feet.

When B-2 is adjacent to residential uses and is across a body of water, a minimum 25-foot buffer applies in addition to utilizing a wall or earthen berm, or combination thereof with a minimum height of five feet.

The Petitioner is complying with the requirements by installing a significant landscape buffer and providing an earthen berm where appropriate, meeting the minimum requirements established by Code.

C. TRAFFIC

As proposed, the Life Time facility will maintain ingress and egress from Heron Bay Boulevard. The Petitioner is proposing to provide a separate right turn lane exiting the site to accommodate the additional traffic flow and eliminate stacking concerns.

The proposed plans were reviewed by the City's traffic consultant, Joaquin Vargas of Traf Tech, who determined the proposed improvements relative to the circulation and access of the property to meet the needs and demands of the site.

Staff Conclusions: The proposed Community Business zoning is appropriate and consistent with the proposed Commercial land use designation.

CONCLUSION

Based on the Petition provided and foregoing analysis, Staff finds petitions for CPAL25-0001 and ZR25-0001 are consistent with and in furtherance of the City of Coral Springs Comprehensive Plan. Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission for the proposed amendment and rezoning and schedule the items for the May 20, 2026 City Commission meeting.

INTERVENING ACTION FROM THE APRIL 13, 2026 PLANNING & ZONING BOARD MEETING

During the Planning & Zoning Board meeting, residents expressed concerns about traffic throughout Heron Bay Boulevard and the potential need for a signalized intersection at Heron Bay Boulevard and NW 118th Avenue. The City's traffic consultant addressed concerns and

recommended a preliminary signal evaluation of Heron Bay Boulevard and NW 118th Avenue, in addition to reviewing the last three years of crash data. The Board stipulated the Petitioner submit a preliminary signal evaluation and analysis of crash data from the last 36 months prior to being heard by City Commission. The Petitioner submitted an analysis which was reviewed by the City's traffic consultant, who determined a signalized intersection is not warranted. While a signal is not warranted currently, Staff will require a signal warrant analysis for the intersection of Heron Bay Boulevard and NW 118th Avenue be conducted and submitted to the City one year after Life Time obtains their certificate of occupancy. Should improvements be warranted, the Petitioner will be required to contribute their proportionate share of the construction costs as determined by the City's Traffic Consultant within twelve months of the determination. This requirement is included as a condition of the special exception petition SE25-0007.

The Petitioner was also required to work with Staff to address aesthetic enhancements around the building prior to City Commission. The Petitioner revised the elevations to incorporate limestone along each elevation, as shown in Attachment #6. While the incorporation of the stone satisfied the condition, the Petitioner will continue to work with Staff to coordinate color palettes during the Development Review Process.

INTERVENING ACTION FROM THE MAY 20,2026 CITY COMMISSION MEETING

On May 20, 2026, the City Commission unanimously approved first reading of Ordinances 2026-106 and 2026-107 (4-0).

ORDINANCE NO. 2026-107

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, APPROVING THE REZONING OF 13.11± ACRES OF LAND, GENERALLY LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, SAID LAND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, FROM GOLF COURSE (GC) TO COMMUNITY BUSINESS (B-2); PROVIDING FOR AN EFFECTIVE DATE (ZR25-0001).

WHEREAS, Petition No. ZR25-0001 requests a rezoning of 13.11± acres generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, said lands 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 Golf Course (GC) to Community Business (B-2); and

WHEREAS, the Planning and Zoning Board of the City of Coral Springs, after due notice and public hearing found Petition No. ZR25-0001 in compliance with the Comprehensive Plan, and recommended that a rezoning to Community Business (B-2) 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 Community Business (B-2) 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 13.11± acres generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, said lands being in the City of Coral Springs, Broward County, Florida, and more particularly described in Exhibit "A", attached hereto and incorporated herein, from Golf Course (GC) to Community Business (B-2) 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 not become effective until the effective date of Ordinance No. 2026-106, the corresponding Comprehensive Plan Amendment (Petition No. CPAL25-0001).

PUBLISHED the _____ day of _____, 2026.

PASSED FIRST READING the _____ day of _____, 2026.

PASSED SECOND READING the _____ day of _____, 2026.

_____
SCOTT BROOK, Mayor

ATTEST:

_____
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous ___
Motion /2nd

			Yes	No
___	___	MAYOR BROOK	___	___
___	___	COMMISSIONER CERRA	___	___
___	___	COMMISSIONER MCHUGH	___	___
___	___	COMMISSIONER SIMMONS	___	___

EXHIBIT A

PROPERTY DESCRIPTION:

BEING ALL OF TRACT 1 AND 2, NORTH SPRINGS IMPROVEMENT DISTRICT, IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 10, PAGE 6, OFFICIAL RECORDS, BROWARD COUNTY, FLORIDA.

TRACT 1
LEGAL DESCRIPTION:

A PORTION OF PARCEL A, HERON BAY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL A; THENCE NORTH 45°11'42" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF731.87 FEET TO THE NORTH BOUNDARY OF SAID PARCEL A; THENCE SOUTH 89°48'18" EAST, ALONG SAID NORTH BOUNDARY OF PARCEL A, A DISTANCE OF 281.26 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 15.00 FEET THENCE NORTH 89°48'18" WEST, A DISTANCE OF 275.05 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 44°48'18" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 32°06'58" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 159.63FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 49.81 FEET; THENCE SOUTH 49°26'00" EAST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1245.00 FEET AND A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 45.37FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 79°36'44" WEST, SAID POINT BEING ON THE WEST LINE OF THE 24 FOOT WIDE ACCESS & UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 24338, PAGE 250 AND OFFICIAL RECORD BOOK 27435, PAGE 626,OF THE AFORESAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID 24 FOOT WIDE ACCESS & UTILITY EASEMENT AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28

FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF81.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1190.00FEET AND A CENTRAL ANGEL OF 01°05'53", AN ARC DISTANCE OF 22.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 50.66 FEET; THENCE NORTH 49°26'00"WEST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 75.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 118.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 38°06'01", AN ARC DISTANCE OF 312.54 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, TO THE POINT OF BEGINNING.

TRACT 2
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE NORTH 89°48'18" WEST, ALONG THE SOUTH LINE OF THE NORTH WEST QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, A DISTANCE OF 355.20 FEET; THENCE SOUTH 00°11'42"WEST, DEPARTING SAID SECTION LINE, A DISTANCE OF 155.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 369.97 FEET; THENCE NORTH89°48'18" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 617.04 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 166.00 FEET TO A POINTON THE NORTH RIGHT OF WAY LINE OF HERON BAY BOULEVARD; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 157.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF19.97 FEET; THENCE SOUTH 89°48'18" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 00°11'42" EAST, A DISTANCE OF 178.00 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 50.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 32°47'57" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 86.00 FEET, THROUGH A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 45.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 89°38'45" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1,245.00 FEET, THROUGH A

CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 70°10'06" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°26'00" WEST, A DISTANCE OF 169.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 35°50'39" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF27°10'42", AN ARC DISTANCE OF 49.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 43°31'32"WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 159.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 61°20'24" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 415.00 FEET, THROUGH A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°11'42" EAST, A DISTANCE OF 470.00 FEET; THENCE NORTH 44°48'18" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 45°11'42 EAST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 275.05 FEET TO THE POINT OF BEGINNING.

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Phone: (954) 344-1160 | Fax: (954) 344-1181
Monday-Thursday 8:00 a.m.-5:30 p.m. | Friday 8:00 a.m.-3:00 p.m.

Hover form fields for instructions.

Comprehensive Plan Amendment (CPA) Petition for Map Amendment(s)

Applicant Information

Applicant name	Owner name	Phone
Life Time c/o Miskel Backman LLP	City Of Parkland	5614053300

Street address: 14 SE 4th St, Suite 36

City: Boca Raton State: Florida ZIP Code: 33432

Email: cbilenki@miskelbackman.com

Property Description

Applicant must provide a complete accurate legal description of the land for which the map amendment is requested as Exhibit 1 and a title certification dated no more than 30 days prior to applicant's submittal from a title company licensed in the State of Florida, including a Statement of Restrictions, Reservations, Liens and Encumbrances, and including a statement identifying the owner of the property. An Attorney's Opinion of Title will also suffice. (See attached site map.)

Are there any covenants, deed restrictions and/or agreements that affect the use or development of the property?

○ Yes ◉ No

If yes, describe

General Information

Moderate Residential (2.00-7.99)	Golf Course (GC)
Current land use	Current zoning
Commercial	Community Business (B-2)
Proposed land use	Proposed zoning

Total acreage of property: 13.11 acres

A vicinity map must be provided which outlines the property and demonstrates its location in relation to existing streets and other significant features in the immediate area.

APPLICANT IS ADVISED TO SUBMIT PETITION FOR REZONING OF SUBJECT PROPERTY ALONG WITH THIS LAND USE MAP AMENDMENT APPLICATION SO THAT BOTH ACTIONS MAY BE PROCESSED CURRENTLY IF APPLICABLE.

Justification

The justification must be in written form and address the appropriateness of the proposed Future Land Use Map Amendment taking into consideration the following factors at a minimum:

a. Land Use Compatibility - the extent to which the proposed change in land use would result in any incompatible land uses, considering the type and location of uses involved.

b. Adequate Public Facilities - by utilizing Article III of Chapter 25 of the Land Development Code (relative to measurement of capacities and levels of service) provide a detailed comparison of the existing land use with the proposed land use relative to the following areas:
Transportation | Solid Waste | Mass Transit | Drainage | Water/Wastewater | Recreation
This analysis is necessary for all amendments, whether increasing or decreasing intensity and should be Exhibit 2.

c. Consistency - the extent to which the proposed is consistent with all elements of the Coral Springs Comprehensive Plan, the Broward County comprehensive Plan and the South Florida Regional Policy Plan.

d. Changed conditions - the extent to which land use and development conditions have changed since the effective date of the Future Land Use Map designations involved which are relevant to the property(s).

e. Other matters - any other matters which may be pertinent in support of this petition.

Certification

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

An agent for the owner of purchaser of this property

12/4/2025
Applicant signature/date

Notary Public

The foregoing instrument was acknowledged before me on December 4, 2025

by means of: ✓ physical presence ○ online notarization ○ took an oath ○ did NOT take an oath

✓ personally known ○ produced identification ID type _____

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

Notary seal

Cynthia Mary DiPonti 12/4/25
Notary signature/date

My commission expires 11/2/2028

Submit the following with this application:

- $7,366.64 fee plus recordation fee (Property owner notification and advertising costs to be determined by City Clerk (954) 344-1065.)
- Two (2) 11"x17"sets of site plan of subject property
- CD containing digital copies of all documents in PDF file

MISKEL BACKMAN LLP

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

APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

Life Time, Inc.

11801 Heron Bay Blvd
Coral Springs, FL

February 16, 2026

Life Time Inc. ("Applicant") is the contract purchaser comprised of a parcel owned by the City of Parkland and located at 11801 Heron Bay Boulevard ("Parkland Parcel"), and a second parcel owned by the North Springs Improvement District ("NSID") and located immediately to the west of the Parkland Parcel ("NSID Parcel") (the Parkland Parcel and NSID Parcel are collectively referred to herein as the "Property"). Together, the Property is +/- 13.41 gross acres, and is located within the City of Coral Springs ("City") and Broward County ("County"). The Property currently has a future land use designation of Residential Moderate (2.00-7.99 du/acre) on the City future land use map and Irregular Residential (4.2) on the County future land use map, and is currently zoned GC, Golf Course. The Property was part of the former Heron Bay Golf Course and Clubhouse, which has been vacant for a number of years. The Applicant is seeking to redevelop the Property with a two-story, +/- 86,750 square foot athletic country club with accessory uses ("Project").

To develop the project, the Applicant is requesting a Local Land Use Plan Amendment ("LLUPA") to amend the future land use designation of the Property ("Amendment Property") on the City future land use map from Residential Moderate (2.00-7.99 du/acre) to Commercial and apply Commercial Flex to the underlying Irregular Residential (4.2) on the County future land use map. Per the City's Land Use Plan Amendment application, applicants must demonstrate compliance with the below criteria to obtain application approval.

1. **Applicant must provide a complete accurate legal description of the land for which the map amendment is requested as Exhibit 1 and a title certification dated no more than 30 days prior to applicant's submittal from a title company licensed in the State of Florida, including a Statement of Restrictions, Reservations, Liens and Encumbrances, and including a statement identifying the owner of the property. An Attorney's Opinion of Title will also suffice.**

   A survey and legal description of the Amendment Property and title commitments have been provided as Exhibit A.

2. **A vicinity map must be provided which outlines the property and demonstrates its location in relation to existing streets and other significant features in the immediate area.**

   A locational map of the Amendment Property and maps showing the existing and proposed land use and zoning designations have been provided as Exhibit B.

3. **Land Use Compatibility - the extent to which the proposed change in land use would result in any incompatible land uses, considering the type and location of uses involved.**

   The proposed Commercial land use designation is more compatible with the surrounding land uses than the existing Residential designation. The Property previously served as the location of the golf course clubhouse and is bounded by a Marriott hotel to the east, former golf course land now owned by the North Springs Improvement District to the north and west, and a canal to the south. With the closure of the golf course and clubhouse, developing the Property for residential use is no longer the most suitable option for the area. The proposed Commercial designation will facilitate the development of an athletic country club, providing a recreational amenity for surrounding residents without negatively impacting adjacent neighborhoods.

4. **Adequate Public Facilities - by utilizing Article III of Chapter 25 of the Land Development Code (relative to measurement of capacities and levels of service) provide a detailed comparison of the existing land use with the proposed land use relative to the following areas:**

The current land use designation per the adopted City's Future Land Use Map is Residential Moderate (2.00-7.99 du/acre). Per Policy 2.12 of the Future Land Use Element of the City's Comprehensive Plan, the maximum allowable density for the Residential Moderate (2.00-7.99 du/acre) future land use category is 7.99 dwelling units per acre. Based on a lot size of 13.41 gross acres, a maximum of 107 dwelling units can be developed on the Property. As such, the following level of service analyses are based on an existing use of 107 dwelling units. This existing use has been compared with the proposed use of an 86,750 square foot athletic country club to provide the level of service analysis.

a. Transportation

Per Section 250193 of the City's Land Development Code, the following level of service standards shall be met for the transportation system:

The standard for measuring transportation capacities is the Florida Department of Transportation (FDOT) Table of Generalized Daily Level of Service Maximum Volumes as amended from time to time, excepting the measurement of capacity for local neighborhood roadways as defined by the city's comprehensive plan.

Type of Facility	Peak Hour Level of Service
Arterial roadways	D
Collector roadways	D
Local collector roadways	D
Local neighborhood roadways	C

A traffic analysis demonstrating compliance with the City's level of service standards has been provided as Exhibit C-Traffic Analysis.

b. Solid Waste

1. **Provide the solid waste level of service per the adopted and certified local land use plan.**

Per Policy 1.1.7 of the Solid Waste Sub Element of the City's Comprehensive Plan, the level of service standard for solid waste for residential uses is 8.9 lbs. per unit per day and 4 lbs. per 100 sq. ft. per day for the proposed athletic country club use.

2. **Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The Property is served by the Wheelabrator South Broward Waste to Energy Facility located at 4400 S. State Rd. 7, Fort Lauderdale, FL 33314. Per the Solid Waste Element of the Broward County Comprehensive Plan, the facility has a gross

electrical generating capacity of approximately 66 megawatts. In anticipation of future disposal needs, Broward County has received certification for ultimate generating capacities of 96.1 megawatts.

3. **Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

   The table below provides the solid waste generated by the amendment.

Use	LOS Standard	Square Feet/Dwelling Units	Demand Per Day
Existing Use			
107 Multi-family Dwelling Units	8.9 lbs. per unit per day	107	952.3 lbs.
Proposed Use			
Athletic Country Club*	4 lbs. per 100 sq. ft. per day	86,750	3,446 lbs.
Proposed Change in Demand:			+ **2,493.7 lbs. per day**

*The use category of Department Store was applied as the closest use to the proposed athletic country club.

4. **Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

   Confirmation from FCC Environmental verifying the above information regarding solid waste services has been provided as Exhibit D (Landfill Capacity Letter).

c. **Mass Transit**

1. **Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

   Per Section 250193 of the City's Land Development Code, the following level of service standards shall be met for mass transit:

   - Service within one-half (½) mile
   - Thirty (30) minutes headways
   - System-wide operating hours (6:00 a.m. to 9:30 p.m. weekdays)

   According to the Broward County Transit Division, there are no transit routes located within ¼ mile of the Amendment Property. The current transit service provided within ½ mile from the Amendment Property is BCT Route 88, which travels along Coral Springs Dr./Pine Island Rd. from the Broward Mall to the Holmberg Rd., and

the Coral Springs Green Community Shuttle, which travels through the northwest section of the City. The Table below demonstrates that the Amendment Property has mass transit service the meets and exceeds the City's level of service standards for mass transit.

Bus Route	Days of Service	Service Span A.M. – P.M.	Service Frequency
BCT 88	Weekday Saturday Sunday	5:10 am – 11:36 pm 6:49 am – 11:00 pm 6:50 am – 9:49 pm	21 Minutes 20 Minutes 21 Minutes
Coral Springs Green Community Shuttle	Weekday Saturday Sunday	8:00 am – 6:00 pm No Service No Service	7 Minutes No Service No Service

2. **Correspondence from transit provider verifying the information submitted as part of the application on item 1 above. Correspondence must contain name, position and contact information of party providing verification.**

   See Exhibit E (Mass Transit Letter).

d. Drainage

1. Provide the drainage level of service per the adopted and certified local land use plan.

Per Policy 1.1.7 of the Drainage Sub Element of the City's Comprehensive Plan, the following level of service standards shall be maintained for drainage:

City Wide Drainage Facilities	Design Storm
Primary Drainage System	10 year 1 day storm event, cumulative rainfall total of 8.0"
Secondary Drainage System	3 Cumulative rainfall derived from Florida Department of Transportation (FDOT) Rainfall Intensity -Duration - Frequency Curves for Zone 10
House Pads	first floor building elevations at, or above, the 100-year flood stage
Roadways	Roadways and parking lot elevations at, or above, at the 10-year flood stage

2. **Identify the drainage district and drainage systems serving the amendment area.**

   The Property is located in the North Springs Improvement District. The drainage system serving the amendment area is comprised of ditch bottom inlets, exfiltration trench, and 3 existing outfalls with control structures to NSID surface waters, to remain.

3. **Correspondence from drainage service provider verifying the information submitted as part of the application on item 1 above. Correspondence must contain name, position and contact information of party providing verification**

   Confirmation from the North Springs Improvement District verifying the above information regarding drainage services has been provided as Exhibit F-Drainage, Water & Wastewater Letter.

e. Water/Wastewater

1. **Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, and current and committed demand on the plant.**

   The property is located within the North Springs Improvement District. The District's water treatment plant treats raw water from the Biscayne Aquifer using nine (9) raw water production wells. The total withdrawal capacity from the Biscayne Aquifer is 4,970 GPM or approximately 7.16 MGD.

   Per Policy 1.15 of the City's Sanitary Sewer Sub Element of the City's Comprehensive Plan, the level of service standard for sanitary sewer within the North Springs Improvement District is 105 gallons per capita per day.

2. **Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant.**

   The District's water treatment plant nanofiltration Treatment Plant has a maximum installed finished water treatment capacity of 7.5 million gallons per day with all three units in service. The facility was designed to be expanded by the addition of one Reverse Osmosis (RO) train that would utilize the Floridan Aquifer. The total installed potable water production capacity at NSID's Nanofiltration Treatment Plant will be 10 million gallons per day with the addition of a fourth train that can either independently treat the Floridan Aquifer source water, or blend with the existing Biscayne Aquifer source.

   Per Policy 1.19 of the City's Potable Water Sub Element of the City's Comprehensive Plan, the level of service standard for potable water within the North Springs Improvement District is 105 gallons per capita per day.

   The table below demonstrates that the Project will meet the potable water and sanitary sewer level of service standards.

POTABLE WATER & SANITARY SEWER - Change in Demand				
Land Use	**Units or Square Feet**	**Estimated Demand**	**Total Estimated Demand (GPD)**	**Total Estimated Demand (MGD)**
Residential Moderate 7.99 du/acre	107	300 gpd/du	32,100	.0321
TOTAL EXISTING MAXIMUM DEMAND			32,100	.0321
Barber/Beauty Shop	8 dry chairs 4 wet chairs	Dry Chairs: 100 per occ Wet Chairs: 200 per occ	1,600 GPD	.00160
Health Spa	3551 sf	0.35GPD/sf	1,242.85 GPD	.00124
Bar	41 seats	20GPD/seat	820 GPD	.00082
Restaurant	184 seats	30 GPD/seat	5,520 GPD	.00552
Pool Building	2457 occ	2 per occ	4,914 GPD	.00491
TOTAL PROPOSED MAXIMUM DEMAND			14,096.85	.0140
PROPOSED SANITARY SEWER CHANGE IN DEMAND			-18003.15	-.0180

***Demand calculations are based on the Broward County Flow Schedule**

3. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

   No applications have been submitted to SFWMD or NSID at this time.

4. **Correspondence from sanitary sewer and potable water provider verifying the information submitted as part of the application on items 1 and 2 above. Correspondence must contain name, position and contact information of party providing verification.**

   Correspondence from the North Springs Improvement District verifying the above information regarding sanitary sewer and potable water services has been provided as Exhibit F-Drainage, Water & Wastewater Letter.

f. Recreation

This analysis is not applicable as the project will not impact recreation and open space.

1. **Consistency - the extent to which the proposed is consistent with all elements of the Coral Springs Comprehensive Plan, the Broward County Comprehensive Plan and the South Florida Regional Policy Plan.**

Coral Springs Comprehensive Plan

Future Land Use Element

Policy 1.1.17-The compatibility of existing and future land uses, and established character of predominately developed areas shall be a primary consideration in the review and approval of amendments to the City Comprehensive Plan and land development regulations. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

The proposed Commercial land use designation is more compatible with the surrounding land uses than the existing Residential designation. The Property previously served as the location of the golf course clubhouse and is bounded by a Marriott hotel to the east, former golf course land now owned by the North Springs Improvement District to the north and west, and a canal to the south. With the closure of the golf course and clubhouse, developing the Property for residential use is no longer the most suitable option for the area. The proposed Commercial designation will facilitate the development of an athletic country club, providing a recreational amenity for surrounding residents without negatively impacting adjacent neighborhoods.

Goal 3.0.0-To provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners.

The closure of the golf course and clubhouse removed a recreational use that was utilized by the community. This amendment will facilitate the development of a commercial recreation use that will fill the gap in recreational services that was lost with the closure of the golf course.

Goal 13.0.0-To direct development to those areas which have in place or have agreements to provide the necessary facilities and capacity to accommodate growth in an environmentally acceptable manner.

As an infill development the Amendment Property has sufficient infrastructure in place to support the development of the project.

Economic Development Element

Goal 1.0.0- Diversify/expand the local economy and significantly increase the proportion of commercial assessed value in the City by 2040 through recruitment, expansion/retention, and creation of new businesses.

The redevelopment of the abandoned golf clubhouse with an athletic country club will provide a use that will increase the City's commercial assessed value.

Broward County Comprehensive Plan

Policy 2.10.2-The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

The proposed Commercial land use designation is more compatible with the surrounding land uses than the existing Residential designation. The Property previously served as the location of the golf course clubhouse and is bounded by a Marriott hotel to the east, former golf course land now owned by the North Springs Improvement District to the north and west, and a canal to the south. With the closure of the golf course and clubhouse, developing the Property for residential use is no longer the most suitable option for the area. The proposed Commercial designation will facilitate the development of an athletic country club, providing a recreational amenity for surrounding residents without negatively impacting adjacent neighborhoods.

Policy 2.14.2-To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

The level of service analyses provided throughout this application confirm there is adequate capacity for all public facilities to service the Project.

South Florida Regional Policy Plan

GOAL 4-Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.

As an infill development the Amendment Property has sufficient infrastructure in place to support the development of the project.

GOAL 11-Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:

- utilizes existing and planned infrastructure where most appropriate in urban areas;
- enhances the utilization of regional transportation systems;
- incorporates mixed-land use developments;
- recycles-existing developed sites; and
- provides for the preservation of historic sites

The proposed athletic country club will utilize existing infrastructure, including water, sewer, drainage, and the existing roadway network. As an infill redevelopment project, it will repurpose a site previously developed for a golf

clubhouse and establish a mixed-use land use pattern by introducing a commercial use that complements the surrounding residential development. Please reference the site plan provided as Exhibit G.

2. **Changed conditions - the extent to which land use and development conditions have changed since the effective date of the Future Land Use Map designations involved which are relevant to the property(s).**

   The closure of the Heron Bay golf course has triggered a wave of transformations in the surrounding land use and development landscape. Once home to the bustling golf course clubhouse, the property is now under the ownership of the City of Parkland and the North Springs Improvement District. Following the closure of the golf course and clubhouse, and the subsequent change in ownership, the existing residential land use designation no longer aligns with the evolving needs of the area and the emerging development trends.

   The proposed Commercial land use designation will harmonize with the surrounding environment and unlock new possibilities for the community. By embracing this designation, the stage is set for the creation of an exciting athletic country club, poised to offer a plethora of recreational opportunities for the local residents. This visionary approach not only respects the existing fabric of the neighborhood but also paves the way for a dynamic and vibrant future for all those who call this area home.

3. **Other matters - any other matters which may be pertinent in support of this petition.**

   No other matters are pertinent to this petition.

Exhibits

A. Survey & Title Commitments

B. Location, Land Use & Zoning Desiganation Maps

C. Traffic Analysis

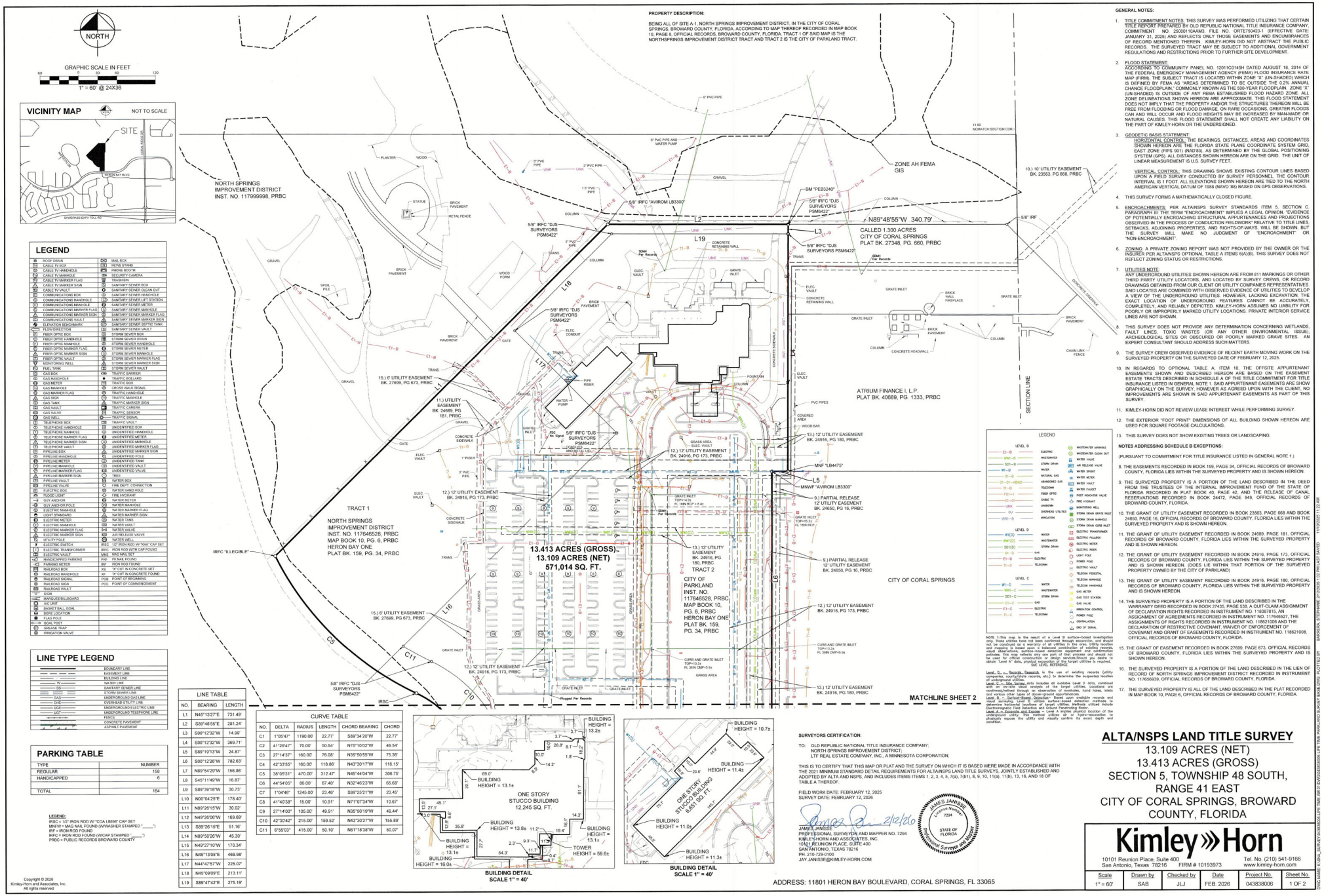
D. Landfill Capacity Letter

E. Mass Transit Letter

F. Drainage, Water & Wastewater Letter

G. Site Plan

Exhibit A
Survey & Title Commitments



LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TREE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	IRFC 1/2" IRON ROD W/ "KHA" CAP SET
ELECTRIC TRANSFORMER	IRFC IRON ROD WITH CAP FOUND
ELECTRIC VAULT	MAG MAG NAIL SET
HANDICAPPED PARKING	PKF PK NAIL FOUND
PARKING METER	IRF IRON ROD FOUND
RAILROAD BOX	XS "X" CUT IN CONCRETE SET
RAILROAD HANDHOLE	XF "X" CUT IN CONCRETE FOUND
RAILROAD SIGNAL	POB POINT OF BEGINNING
RAILROAD SIGN	POC POINT OF COMMENCEMENT
RAILROAD VAULT	
SIGN	
MARQUEE/BILLBOARD	
A/C UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
ST	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PARKING TABLE

TYPE	NUMBER
REGULAR	158
HANDICAPPED	6
TOTAL	164

LEGEND:
IRSC = 1/2" IRON ROD W/"COA LB696" CAP SET
MNFW = MAG NAIL FOUND /WASHER STAMPED "_____"
IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND (W/CAP STAMPED "_____")
PRBC = PUBLIC RECORDS BROWARD COUNTY

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°13'27"E	731.49'
L2	S89°48'55"E	281.24'
L3	S00°12'32"W	14.99'
L4	S00°12'32"W	369.71'
L5	S89°19'13"W	24.87'
L6	S00°12'26"W	782.63'
L7	N89°54'29"W	156.86'
L8	S45°11'49"W	16.87'
L9	S89°39'18"W	30.73'
L10	N00°04'25"E	178.40'
L11	N89°26'15"W	30.02'
L12	N49°26'06"W	169.69'
L13	S89°26'15"E	51.16'
L14	N89°50'26"W	45.30'
L15	N49°27'10"W	170.34'
L16	N45°13'05"E	469.98'
L17	N44°47'57"W	225.07'
L18	N45°09'09"E	213.11'
L19	S89°47'42"E	275.19'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°09'47"	1190.00'	22.77'	S89°34'20"W	22.77'
C2	41°20'47"	70.00'	50.64'	N70°10'02"W	49.54'
C3	27°14'37"	160.00'	76.08'	N35°50'55"W	75.36'
C4	42°33'55"	160.00'	118.86'	N43°30'17"W	116.15'
C5	38°05'31"	470.00'	312.47'	N45°44'04"W	306.75'
C6	44°54'05"	86.00'	67.40'	N32°46'23"W	65.68'
C7	1°04'46"	1245.00'	23.46'	S89°25'21"W	23.45'
C8	41°40'38"	15.00'	10.91'	N71°07'34"W	10.67'
C9	27°14'00"	105.00'	49.91'	N35°50'19"W	49.44'
C10	42°30'42"	215.00'	159.52'	N43°30'27"W	155.89'
C11	6°55'03"	415.00'	50.10'	N61°18'38"W	50.07'

GENERAL NOTES:

1. TITLE COMMITMENT NOTES: THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2500011(MAM), FILE NO. ORTE750423-1 (EFFECTIVE DATE: JANUARY 31, 2025) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
2. FLOOD STATEMENT:
ACCORDING TO COMMUNITY PANEL NO. 12011C0145H DATED AUGUST 18, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
3. GEODETIC BASIS STATEMENT:
HORIZONTAL CONTROL: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE THE FLORIDA STATE PLANE COORDINATE SYSTEM GRID, EAST ZONE (FIPS 901) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
VERTICAL CONTROL: THIS DRAWING SHOWS EXISTING CONTOUR LINES BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. THE CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) BASED ON GPS OBSERVATIONS.
4. THIS SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE.
5. ENCROACHMENTS: PER ALTA/NSPS SURVEY STANDARDS ITEM 5, SECTION C PARAGRAPH III: THE TERM "ENCROACHMENT" IMPLIES A LEGAL OPINION. "EVIDENCE OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK" RELATIVE TO TITLE LINES, SETBACKS, ADJOINING PROPERTIES, AND RIGHTS-OF-WAYS, WILL BE SHOWN, BUT THE SURVEY WILL MAKE NO JUDGMENT OF "ENCROACHMENT" OR "NON-ENCROACHMENT".
6. ZONING: A PRIVATE ZONING REPORT WAS NOT PROVIDED BY THE OWNER OR THE INSURER PER ALTA/NSPS OPTIONAL TABLE A ITEMS 6(A)(B). THIS SURVEY DOES NOT REFLECT ZONING STATUS OR RESTRICTIONS.
7. UTILITIES NOTE:
ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FROM 811 MARKINGS OR OTHER THIRD PARTY UTILITY LOCATORS, AND LOCATED BY SURVEY CREWS, OR RECORD DRAWINGS OBTAINED FROM OUR CLIENT OR UTILITY COMPANIES REPRESENTATIVES. SAID LOCATES ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. PRIVATE INTERIOR SERVICE LINES ARE NOT SHOWN.
8. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTES (OR ANY OTHER ENVIRONMENTAL ISSUE), ARCHEOLOGICAL SITES OR OBSCURED OR POORLY MARKED GRAVE SITES. AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATTERS.
9. THE SURVEY CREW OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK ON THE SURVEYED PROPERTY ON THE SURVEYED DATE OF FEBRUARY 12, 2025.
10. IN REGARDS TO OPTIONAL TABLE A, ITEM 18, THE OFFSITE APPURTENANT EASEMENTS SHOWN AND DESCRIBED HEREON ARE BASED ON THE EASEMENT ESTATE TRACTS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT FOR TITLE INSURANCE LISTED IN GENERAL NOTE 1. SAID APPURTENANT EASEMENTS ARE SHOW GRAPHICALLY ON THE SURVEY. HOWEVER AS AGREED UPON WITH THE CLIENT, NO IMPROVEMENTS ARE SHOWN IN SAID APPURTENANT EASEMENTS AS PART OF THIS SURVEY.
11. KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
12. THE EXTERIOR "FOOT PRINT" DIMENSIONS OF ALL BUILDING SHOWN HEREON ARE USED FOR SQUARE FOOTAGE CALCULATIONS.
13. THIS SURVEY DOES NOT SHOW EXISTING TREES OR LANDSCAPING.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(PURSUANT TO COMMITMENT FOR TITLE INSURANCE LISTED IN GENERAL NOTE 1.)

8. THE EASEMENTS RECORDED IN BOOK 159, PAGE 34, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
9. THE SURVEYED PROPERTY IS A PORTION OF THE LAND DESCRIBED IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN PLAT BOOK 40, PAGE 42, AND THE RELEASE OF CANAL RESERVATIONS RECORDED IN BOOK 24472, PAGE 949, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
10. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 23563, PAGE 668 AND BOOK 24689, PAGE 181, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
11. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 24689, PAGE 181, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
12. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 24916, PAGE 173, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON. (DOES LIE WITHIN THAT PORTION OF THE SURVEYED PROPERTY OWNED BY THE CITY OF PARKLAND)
13. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 24916, PAGE 180, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
14. THE SURVEYED PROPERTY IS A PORTION OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 27435, PAGE 538, A QUIT-CLAIM ASSIGNMENT OF DECLARATION RIGHTS RECORDED IN INSTRUMENT NO. 118087815, AN ASSIGNMENT OF AGREEMENTS RECORDED IN INSTRUMENT NO. 117646527, THE ASSIGNMENTS OF RIGHTS RECORDED IN INSTRUMENT NO. 118621006 AND THE DECLARATION OF RESTRICTIVE COVENANT, WAIVER OF ENFORCEMENT OF COVENANT AND GRANT OF EASEMENTS RECORDED IN INSTRUMENT NO. 118621008, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
15. THE GRANT OF EASEMENT RECORDED IN BOOK 27699, PAGE 673, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
16. THE SURVEYED PROPERTY IS A PORTION OF THE LAND DESCRIBED IN THE LIEN OF RECORD IN NORTH SPRINGS IMPROVEMENT DISTRICT RECORDED IN INSTRUMENT NO. 117656939, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
17. THE SURVEYED PROPERTY IS ALL OF THE LAND DESCRIBED IN THE PLAT RECORDED IN MAP BOOK 10, PAGE 6, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

LEVEL B	
E1-B ELECTRIC	WW-B WASTEWATER
SD1-B STORM DRAIN	W1-B WATER
NATURAL GAS	G1-B(ABANDONED) GAS
T1-B TELECOMM	FO1-1 FIBER OPTIC
CA1-B CABLE TV	UNK UNKNOWN
OU OVERHEAD UTILITIES	IRRI-B IRRIGATION
LEVEL D	
W1(D) WATER	WW-D WASTEWATER
SD1(D) STORM DRAIN	G1-D GAS
E1-D ELECTRIC	T1-D TELECOMM
LEVEL C	
W1-C WATER	WW-C WASTEWATER
SD1-C STORM DRAIN	G1-C GAS
E1-C ELECTRIC	T1-C TELECOMM
WASTEWATER MANHOLE	
WASTEWATER CLEAN OUT	
WATER VALVE	
AIR RELEASE VALVE	
WATER SHRUT	
WATER METER	
WATER VAULT	
WATER FAUCET	
POST INDICATOR VALVE	
FIRE HYDRANT	
MONITORING WELL	
STORM DRAIN GRATE INLET	
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
ELECTRIC TRANSFORMER	
ELECTRIC PULLBOX	
ELECTRIC METER	
ELECTRIC RISER	
LIGHT POLE	
POWER POLE	
ELECTRIC VAULT	
TELECOM PEDESTAL	
TELECOM MANHOLE	
TELECOM HANDHOLE	
GAS METER	
GAS TEST STATION	
GAS VALVE	
IRRIGATION CONTROL	
POWER POLE	
CONTINUATION	
END OF SIGNAL	

NOTE 1: this map is the result of a Level B surface-based investigation only. These utilities have not been confirmed through excavation, and should not be construed as a warranty of all utilities in the area. Utility location and mapping is based upon a balanced combination of existing records, visible above-ground appurtenances, and geophysical methods, as described in guidelines. This map reflects only one part of that process and should not be used for official construction or design services.Should you desire to obtain Level A* data, please contact us to discuss what target utilities is required.

SUE LEVEL REFERENCE

Level D – Records Research: is the use of existing records (utility companies, county/state records, etc.) to determine the suspected location of utilities (quality D).

Level C – Site Survey data includes all available Level D data, combined with an on-site visual analysis of the target utilities. Locations are confirmed/refined through an observation of manholes, hand holes, inlets and various other types of above-ground appurtenances.

Level B – Subsurface Designation: combines all available records and visual surveying. Level B utilizes surface-based detection methods to determine horizontal locations of target utilities. Methods utilized include Ground Penetrating Radar, Magnetic Locating, and others.

Level A – Subsurface Exposure: Level A implies physical location of the ground-based utilities. This method utilizes air or hydro-excavation to physically expose the utility and visually confirm its exact depth and condition.

SURVEYORS CERTIFICATION:

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
NORTH SPRINGS IMPROVEMENT DISTRICT;
CITY REAL ESTATE COMPANY, INC., A MINNESOTA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS ITEMS 1, 2, 3, 4, 5, 7(a), 7(b1), 8, 9, 10, 11(a), 11(b), 13, 16, AND 18 OF TABLE A THEREOF.

FIELD WORK DATE: FEBRUARY 12, 2025
SURVEY DATE: FEBRUARY 12, 2026

2/12/26

JAMES JANISSE
PROFESSIONAL SURVEYOR AND MAPPER NO. 7294
KIMLEY»HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
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JAMES E JANISSE — License Number 7294 — STATE OF FLORIDA — Professional Surveyor and Mapper

ALTA/NSPS LAND TITLE SURVEY

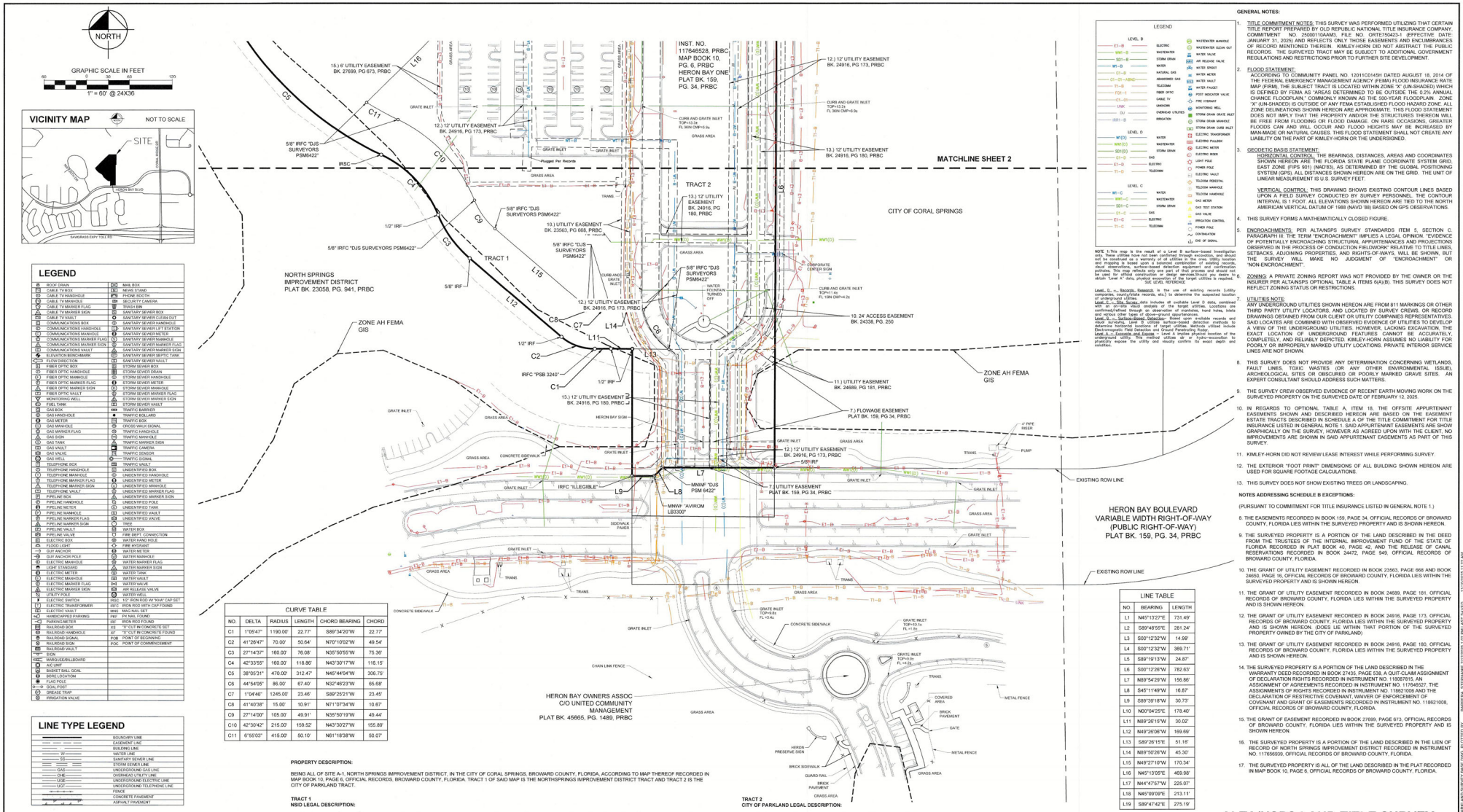
13.109 ACRES (NET)
13.413 ACRES (GROSS)
SECTION 5, TOWNSHIP 48 SOUTH,
RANGE 41 EAST
CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SAB	JLJ	FEB. 2026	043838006	1 OF 2

I:\DOC CASE...\CORAL SPRINGS\043838006-LIFE AM\01\DWG\043838006-LIFE AM 01.DWG BARRERA, STEPHANIE 2/12/2026 1:12:25 PM 1/1/70 (2026.1.1) EST SAVED BY

177



LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
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FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE METER	UNIDENTIFIED TANK
PIPELINE MANHOLE	UNIDENTIFIED VAULT
PIPELINE MARKER FLAG	UNIDENTIFIED VALVE
PIPELINE MARKER SIGN	TREE
PIPELINE VAULT	WATER BOX
PIPELINE VALVE	FIRE DEPT. CONNECTION
ELECTRIC BOX	WATER HAND HOLE
FLOOD LIGHT	FIRE HYDRANT
GUY ANCHOR	WATER METER
GUY ANCHOR POLE	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
LIGHT STANDARD	WATER MARKER SIGN
ELECTRIC METER	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	IRS&C - 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC TRANSFORMER	IRFC - IRON ROD WITH CAP FOUND
ELECTRIC VAULT	MNF - MAG NAIL SET
HANDICAPPED PARKING	PNF - PK NAIL FOUND
PARKING METER	IRF - IRON ROD FOUND
RAILROAD BOX	XS - "X" CUT IN CONCRETE SET
RAILROAD HANDHOLE	XF - "X" CUT IN CONCRETE FOUND
RAILROAD SIGNAL	POB - POINT OF BEGINNING
RAILROAD SIGN	POC - POINT OF COMMENCEMENT
RAILROAD VAULT	
SIGN	
MARQUEE/BILLBOARD	
A/C UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PARKING TABLE

TYPE	NUMBER
REGULAR	158
HANDICAPPED	6
TOTAL	164

LEGEND:
IRSC = 1/2" IRON ROD W/ "COA LB696" CAP SET
MNFW = MAG NAIL FOUND (WWASHER STAMPED "_____")
IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND (W/CAP STAMPED "_____")
PRBC = PUBLIC RECORDS BROWARD COUNTY

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CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°05'47"	1190.00	22.77'	S89°34'20"W	22.77'
C2	41°28'47"	70.00'	50.64'	N70°10'02"W	49.54'
C3	27°14'37"	160.00'	76.08'	N35°50'55"W	75.36'
C4	42°33'55"	160.00'	118.86'	N43°30'17"W	116.15'
C5	38°05'31"	470.00'	312.47'	N45°44'04"W	306.75'
C6	44°54'05"	86.00'	67.40'	N32°49'23"W	65.68'
C7	1°04'46"	1245.00'	23.46'	S89°25'21"W	23.45'
C8	41°40'38"	15.00'	10.91'	N71°07'34"W	10.67'
C9	27°14'00"	105.00'	49.91'	N35°50'19"W	49.44'
C10	42°30'42"	215.00'	159.52'	N43°30'27"W	155.89'
C11	6°55'03"	415.00'	50.10'	N61°18'38"W	50.07'

LINE TABLE

NO.	BEARING	LENGTH
L1	N45°13'27"E	731.49'
L2	S89°48'55"E	281.24'
L3	S00°12'32"W	14.99'
L4	S00°12'32"W	369.71'
L5	S89°19'13"W	24.87'
L6	S00°12'26"W	782.63'
L7	N89°54'29"W	156.86'
L8	S45°11'49"W	16.87'
L9	S89°39'18"W	30.73'
L10	N00°04'25"E	178.40'
L11	N89°26'15"W	30.02'
L12	N49°26'06"W	169.69'
L13	S89°26'15"E	51.16'
L14	N89°50'26"W	45.30'
L15	N49°27'10"W	170.34'
L16	N45°13'05"E	469.98'
L17	N44°47'57"W	225.07'
L18	N45°09'09"E	213.11'
L19	S89°47'42"E	275.19'

PROPERTY DESCRIPTION:

BEING ALL OF SITE A-1, NORTH SPRINGS IMPROVEMENT DISTRICT, IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 10, PAGE 6, OFFICIAL RECORDS, BROWARD COUNTY, FLORIDA. TRACT 1 OF SAID MAP IS THE NORTHSPRINGS IMPROVEMENT DISTRICT TRACT AND TRACT 2 IS THE CITY OF PARKLAND TRACT.

TRACT 1
NSID LEGAL DESCRIPTION:

A PORTION OF PARCEL A, HERON BAY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL A; THENCE NORTH 45°11'42" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 731.67 FEET TO THE NORTH BOUNDARY OF SAID PARCEL A; THENCE SOUTH 89°48'18" EAST, ALONG SAID NORTH BOUNDARY OF PARCEL A, A DISTANCE OF 281.26 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 15.00 FEET THENCE NORTH 89°48'18" WEST, A DISTANCE OF 275.05 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 44°48'18" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 32°06'58" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 42°33'28", AN ARC DISTANCE OF 118.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 27°14'37", AN ARC DISTANCE OF 76.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 27°14'00", AN ARC DISTANCE OF 49.91 FEET; THENCE SOUTH 49°26'06" EAST, A DISTANCE OF 169.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1245.00 FEET AND A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 45.37 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 79°36'44" WEST, SAID POINT BEING ON THE WEST LINE OF THE 24.00 FOOT WIDE ACCESS & UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 24338, PAGE 250 AND OFFICIAL RECORDS BOOK 27435, PAGE 626, OF THE AFORESAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID 24 FOOT WIDE ACCESS & UTILITY EASEMENT AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 44°54'21", AN ARC DISTANCE OF 67.28 FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 81.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1190.00 FEET AND A CENTRAL ANGLE OF 01°05'53"; AN ARC DISTANCE OF 22.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 50.68 FEET; THENCE NORTH 49°26'06" WEST, A DISTANCE OF 169.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 75.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 42°33'28", AN ARC DISTANCE OF 118.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 38°06'01", AN ARC DISTANCE OF 312.54 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, TO THE POINT OF BEGINNING.

TRACT 2
CITY OF PARKLAND LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE NORTH 89°48'18" WEST, ALONG THE SOUTH LINE OF THE NORTH WEST QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, A DISTANCE OF 355.20 FEET; THENCE SOUTH 00°11'42" WEST, DEPARTING SAID SECTION LINE, A DISTANCE OF 155.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 369.97 FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 617.04 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 166.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HERON BAY BOULEVARD; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 157.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 19.87 FEET; THENCE SOUTH 89°48'18" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 00°11'42" EAST, A DISTANCE OF 178.00 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 50.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 32°47'57" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 45.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 89°38'45" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1,245.00 FEET, THROUGH A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 70°10'09" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°26'00" WEST, A DISTANCE OF 169.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 35°50'59" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 27°14'02", AN ARC DISTANCE OF 49.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 43°31'32" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 159.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 61°20'24" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 415.00 FEET, THROUGH A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°11'42" EAST, A DISTANCE OF 470.00 FEET; THENCE NORTH 44°48'18" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 45°11'42" EAST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 275.05 FEET TO THE POINT OF BEGINNING.

ADDRESS: 11801 HERON BAY BOULEVARD, CORAL SPRINGS, FL 33065

GENERAL NOTES:

1. TITLE COMMITMENT NOTES: THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25000110AAM3, FILE NO. ORTE750423-1 (EFFECTIVE DATE: JANUARY 31, 2025) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 12011C0145H DATED AUGUST 18, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
3. GEODETIC BASIS STATEMENT: HORIZONTAL CONTROL: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE THE FLORIDA STATE PLANE COORDINATE SYSTEM GRID, EAST ZONE (FIPS 901) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

   VERTICAL CONTROL: THIS DRAWING SHOWS EXISTING CONTOUR LINES BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. THE CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) BASED ON GPS OBSERVATIONS.
4. THIS SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE.
5. ENCROACHMENTS: PER ALTA/NSPS SURVEY STANDARDS ITEM 5, SECTION C, PARAGRAPH III. THE TERM "ENCROACHMENT" IMPLIES A LEGAL OPINION. EVIDENCE OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK" RELATIVE TO TITLE LINES, SETBACKS, ADJOINING PROPERTIES, AND RIGHTS-OF-WAYS, WILL BE SHOWN, BUT THE SURVEY WILL MAKE NO JUDGMENT OF "ENCROACHMENT" OR "NON-ENCROACHMENT".

   ZONING: A PRIVATE ZONING REPORT WAS NOT PROVIDED BY THE OWNER OR THE INSURER PER ALTA/NSPS OPTIONAL TABLE A ITEMS 6(A)(B); THIS SURVEY DOES NOT REFLECT ZONING STATUS OR RESTRICTIONS.
6. UTILITIES NOTE:
7. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FROM 811 MARKINGS OR OTHER THIRD PARTY UTILITY LOCATORS, AND LOCATED BY SURVEY CREWS, OR RECORD DRAWINGS OBTAINED FROM OUR CLIENT OR UTILITY COMPANIES REPRESENTATIVES. SAID LOCATES ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. PRIVATE INTERIOR SERVICE LINES ARE NOT SHOWN.
8. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTES (OR ANY OTHER ENVIRONMENTAL ISSUE), ARCHEOLOGICAL SITES OR OBSCURED OR POORLY MARKED GRAVE SITES. AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATTERS.
9. THE SURVEY CREW OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK ON THE SURVEYED PROPERTY ON THE SURVEYED DATE OF FEBRUARY 12, 2026.
10. IN REGARDS TO OPTIONAL TABLE A, ITEM 18, THE OFFSITE APPURTENANT EASEMENTS SHOWN AND DESCRIBED HEREON ARE BASED ON THE EASEMENT/ESTATE TRACTS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT FOR TITLE INSURANCE LISTED IN GENERAL NOTE 1. SAID APPURTENANT EASEMENTS ARE SHOW GRAPHICALLY ON THE SURVEY. HOWEVER AS AGREED UPON WITH THE CLIENT, NO IMPROVEMENTS ARE SHOWN IN SAID APPURTENANT EASEMENTS AS PART OF THIS SURVEY.
11. KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
12. THE EXTERIOR "FOOT PRINT" DIMENSIONS OF ALL BUILDING SHOWN HEREON ARE USED FOR SQUARE FOOTAGE CALCULATIONS.
13. THIS SURVEY DOES NOT SHOW EXISTING TREES OR LANDSCAPING.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(PURSUANT TO COMMITMENT FOR TITLE INSURANCE LISTED IN GENERAL NOTE 1.)

8. THE EASEMENTS RECORDED IN BOOK 159, PAGE 34, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
9. THE SURVEYED PROPERTY IS A PORTION OF THE LAND DESCRIBED IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN PLAT BOOK 40, PAGE 42, AND THE RELEASE OF CANAL RESERVATIONS RECORDED IN BOOK 24472, PAGE 949, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
10. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 23563, PAGE 668 AND BOOK 24650, PAGE 19, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
11. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 24689, PAGE 181, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
12. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 24916, PAGE 173, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON. (DOES LIE WITHIN THAT PORTION OF THE SURVEYED PROPERTY OWNED BY THE CITY OF PARKLAND)
13. THE GRANT OF UTILITY EASEMENT RECORDED IN BOOK 24916, PAGE 180, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
14. THE SURVEYED PROPERTY IS A PORTION OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 27435, PAGE 538, A QUIT-CLAIM ASSIGNMENT OF DECLARATION RIGHTS RECORDED IN INSTRUMENT NO. 118087815, AN ASSIGNMENT OF AGREEMENTS RECORDED IN INSTRUMENT NO. 117646527, THE ASSIGNMENTS OF RIGHTS RECORDED IN INSTRUMENT NO. 118621005 AND THE DECLARATION OF RESTRICTIVE COVENANT, WAIVER OF ENFORCEMENT OF COVENANT AND GRANT OF EASEMENTS RECORDED IN INSTRUMENT NO. 118621008, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
15. THE GRANT OF EASEMENT RECORDED IN BOOK 27699, PAGE 673, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA LIES WITHIN THE SURVEYED PROPERTY AND IS SHOWN HEREON.
16. THE SURVEYED PROPERTY IS A PORTION OF THE LAND DESCRIBED IN THE LIEN OF RECORD OF NORTH SPRINGS IMPROVEMENT DISTRICT RECORDED IN INSTRUMENT NO. 117656939, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.
17. THE SURVEYED PROPERTY IS ALL OF THE LAND DESCRIBED IN THE PLAT RECORDED IN MAP BOOK 10, PAGE 6, OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

ALTA/NSPS LAND TITLE SURVEY

13.109 ACRES (NET)
13.413 ACRES (GROSS)
SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SAB	JLJ	FEB. 2026	043838006	2 OF 2

11/10/2026 11:52 AM BARRERA, STEPHANIE 2/12/2026 1:02 PM LAST SAVED
DWG NAME: K:\SDA_SURVEY\043838006-LITE TIME PARKLAND SURVEY BASE.DWG PLOTTED BY

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ALTA COMMITMENT FOR TITLE INSURANCE with FLORIDA MODIFICATIONS

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:
Old Republic National Title Insurance Company
1410 N. Westshore Blvd., Suite 800
Tampa, FL 33607
Phone: 813-228-0555

Amanda A. Messner

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements; and

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	**Old Republic National Title Insurance Company**
Issuing Office:	**1410 N. Westshore Blvd. Ste. 800Tampa, Florida 33607**
Loan ID Number:	
Commitment Number:	**25000110AM3**
Your File No.:	**ORTE750423**
Property Address:	**11801 Heron Bay Boulevard, Coral Springs, FL 33065**

Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, Florida 33607

SCHEDULE A
COMMITMENT

1. Commitment Effective Date: December 18, 2024 at 08:00am

2. Policy to be issued:

   (a) 2021 ALTA OWNER'S POLICY (with Florida Modifications) — Proposed Policy Amount: $6,000,000.00
   Proposed Insured:

   LTF Real Estate Company, Inc., a Minnesota corporation

   (b) 2021 ALTA LOAN POLICY (with Florida Modifications) — Proposed Policy Amount: N/A
   Proposed Insured:

   N/A

3. The estate or interest in the Land described at the Commitment Date is Fee Simple.

4. The Title is, at the Commitment Date, vested in:
   City of Parkland, a municipal corporation of the State of Florida, and, as disclosed in the Public Records, has been since January 13, 2023

   Vesting Deed

5. The Land is described as follows:

See Attached Legal Description

Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607
813-228-0555

Amanda A. Messner

_____
Authorized Signature

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B - I
COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   a) Duly executed Special Warranty Deed from the City of Parkland, a municipal corporation of the State of Florida, to LTF Real Estate Company, Inc., a Minnesota corporation, conveying the land described on Exhibit A hereof.

   Further, it is required that the City convey all interest in oil, gas and minerals reserved pursuant to Sec. 270.11, F.S. in said conveyance deed or disclaim all interest in said oil, gas and minerals by statement in the conveyance deed or by separate resolution approved by the City Council.

Other instruments which must be properly executed, delivered and duly filed for record, and/or other matters which must be furnished to the company:

5. Resolution by the City Council of the City of Parkland, a municipal corporation of the State of Florida, approving the sale and a conveyance of the subject property executed by the Mayor, Chairman of the City Council or authorized representative of the City.

6. Proof satisfactory to the Company must be furnished showing the legal existence of LTF Real Estate Company, Inc., a Minnesota corporation.

7. Satisfactory survey, in conformity with the minimum standards for land surveys made for title insurance purposes, certified to the company and/or its agents, through a current date, disclosing the nature and extent of any encroachments, overlaps, boundary line discrepancies, or other matters adversely affecting title to the property to be insured. Additional requirements and/or exceptions will be made for matters disclosed by the survey. **NOTE: The underlined distance and bearing in the description of the draft Survey provided to the Company and set forth on Schedule A herein appear to be in error as they are inconsistent with the recorded deed and the plat of Heron Bay One. Additionally, the land is located in the plat of Heron Bay One and should be identified as such.**

8. Furnish proof, satisfactory to the Company, from the Heron Bay Community Association, Inc., a Florida not for profit corporation, that all association fees, Master Association Fees if any, and assessments have been paid in full, and that there are no delinquencies.

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9. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.

10. Submit proof that all municipal charges and assessments and all municipal service charges for water, sewer and waste collection, if any, are paid.

11. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit, when properly executed at closing by the current owner will serve to delete the standard lien and possession exceptions for the policy to be issued.

12. A title search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. The Company reserves the right to make additional requirements or exceptions for matters disclosed by such search.

    Note: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.

    Note: Real Estate Taxes for the year 2025 became a lien on the land January 1st although not due or payable until November 1st of said year. Real estate taxes for the year 2024 are EXEMPT under Tax Account No. 484106-01-0016.

    Support Documents
    Tax Information

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Broward County, unless otherwise noted.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

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SCHEDULE B - II
COMMITMENT

Exceptions From Coverage

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.

4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

5. Easements or claims of easements not shown by the public records.

6. General or special taxes and assessments required to be paid in the year 2025 and subsequent years, which are not yet due and payable.

7. Flowage and utility easements as set forth on the plat of Heron Bay One recorded in Plat Book 159, Page 34.

8. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded at Deed Book 40, Page 42, Public Records of Palm Beach County, Florida, as partially released as to canal reservation by Release of Canal Reservations recorded in Official Records Book 24472, Page 949, and the right of entry and exploration associated with the phosphate, minerals, metals and petroleum reservations released by Sec. 270.11, F.S.

9. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 23563, Page 668, as partially released by Partial Release of Easement recorded in Official Records Book 24650, Page 16.

10. Grant of Easement in favor of John Q. Hammons Hotels Two, L.P., a Delaware limited partnership, and the City of Coral Springs, a municipal corporation, recorded in Official Records Book 24338, Page 250.

11. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 24689, Page 181.

12. Grant of Utility Easement in favor of North Springs Improvement District, a local unit of special government

and public corporation of the State of Florida, recorded in Official Records Book 24916, Page 173.

13. Grant of Utility Easement in favor of North Springs Improvement District, a local unit of special government and public corporation of the State of Florida, recorded in Official Records Book 24916, Page 180.

14. Restrictions, terms and provisions, which include provisions for private assessments, as set forth and contained in the Warranty Deed given by WCI Communities Limited Partnership, a Delaware limited partnership, to Tournament Players Club at Heron Bay, Inc., a Florida corporation, recorded in Official Records Book 27435, Page 538, as affected by Assignment of Agreements, Development Rights and Permits by Clublink US LLC, a Delaware limited liability company, to North Springs Improvement District, an independent special district and public corporation of the State of Florida, recorded as Official Records Instrument No. 117646527; Quit-Claim Assignment of Declarant Rights by WCI Communities, LLC, a Delaware limited liability company, to North Springs Improvement District, a public corporation and independent special district established by special act of the Florida legislature, recorded as Official Records Instrument No. 118087815 ; Assignment of Rights by North Springs Improvement District, an independent special district and a public corporation of the State of Florida, to the City of Parkland, a municipal corporation of the State of Florida, recorded as Official Records Instrument No. 118621006 ; and as affected by the Declaration of Restrictive Covenant, Waiver of Enforcement of Covenant and Grant of Easements by and between the Heron Bay Community Association, Inc., a Florida not for profit corporation, and the City of Parkland, a Florida municipal corporation, recorded as Official Records Instrument No. 118621008 .

15. Grant of Easement in favor of WCI Communities Limited Partnership, a Delaware limited partnership, recorded in Official Records Book 27435, Page 626.

16. Automatic reservations in favor of the North Springs Improvement District, an independent special district and a public corporation of the State of Florida, of an undivided 3/4 interest in and to all phosphates, minerals and metals, together with an undivided 1/2 interest in and to all petroleum, in, on or under the surface of the insured land, with no rights of entry, created pursuant to Section 270.11, Florida Statutes, by virtue of the Special Warranty Deed recorded as Official Records Instrument No. 118621005, as corrected by Corrective Special Warranty Deed recorded as Official Records Instrument No. 119168134.

17. Restrictions, covenants, terms, conditions, easements and provision for private assessments, as set forth and contained in the Declaration of Restrictive Covenant, Waiver of Enforcement of Covenant and Grant of Easements by and between the Heron Bay Community Association, Inc., a Florida not for profit corporation, and the City of Parkland, a Florida municipal corporation, recorded as Official Records Instrument No. 118621008 , as affected by Notice to Preserve and Protect Use Rights, Conditions, Covenants and Restrictions from Extinguishment as evidenced by Certificate of Recording recorded as Official Records Instrument No. 119854426.

18. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession.

EXHIBIT A

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE NORTH 89°48'18" WEST, ALONG THE SOUTH LINE OF THE NORTH WEST QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 41 EAST, A DISTANCE OF 355.20 FEET; THENCE SOUTH 00°11'42" WEST, DEPARTING SAID SECTION LINE, A DISTANCE OF 155.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 369.97 FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 617.04 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 166.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HERON BAY BOULEVARD; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 157.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 19.97 FEET; THENCE SOUTH 89°48'18" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 00°11'42" EAST, A DISTANCE OF 178.00 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 50.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 32°47'57" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 86.00 FEET, THROUGH A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 45.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 89°38'45" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1,245.00 FEET, THROUGH A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 70°10'06" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE END OF SAID CURVE; THENCE NORTH 49°26'00" WEST, A DISTANCE OF 169.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 35°50'39" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 49.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 43°31'32" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 159.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 61°20'24" WEST; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 415.00 FEET, THROUGH A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°11'42" EAST, A DISTANCE OF 470.00 FEET; THENCE NORTH 44°48'18" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 45°11'42 EAST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 275.05 FEET TO THE POINT OF BEGINNING.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA COMMITMENT FOR TITLE INSURANCE with FLORIDA MODIFICATIONS

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:
Old Republic National Title Insurance Company
1410 N. Westshore Blvd., Suite 800
Tampa, FL 33607
Phone: 813-228-0555

Amanda A. Messner

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements; and

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	**Old Republic National Title Insurance Company**
Issuing Office:	**1410 N. Westshore Blvd. Ste. 800Tampa, Florida 33607**
Loan ID Number:	
Commitment Number:	**25000110AAM3**
Your File No.:	**ORTE750423-1**
Property Address:	**Heron Bay Boulevard, Coral Springs, FL 33065**

Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, Florida 33607

SCHEDULE A
COMMITMENT

1. Commitment Effective Date: January 31, 2025 at 08:00am

2. Policy to be issued:

   (a) 2021 ALTA OWNER'S POLICY (with Florida Modifications) — Proposed Policy Amount: $1,000.00
   Proposed Insured:

   LTF Real Estate Company, Inc., a Minnesota corporation

   (b) 2021 ALTA LOAN POLICY (with Florida Modifications) — Proposed Policy Amount: N/A
   Proposed Insured:

   N/A

3. The estate or interest in the Land described at the Commitment Date is Fee Simple.

4. The Title is, at the Commitment Date, vested in:
   North Springs Improvement District, an independent special district and public corporation of the State of Florida, and, as disclosed in the Public Records, has been since October 8, 2021

   Vesting Deed

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5. The Land is described as follows:

See Attached Legal Description

Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607
813-228-0555

Amanda A. Messner

_____
Authorized Signature

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SCHEDULE B - I
COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   a) Duly executed Special Warranty Deed from the North Springs Improvement District, an independent special district and public corporation of the State of Florida, to LTF Real Estate Company, Inc., a Minnesota corporation, conveying the land described on Exhibit A hereof.

   Further, it is required that the District convey all interest in oil, gas and minerals reserved pursuant to Sec. 270.11, F.S. in said conveyance deed or disclaim all interest in said oil, gas and minerals by statement in the conveyance deed or by separate resolution approved by the District.

Other instruments which must be properly executed, delivered and duly filed for record, and/or other matters which must be furnished to the company:

5. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the Policy to be issued. Until the amount of the Policy to be issued shall be determined and entered as aforesaid, it is agreed that as between the Company, the applicant for this Commitment, and every person relying on this Commitment, the Company cannot be required to approve any such evaluation in excess of $1,000.00, and the total liability of the Company on account of this Commitment shall not exceed said amount.

6. Resolution in recordable form from the North Springs Improvement District, an independent special district and public corporation of the State of Florida stating that it has been resolved, pursuant to a duly held meeting of its governing body, that the governing body has authorized the conveyance of the real property described in Schedule A. The Resolution must designate the appropriate officers to execute the documents.

7. Proof satisfactory to the Company must be furnished showing the legal existence of LTF Real Estate Company, Inc., a Minnesota corporation.

8. Release of the Unity of Title by and between the North Springs Improvement District and the City of Coral Springs recorded January 31, 2025 as Official Records Instrument No. 120027003.

9. Satisfactory survey, in conformity with the minimum standards for land surveys made for title insurance purposes, certified to the company and/or its agents, through a current date, disclosing the nature and extent

of any encroachments, overlaps, boundary line discrepancies, or other matters adversely affecting title to the property to be insured. Additional requirements and/or exceptions will be made for matters disclosed by the survey.

10. Furnish proof, satisfactory to the Company, from the Heron Bay Community Association, Inc., a Florida not for profit corporation, that all association fees, Master Association Fees, and assessments, if any, have been paid in full, and that there are no delinquencies.

11. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.

12. Submit proof that all municipal charges and assessments and all municipal service charges for water, sewer and waste collection, if any, are paid.

13. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit, when properly executed at closing by the current owner will serve to delete the standard lien and possession exceptions for the policy to be issued.

14. A title search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. The Company reserves the right to make additional requirements or exceptions for matters disclosed by such search.

    Note: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.

    Note: Real Estate Taxes for the year 2025 became a lien on the land January 1st although not due or payable until November 1st of said year. Real estate taxes for the year 2024 are EXEMPT under Tax Account No. 484106-01-0010.

    Tax Information

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Broward County, unless otherwise noted.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

SCHEDULE B - II
COMMITMENT

Exceptions From Coverage

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.

4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

5. Easements or claims of easements not shown by the public records.

6. General or special taxes and assessments required to be paid in the year 2025 and subsequent years, which are not yet due and payable.

7. Notwithstanding the insuring provisions under Covered Risk 4 of the Jacket of this policy, this policy does not insure any right of access to and from said land.

8. Restriction as set forth on the plat of Heron Bay One recorded in Plat Book 159, Page 34.

9. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded at Deed Book 40, Page 42, Public Records of Palm Beach County, Florida, as partially released as to canal reservation by Release of Canal Reservations recorded in Official Records Book 24472, Page 949, and the right of entry and exploration associated with the phosphate, minerals, metals and petroleum reservations released by Sec. 270.11, F.S.

10. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 23563, Page 668.

11. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 24689, Page 181.

12. Grant of Utility Easement in favor of North Springs Improvement District, a local unit of special government and public corporation of the State of Florida, recorded in Official Records Book 24916, Page 173.

13. Grant of Utility Easement in favor of North Springs Improvement District, a local unit of special government and public corporation of the State of Florida, recorded in Official Records Book 24916, Page 180.

14. Restrictions, terms and provisions, which include provisions for private assessments, as set forth and contained in the Warranty Deed given by WCI Communities Limited Partnership, a Delaware limited partnership, to Tournament Players Club at Heron Bay, Inc., a Florida corporation, recorded in Official Records Book 27435, Page 538, as affected by Assignment of Agreements, Development Rights and Permits by Clublink US LLC, a Delaware limited liability company, to North Springs Improvement District, an independent special district and public corporation of the State of Florida, recorded as Official Records Instrument No. 117646527; Quit-Claim Assignment of Declarant Rights by WCI Communities, LLC, a Delaware limited liability company, to North Springs Improvement District, a public corporation and independent special district established by special act of the Florida legislature, recorded as Official Records Instrument No. 118087815.

15. Grant of Utility Easement in favor of Florida Power & Light Company, a Florida corporation, recorded in Official Records Book 27699, Page 673.

16. Lien of Record of North Springs Improvement District recorded as Official Records Instrument No. 117656939.

17. Terms, covenants, conditions, easements and other matters contained in any unrecorded lease(s) or rental agreement(s), and all rights thereunder of the lessee(s), tenant(s) and/or party(ies) in possession, and any party(ies) claiming, by through or under said lessee(s), tenant(s) and/or party(ies) in possession.

    Note for informational purposes only: Survey recorded January 31, 2025 as Instrument No. 120027127, Map Book 10, Page 6.

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EXHIBIT A

A PORTION OF PARCEL A, HERON BAY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN Plat Book 159, Page 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL A; THENCE NORTH 45°11'42" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 731.87 FEET TO THE NORTH BOUNDARY OF SAID PARCEL A; THENCE SOUTH 89°48'18" EAST, ALONG SAID NORTH BOUNDARY OF PARCEL A, A DISTANCE OF 281.26 FEET; THENCE SOUTH 00°11'42" WEST, A DISTANCE OF 15.00 FEET THENCE NORTH 89°48'18" WEST, A DISTANCE OF 275.05 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 213.17 FEET; THENCE SOUTH 44°48'18" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 45°11'42" WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 32°06'58" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 06°54'44", AN ARC DISTANCE OF 50.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 159.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 49.81 FEET; THENCE SOUTH 49°26'00" EAST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1245.00 FEET AND A CENTRAL ANGLE OF 01°05'53", AN ARC DISTANCE OF 23.86 FEET; THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 45.37 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 79°36'44" WEST, SAID POINT BEING ON THE WEST LINE OF THE 24 FOOT WIDE ACCESS & UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 24338, PAGE 250 AND OFFICIAL RECORD BOOK 27435, PAGE 626, OF THE AFORESAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID 24 FOOT WIDE ACCESS & UTILITY EASEMENT AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE OF 44°49'21", AN ARC DISTANCE OF 67.28 FEET; THENCE NORTH 89°48'18" WEST, A DISTANCE OF 81.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1190.00 FEET AND A CENTRAL ANGEL OF 01°05'53", AN ARC DISTANCE OF 22.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 41°28'11", AN ARC DISTANCE OF 50.66 FEET; THENCE NORTH 49°26'00" WEST, A DISTANCE OF 169.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 27°10'42", AN ARC DISTANCE OF 75.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 42°32'28", AN ARC DISTANCE OF 118.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE

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NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 38°06'01", AN ARC DISTANCE OF 312.54 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, TO THE POINT OF BEGINNING.

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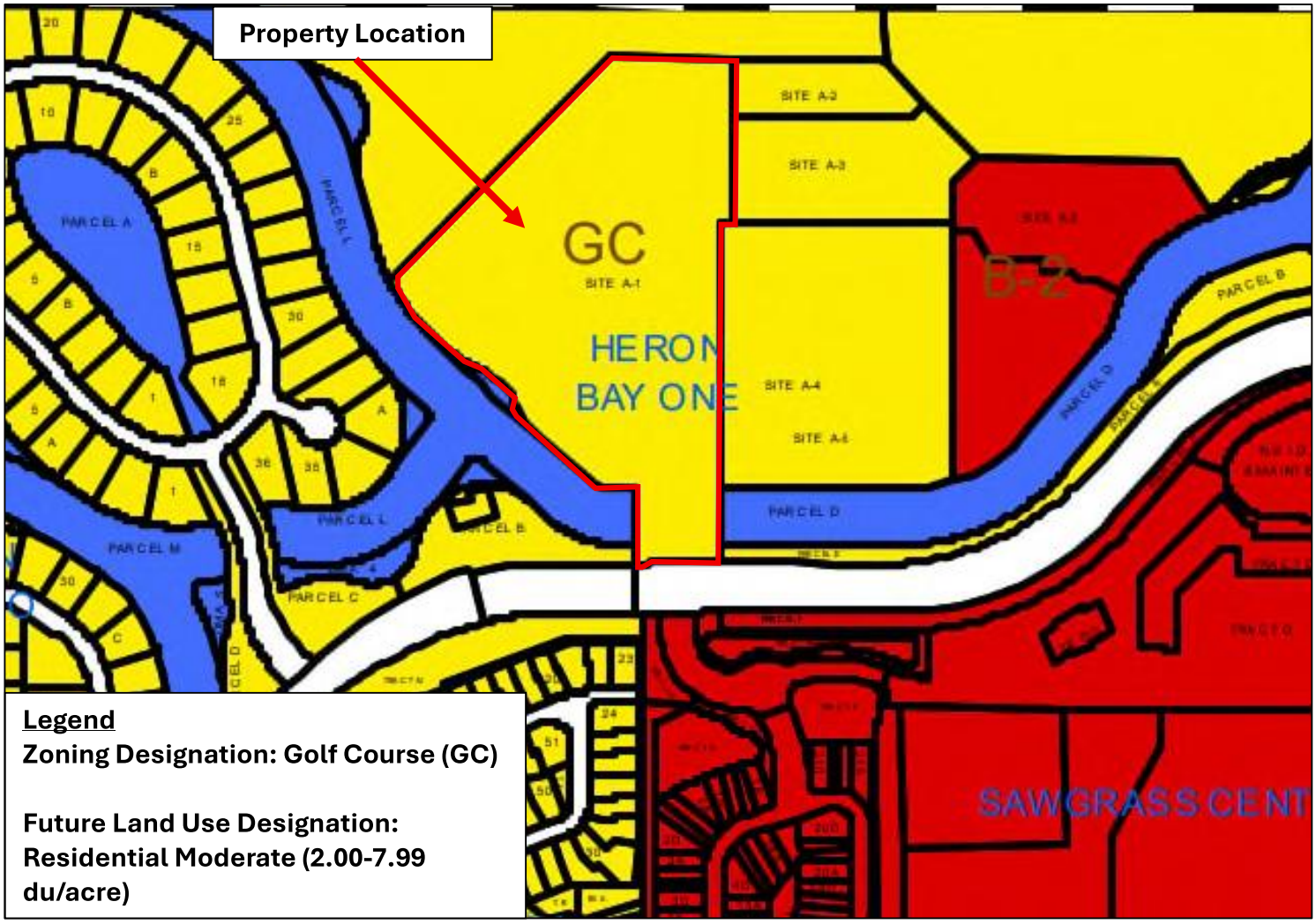
Exhibit B
Location, Land Use & Zoning Designation Maps

Project Locational Map



Existing Future Land Use & Zoning Map Designations



Legend
Zoning Designation: Golf Course (GC)

Future Land Use Designation: Residential Moderate (2.00-7.99 du/acre)

Proposed Future Land use & Zoning Map Designation

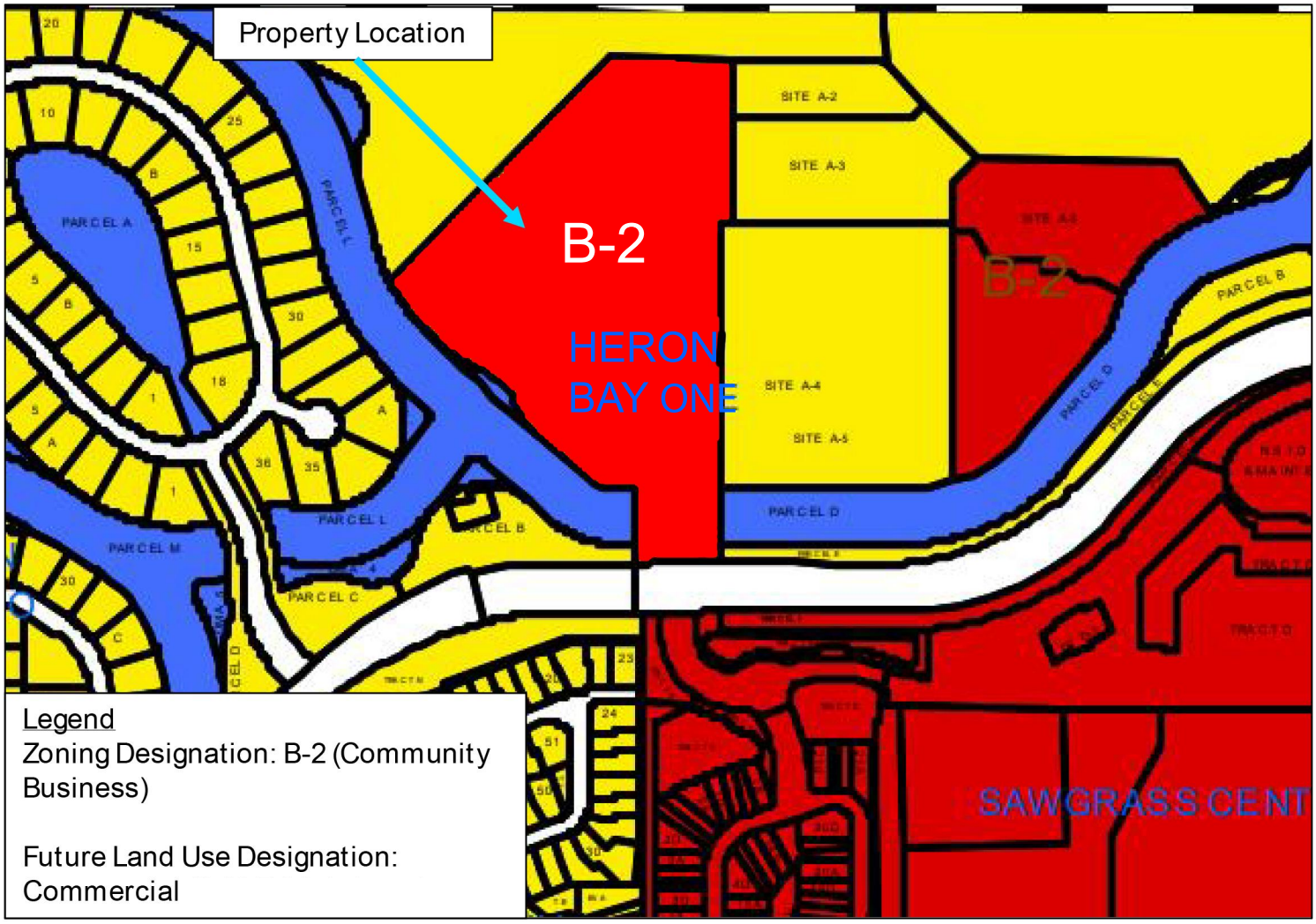


Exhibit C
Traffic Analysis

F. TRAFFIC CIRCULATION ANALYSIS

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. ***Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.***

The amendment site is located in the City of Coral Springs, Florida. The following roadways are anticipated to be impacted by the proposed change in Future Land Use:

- Coral Ridge Drive
- N University Drive
- Holmberg Road

A summary has been prepared to identify the number of lanes, current volumes, adopted level of service, and current level of service for each roadway. For this evaluation, 2024 roadway link count data was obtained from FDOT Traffic Online and the adopted level of service volume data was obtained from the Broward County Metropolitan Planning Organization (MPO). Table 1 provides a summary of this data for the Daily and peak hour conditions.

Table 1: Impacted Roadways Existing Conditions

Roadway	From	To	Lanes	2024 Existing Daily*				2024 Existing Peak Hour*			
				Volume	Capacity	v/c	LOS	Volume	Capacity	v/c	LOS
Coral Ridge Dr.											
	Wiles Rd.	Sawgrass Xpwy.	4LD	31,500	37,810	0.83	C	3,500	3,401	1.03	F
	Sawgrass Xpwy.	Holmberg Rd.	4LD	29,500	35,820	0.82	C	3,278	3,222	1.02	F
	Holmberg Rd.	Hillsboro Blvd.	4LD	21,000	35,820	0.59	C	2,333	3,222	0.72	C
N University Dr.											
	Wiles Rd.	Sawgrass Xpwy.	4LD	27,000	39,800	0.68	C	3,000	3,580	0.84	D
	Sawgrass Xpwy.	Hillsboro Blvd.	4LD	14,800	35,820	0.41	C	1,644	3,222	0.51	C
Holmberg Rd.											
	Coral Ridge Dr.	Pine Island Rd.	2LD	10,300	13,320	0.77	C	1,144	1,197	0.96	D
	Pine Island Rd.	N University Dr.	4LD	11,200	35,820	0.31	C	1,244	3,222	0.39	C
	N University Dr.	Riverside Dr.	2LD	19,600	13,320	1.47	D	2,178	1,197	1.82	F

**Based on FDOT data.*

2. ***Identify the projected level of service for the roadways impacted by the proposed amendment for the longe-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.***

A summary was prepared to evaluate the long-range (year 2045) project volumes and level of service for year 2045 baseline conditions. The long range (year 2054) project volumes and level of service baseline conditions were obtained from the Broward MPO. Table 2 provides a summary of this evaluation for 2045 baseline daily and peak hour conditions.

Table 2: 2045 Baseline Roadway Data

Roadway	From	To	Lanes	2045 Future Daily				2045 Future Peak Hour			
				Volume	Capacity	v/c	LOS	Volume	Capacity	v/c	LOS
Coral Ridge Dr.											
	Wiles Rd.	Sawgrass Xpwy.	4LD	23,800	37,810	0.63	C	2,261	3,401	0.66	C
	Sawgrass Xpwy.	Holmberg Rd.	6LD	37,600	59,990	0.63	D	3,572	5,390	0.66	D
	Holmberg Rd.	Hillsboro Blvd.	4LD	37,600	35,820	1.05	F	3,572	3,222	1.11	F
N University Dr.											
	Wiles Rd.	Sawgrass Xpwy.	4LD	51,000	59,900	0.85	C	4,845	5,390	0.90	C
	Sawgrass Xpwy.	Hillsboro Blvd.	4LD	16,000	35,820	0.45	C	1,520	3,222	0.47	C
Holmberg Rd.											
	Coral Ridge Dr.	Pine Island Rd.	2LD	11,300	13,320	0.85	D	1,074	1,197	0.90	B
	Pine Island Rd.	N University Dr.	4LD	11,300	35,820	0.32	C	1,074	3,222	0.33	C
	N University Dr.	Riverside Dr.	2LD	7,300	13,320	0.55	D	694	1,197	0.58	B

3. ***Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.***

The amendment site currently has a future land use designation of Residential Moderate and is proposed to be redesignated as Commercial. The applicant is proposing an 86,750 sf athletic country club use on the 13.41-acre site.

The analysis that has been undertaken evaluates the impact of amending the Future Land Use Plan to allow for the proposed Athletic Club. Following is the summary of that evaluation.

The trip generation potential of the existing and proposed Future Land Use designations were calculated using trip generation rates published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 12th Edition*. The daily trip generation potential of the proposed Future Land Use designation was calculated using trip generation rates published in the *Trip Generation Manual, 11th Edition* because *12th Edition* does not provide daily rates for ITE Land Use Code 493. Table 3 provides a summary of these calculations.

Table 3: Trip Generation Calculation: Proposed Restricted Future Land Use Designation

Source	Land Use	ITE Code	Intensity	Daily Trips	PM Peak Hour		
					Total	In	Out
Existing Maximum FLU Devleopment Potential							
ITE	Multifamily Housing (Low-Rise)	ITE 220	107 DU	723	59	37	22
			Subtotal	*723*	*59*	*37*	*22*
Pass-By Capture			**Daily** **PM**				
	Multifamily Housing (Low-Rise)		0.0% 0.0%	0	0	0	0
			Subtotal	0	0	0	0
Driveway Volumes				**723**	**59**	**37**	**22**
Net New External Trips				**723**	**59**	**37**	**22**
Proposed Maximum Restricted Intensity							
ITE	Athletic Club	ITE 493	86.750 ksf	4,633	293	185	108
			Subtotal	*4,633*	*293*	*185*	*108*
Pass-By Capture			**Daily** **PM**				
	Athletic Club		19.0% 19.0%	880	56	35	21
			Subtotal	880	56	35	21
Driveway Volumes				**4,633**	**293**	**185**	**108**
Net New External Trips				**3,753**	**237**	**150**	**87**
Proposed Net External Trips-Existing Net New External Trips				**3,753**	**237**	**150**	**87**

Land Use	Daily	PM Peak Hour	Pass By
Multifamily Housing (Low-Rise)	Trips = 5.63(X) +120.45	Trips = 0.48(X) +0.48 (62% in, 38% out)	0.0%
Athletic Club	53.41 trips/ksf	3.38 trips/ksf (63% in, 37% out)	19.0%

As shown in this table, the net change in trip generation potential by the proposed change in the Future Land Use Designation, would result in a net increase of 3,753 daily trips and a net increase of 237 (+150 in, +87 out) PM peak hour trips.

A long range (year 2045) capacity analysis has therefore been performed for peak hour and daily conditions by assigning the net change in trip generation potential of this site under the restricted land use intensities to the analyzed roadway links. Table 4 provides a summary of this evaluation for 2045 total PM peak hour conditions. Table 5 provides this summary for 2045 total daily conditions. Broward MPO data is included as Attachment F.1. The project traffic distribution used in this analysis is illustrated in Figure 1.

Table 4: Year 2045 Total Roadway Data - PM Peak Hour

Roadway		Lanes	Adopted LOS	2045 Future Baseline Peak Hour				PM Peak Hour Project Traffic				2045 Total Peak Hour		
From	To			Volume	Capacity	v/c	LOS	% Assignment	Project Trips	% Impact	Significant Impact ?	Volume	v/c	LOS
Coral Ridge Dr.														
Wiles Rd.	Sawgrass Xpwy.	4LD	D	2,261	3,401	0.66	C	30%	71	2.09%	No	2,332	0.69	C
Sawgrass Xpwy.	Holmberg Rd.	6LD	D	3,572	5,390	0.66	F	30%	71	1.32%	No	3,643	0.68	C
Holmberg Rd.	Hillsboro Blvd.	4LD	D	3,572	3,222	1.11	F	25%	59	1.83%	No	3,631	1.13	F
N University Dr.														
Wiles Rd.	Sawgrass Xpwy.	4LD	D	4,845	5,390	0.90	C	5%	12	0.22%	No	4,857	0.90	D
Sawgrass Xpwy.	Hillsboro Blvd.	4LD	D	1,520	3,222	0.47	C	5%	12	0.37%	No	1,532	0.48	D
Holmberg Rd.														
Coral Ridge Dr.	Pine Island Rd.	2LD	D	1,074	1,197	0.90	B	35%	83	6.93%	Yes	1,157	0.97	D
Pine Island Rd.	N University Dr.	4LD	D	1,074	3,222	0.33	B	35%	83	2.58%	No	1,157	0.36	D
N University Dr.	Riverside Dr.	2LD	D	694	1,197	0.58	B	10%	24	2.01%	No	718	0.60	D

Table 5: Year 2045 Total Roadway Data - Daily

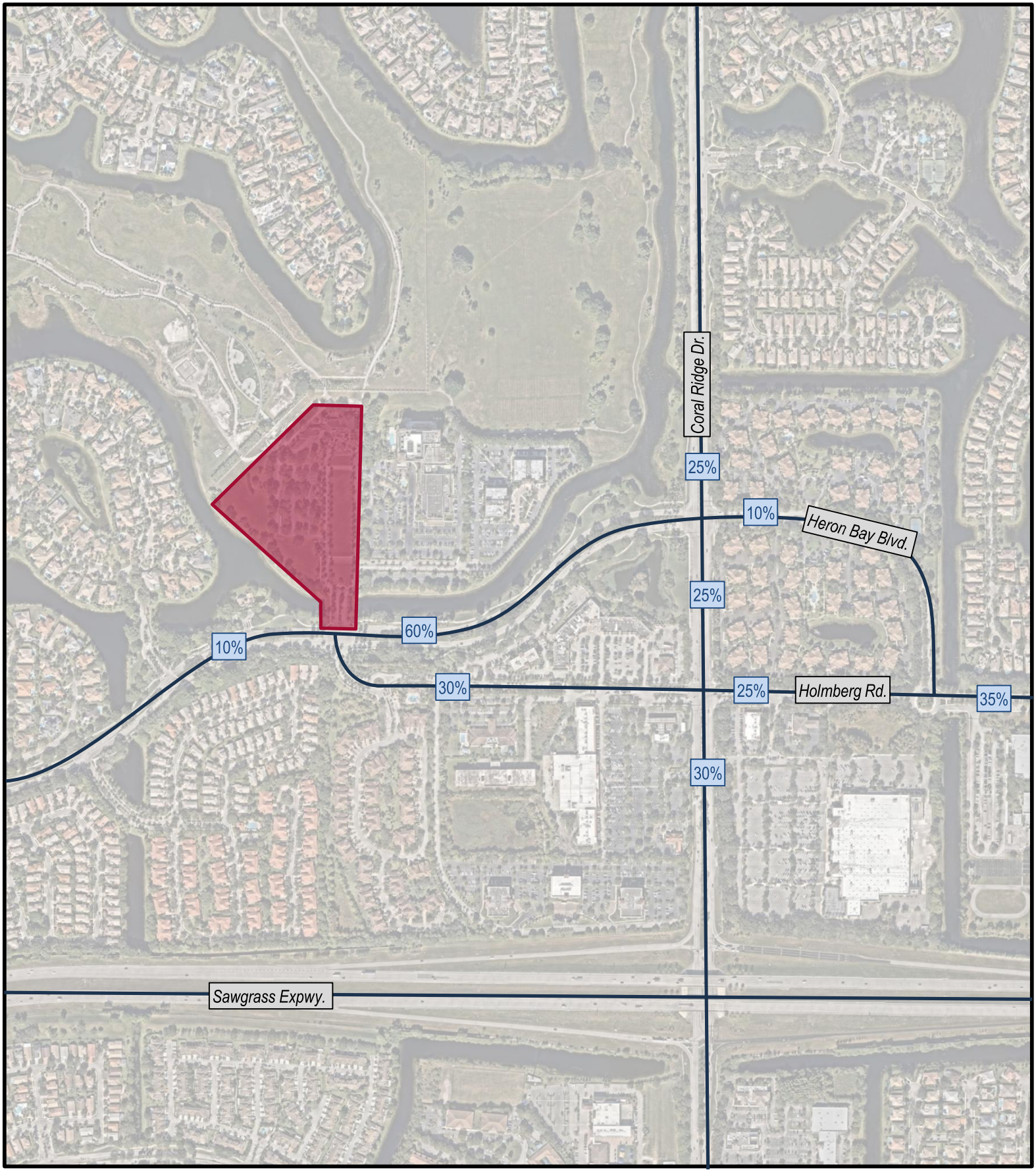
Roadway		Lanes	Adopted LOS	2045 Future Baseline Daily				Daily Project Traffic				2045 Total Daily		
From	To			Volume	Capacity	v/c	LOS	% Assignment	Project Trips	% Impact	Significant Impact ?	Volume	v/c	LOS
Coral Ridge Dr.														
Wiles Rd.	Sawgrass Xpwy.	4LD	D	23,800	37,810	0.63	C	30%	1,126	2.98%	No	24,926	0.66	C
Sawgrass Xpwy.	Holmberg Rd.	6LD	D	37,600	59,990	0.63	D	30%	1,126	1.88%	No	38,726	0.65	C
Holmberg Rd.	Hillsboro Blvd.	4LD	D	37,600	35,820	1.05	F	25%	938	2.62%	No	38,538	1.08	F
N University Dr.														
Wiles Rd.	Sawgrass Xpwy.	6LD	D	51,000	59,900	0.85	C	5%	188	0.31%	No	51,188	0.85	C
Sawgrass Xpwy.	Hillsboro Blvd.	4LD	D	16,000	35,820	0.45	C	5%	188	0.52%	No	16,188	0.45	C
Holmberg Rd.														
Coral Ridge Dr.	Pine Island Rd.	2LD	D	11,300	13,320	0.85	D	35%	1,314	9.86%	Yes	12,614	0.95	D
Pine Island Rd.	N University Dr.	4LD	D	11,300	35,820	0.32	C	35%	1,314	3.67%	Yes	12,614	0.35	C
N University Dr.	Riverside Dr.	2LD	D	7,300	13,320	0.55	D	10%	375	2.82%	No	7,675	0.58	C

As shown in the long-range (year 2045) evaluation, no roadway segments are anticipated to be significantly impacted and over capacity due to the proposed Future Land Use designation change.

4. ***Provide any relevant transportation studies relating to this amendment, as applicable.***

The Florida Turnpike Authority currently has a project underway for the construction of improvements on the Sawgrass Expressway (SR 869). Included in this project is the reconstruction of the interchange with Coral Ridge Drive (Nob Hill Road) as a diverging-diamond interchange with the widening of Coral Ridge Drive (Nob Hill Rod) from its current four-lane cross-section to a six-lane cross-section from the Sawgrass Expressway north to Heron Bay Boulevard. Relevant excerpts from the roadway design set are included as Attachment F.2.

Figure 1: Traffic Distribution



NORTH

LEGEND

Site Location

XX% % Project Traffic

FIGURE 1
Lifetime Coral Springs
KH #043838006
Project Distribution

Kimley»Horn

ATTACHMENT F.1

BROWARD COUNTY MPO AND FDOT TRAFFIC VOLUME DATA

APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020					2020					2045				
			Design	Daily Conditions				Peak Hour Conditions					Daily Conditions				
ID	E/W Roadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS
1042	Holmberg Rd	E of Coral Ridge Dr	264	6300	13320	0.47	C	599	1197	0.50	D	264	11300	13320	0.85	D
936	Holmberg Rd	E of University Dr	264	8500	13320	0.64	D	808	1197	0.67	D	264	7300	13320	0.55	D

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; r - maximum LOS "D" service volume reduced by 5%

APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020					2020				2045				
			Design	Daily Conditions				Peak Hour Conditions				Design	Daily Conditions			
ID	N/SRoadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS
267	Coral Ridge Dr	N of Wiles Rd	422	23000	37810 r	0.61	C	2185	3401 r	0.64	C	422	23800	37810 r	0.63	C
269	Coral Ridge Dr	N of Sawgrass Xway	474	24500	35820	0.68	C	2328	3222	0.72	C	474	37600	35820	1.05	F
325	Coral Sprgs Dr	N of Wiles Rd	422	11100	37810 r	0.29	C	1055	3401 r	0.31	C	422	12900	37810 r	0.34	C
479	Florida's Turnpike	N of Sawgrass Xway	611	97900	123600	0.79	D	9301	10220	0.91	D	611	152200	123600	1.23	F
611	Lyons Rd	N of Wiles Rd	674	32500	53910	0.60	C	3088	4851	0.64	C	674	63400	53910	1.18	F
613	Lyons Rd	N of Sawgrass Xway	674	32500	53910	0.60	C	3088	4851	0.64	C	674	78800	53910	1.46	F
327	Pine Island Rd	N of Sawgrass Xway	474	9100	35820	0.25	C	865	3222	0.27	C	474	16700	35820	0.47	C
329	Pine Island Rd	N of Holmberg Rd	474	6700	35820	0.19	C	637	3222	0.20	C	474	4400	35820	0.12	C
533	SR 7	N of Wiles Rd	622	54000	59900	0.90	C	5130	5390	0.95	C	622	72100	59900	1.20	F
535	SR 7	N of Sawgrass Xway	622	60500	59900	1.01	F	5748	5390	1.07	F	622	79300	59900	1.32	F
537	SR 7	N of Holmberg Rd	622	60500	59900	1.01	F	5748	5390	1.07	F	622	71000	59900	1.19	F
379	University Dr	N of Wiles Rd	422	27000	39800	0.68	C	2565	3580	0.72	C	622	51000	59900	0.85	C
381	University Dr	N of Sawgrass Xway	474	14800	35820	0.41	C	1406	3222	0.44	C	474	16000	35820	0.45	C
383	University Dr	N of Holmberg Rd	264	7000 e	13320	0.53	D	665	1197	0.55	D	474	6600	35820	0.18	C

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; r - maximum LOS "D" service volume reduced by 5%

COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
7715		HIATUS RD, S OF SHERIDAN ST	N	7400E	S	8200E	15600	F	9.0	53.7F	8.2F
7719		DIXIE HWY, N OF HALLANDALE BEACH BLVD	S	6600		0	6600	C	9.0	99.9W	4.0A
7727		POMPANO PARK PL, W OF ANDREWS AVE	E	9300E	W	8400E	17700	F	9.0	55.0F	8.2F
7729		NW 6 ST, E OF NW 7 AVE	E	7300E	W	7900E	15200	S	9.0	55.0F	8.8P
7739		US 1, S OF ATLANTIC BLVD	N	19000	S	19500	38500	C	9.0	55.8F	4.0P
7744		SE 3 AVE, S OF BROWARD BLVD	N	10500E	S	12000E	22500	S	9.0	55.0F	1.6P
7746		ANDREWS AVE, S OF BROWARD BLVD	N	7600E	S	6000E	13600	F	9.0	55.0F	8.2F
7749		PALM AVE, N OF SHERIDAN ST	N	11000E	S	11500E	22500	F	9.0	53.7F	8.2F
7758		SE 19TH AVENUE FROM ELLER DR TO SOC BLDG (OFF S	N	6600E	S	6100E	12700	F	9.0	55.8F	3.0F
7769		COPANS RD, E OF NE 12 AVE	E	12000E	W	12500E	24500	F	9.0	55.0F	8.2F
7773		HAMMONDVILLE RD, W OF NW 15 AVE	E	10000E	W	11500E	21500	F	9.0	55.0F	8.2F
7784		PROSPECT RD, S OF COMMERCIAL BLVD	N	7600E	S	8000E	15600	F	9.0	55.0F	8.2F
7785		PROSPECT RD, W OF DIXIE HWY	E	9300E	W	8400E	17700	F	9.0	55.0F	8.2F
7811		BROWARD BLVD, E OF NOB HILL RD	E	13500E	W	15000E	28500	F	9.0	53.7F	8.2F
7812		BROWARD BLVD, E OF PINE ISLAND RD	E	18000E	W	20000E	38000	F	9.0	53.7F	8.2F
7818		HOLMBERG RD, 500FT E OF CORAL RIDGE DR (OFF SYST	E	3800E	W	3400E	7200	F	9.0	53.7F	8.2F

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COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
7819		HOLMBERG RD, W OF PINE ISLAND RD (OFF SYSTEM CYC	E	5300E	W	5000E	10300 F	9.0	53.7F	8.2F
7827		NW 10 AVE FROM NW 38 ST TO PROSPECT RD (OFF SYS	N	3600E	S	3000E	6600 F	9.0	55.0F	8.2F
7838		COMMODORE DR/NW 133A FROM NW 3 ST TO NW 1 ST (O	N	2600E	S	2300E	4900 F	9.0	53.7F	8.2F
7879		BAYVIEW DR, N OF COMMERCIAL BLVD	N	3400E	S	3900E	7300 F	9.0	55.8F	8.2F
7884		MIRAMAR PARKWAY FROM SW 192 TER TO SW 184 AVE (	E	4100E	W	4500E	8600 F	9.0	53.7F	8.2F
7890		NW 19 ST FROM NW 49 AVE TO NW 47 AVE (OFF SYSTE	E	1700E	W	1700E	3400 F	9.0	53.7F	8.2F
7891		NW 49 AVE FROM BEG UNDERPASS 860246 TO NW 49 AVE	E	13000E	W	10500E	23500 F	9.0	53.7F	8.2F
7904		N/S 35TH AVE. FROM S RAINBOW DR TO HOLLYWOOD BL	N	1700E	S	1800E	3500 F	9.0	55.0F	8.2F
7912		NE 3 AVE, S OF SAMPLE RD	N	5500E	S	7300E	12800 F	9.0	55.0F	8.2F
7913		MILITARY TRAIL, S OF HILLSBORO BLVD.	N	12000E	S	10500E	22500 F	9.0	55.0F	8.2F
7914		MILITARY TRAIL, S OF SW 10 STREET	N	14500E	S	13000E	27500 F	9.0	55.0F	8.2F
7919		ANDREWS AVENUE, S OF SR 84 (SIS)	N	5000	S	6700	11700 C	9.0	55.0F	6.4A
7922		POWERLINE ROAD, S OF HILLSBORO CANAL	N	18000	S	20000	38000 C	9.0	55.0F	1.8P
7937		RIVERLAND ROAD, E OF SW 31 AVENUE	E	2500E	W	2500E	5000 F	9.0	55.0F	8.2F
7944		SW 31 AVENUE, N OF DAVIE BLVD.	N	5900E	S	4900E	10800 F	9.0	55.0F	8.2F
7970		DAVIE ROAD, N OF SW 39 STREET	N	12500E	S	13000E	25500 F	9.0	53.7F	8.2F

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COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
9080		NE 26 STREET, W OF US 1	E	6900E	W	6600E	13500	F	9.0	55.0F	8.2F
9083		STIRLING ROAD, E OF PALM AVENUE	E	13500E	W	14000E	27500	F	9.0	53.7F	8.2F
9084		LAS OLAS BLVD, E OF SE 9 AVENUE	E	6300E	W	5800E	12100	F	9.0	55.8F	2.9F
9085		SE 3 AVE, S OF DAVIE BLVD.	N	3200E	S	5000E	8200	F	9.0	55.0F	8.2F
9091		STIRLING RD., W OF PALM AVE.	E	13500E	W	14500E	28000	F	9.0	53.7F	8.2F
9095		SUNRISE BLVD., W OF NW 136 AVE.	E	17000E	W	18000E	35000	F	9.0	53.7F	8.2F
9096		OAKLAND PARK BLVD., E OF SAWGRASS EXPRESSWAY	E	8700E	W	10000E	18700	F	9.0	53.7F	8.2F
9097		COMMERCIAL BLVD., E OF SAWGRASS EXPRESSWAY	E	18000E	W	18000E	36000	F	9.0	53.7F	8.2F
9098		ATLANTIC BLVD., E OF SAWGRASS EXPRESSWAY	E	11500E	W	11500E	23000	F	9.0	53.7F	8.2F
9099		SAMPLE RD., E OF SAWGRASS EXPRESSWAY	E	15000E	W	12000E	27000	S	9.0	53.7F	6.1P
9101		HOLMBERG RD., E OF UNIVERSITY DR.	E	12500E	W	7100E	19600	F	9.0	53.7F	8.2F
9105		RIVERSIDE DR., S OF WILES RD.	N	7800E	S	7800E	15600	F	9.0	53.7F	8.2F
9106		UNIVERSITY DR., N OF SAWGRASS EXPRESSWAY	N	8900E	S	8400E	17300	F	9.0	53.7F	8.2F
9108		BANKS RD., S OF SAMPLE RD.	N	1900E	S	2600E	4500	F	9.0	55.0F	8.2F
9109		BANKS RD., N OF ATLANTIC BLVD.	N	7400E	S	8100E	15500	F	9.0	55.0F	8.2F
9110		LYONS RD., S OF ATLANTIC BLVD.	N	14000E	S	15500E	29500	F	9.0	55.0F	8.2F

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COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
9411		NE 6 AVENUE, N OF NE 56 STREET	N	3100E	S	3400E	6500	F	9.0	55.0F	8.2F
9413		ANDREWS AVENUE, N OF MCNAB ROAD	N	10500E	S	10500E	21000	F	9.0	55.0F	8.2F
9415		OAKLAND PARK BLVD, W OF HIATUS ROAD	E	20000E	W	21000E	41000	F	9.0	53.7F	8.2F
9417		NE 49 STREET, W OF US1	E	6000E	W	3900E	9900	F	9.0	55.0F	8.2F
9419		HOLMBERG ROAD, W OF UNIVERSITY DRIVE	E	5500E	W	5700E	11200	F	9.0	53.7F	8.2F
9421		UNIVERSITY DRIVE, N OF NW 40 ST (CARDINAL RD)	N	15000E	S	16500E	31500	F	9.0	53.7F	8.2F
9423		BANKS ROAD, N OF COCONUT CREEK PARKWAY	N	6700E	S	8000E	14700	F	9.0	55.0F	8.2F
9425		POMPANO PARK PLACE, W OF CYPRESS ROAD	E	4600E	W	3600E	8200	F	9.0	55.0F	8.2F
9427		SUNRISE LAKES BLVD, W OF PINE ISLAND ROAD	E	2000E	W	2000E	4000	F	9.0	53.7F	8.2F
9431		NEE 26 STREET, E OF WILTON DRIVE	E	12000E	W	12500E	24500	F	9.0	55.0F	8.2F
9433		WESTON ROAD, N OF INDIAN TRACE	N	10500E	S	7200E	17700	F	9.0	53.7F	8.2F
9435		BONAVENTURE BLVD, N OF SW 36 STREET	N	5600E	S	5400E	11000	F	9.0	53.7F	8.2F
9443		SADDLE CLUB ROAD, W OF ARVIDA PARKWAY	E	6900E	W	6700E	13600	F	9.0	53.7F	8.2F
9447		SW 30 STREET, W OF UNIVERSITY DRIVE (DAVIE)	E	5400E	W	3800E	9200	F	9.0	53.7F	8.2F
9449		SW 30 STREET, E OF UNIVERSITY DRIVE (DAVIE)	E	7400E	W	8800E	16200	F	9.0	53.7F	8.2F
9451		SW 184 AVENUE, S OF SHERIDAN STREET	N	6200E	S	6300E	12500	F	9.0	53.7F	8.2F

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COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
9664		SW 26 ST, E OF FLAMINGO RD	E	2500E	W	2400E	4900	F	9.0	53.7F	8.2F
9665		SW 68 AVE, S OF PEMBROKE RD	N	3100E	S	3700E	6800	F	9.0	53.7F	8.2F
9667		SW 148 AVE, S OF MIRAMAR PKWY	N	6100E	S	6700E	12800	F	9.0	53.7F	8.2F
9670		FT LAUDERDALE AIRPORT, N OF COMMERCIAL BLVD	N	1700E	S	2000E	3700	F	9.0	55.0F	8.2F
9674		SHERIDAN ST, E OF UNIVERSITY DR	E	17000E	W	19000E	36000	F	9.0	53.7F	8.2F
9677		SAMPLE RD, W OF DIXIE HWY	E	21000E	W	20000E	41000	F	9.0	55.0F	3.5F
9678		BASS CREEK RD, W OF SW 148 AVE	E	1800E	W	2100E	3900	F	9.0	53.7F	8.2F
9680		ROYAL PALM BLVD, W OF CORAL RIDGE DR	E	3400E	W	2600E	6000	F	9.0	53.7F	8.2F
9682		SW 2 AVE, S OF SW 24 ST	N	1600E	S	2400E	4000	R	9.0	55.0F	8.2F
9683		TAYLOR RD, E OF US 1	E	3500E	W	6800E	10300	F	9.0	55.8F	8.2F
9685		SW 148 AVE, S OF SR 84	N	1900	S	5400	7300	C	9.0	53.7F	5.4A
9686		SHERIDAN ST, W OF NW/SW 196 AVE	E	2600E	W	2700E	5300	F	9.0	53.7F	8.2F
9688		MIRAMAR PKWY, W OF SW 160 AVE	E	24000E	W	24500E	48500	F	9.0	53.7F	8.2F
9691		CORAL RIDGE DR, N OF SAWGRASS EXPWY	N	16500E	S	13000E	29500	F	9.0	53.7F	2.9P
9692		HIATUS RD, N OF SR 84	N	400E	S	300E	700	R	9.0	53.7F	8.2F
9693		PINE ISLAND RD, N OF SHERIDAN ST	N	10500E	S	12000E	22500	F	9.0	53.7F	8.2F

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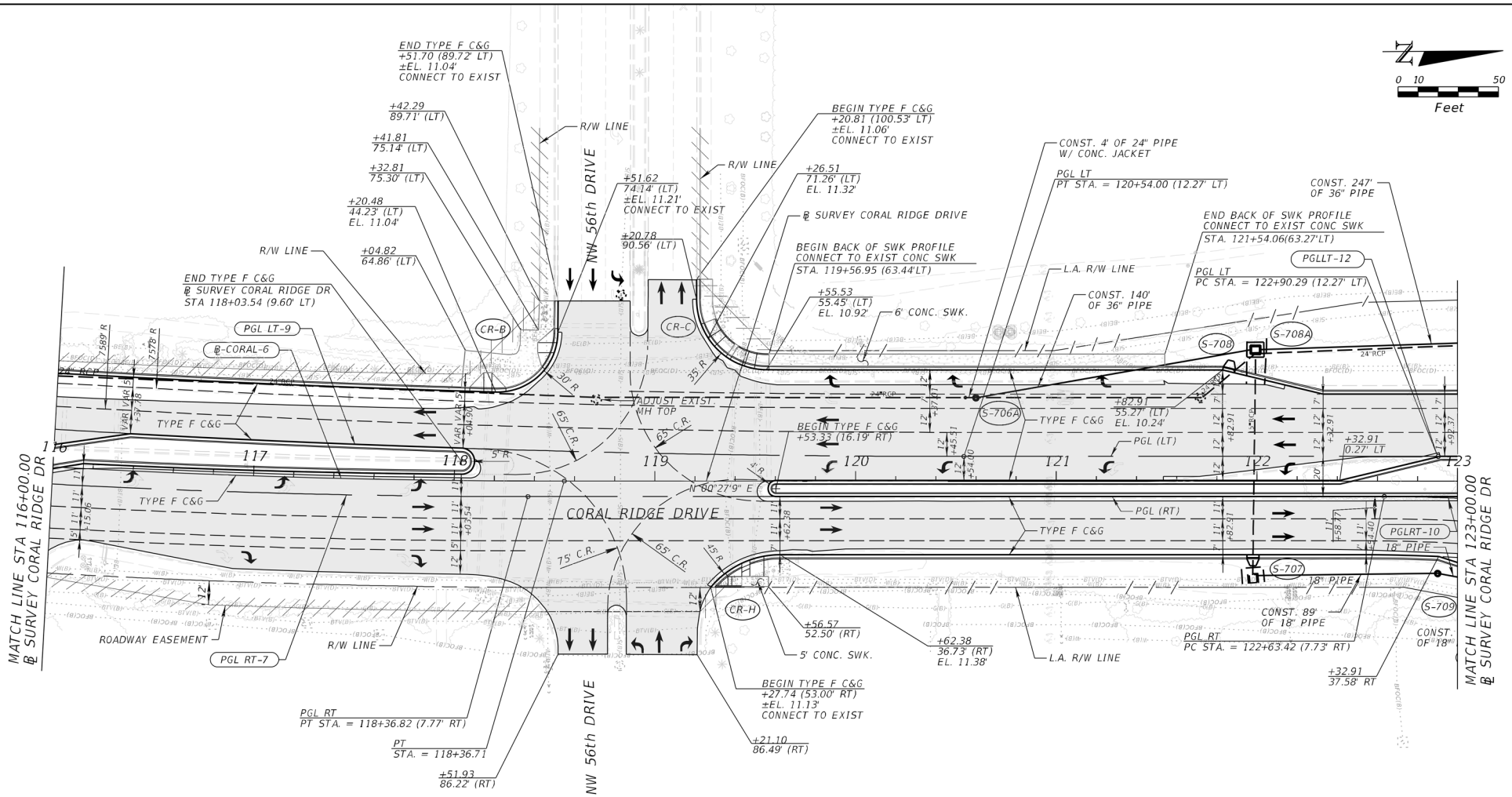
COUNTY: 86 BROWARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
9694		WILES ROAD, E OF LYONS	E	14000E	W	13500E	27500 F	9.0	55.0F	8.2F
9695		NW 31 AVENUE, N OF CYPRESS CREEK ROAD	N	14500E	S	14000E	28500 F	9.0	55.0F	8.2F
9696		HOLLYWOOD BLVD., W OF US 1	E	4300E	W	4600E	8900 F	9.0	55.0F	3.7F
9697		SW 196 AVENUE, S OF PINES BLVD.	N	3700E	S	2800E	6500 F	9.0	53.7F	8.2F
9704		MIRAMAR BLVD., E OF HIATUS ROAD	E	5600E	W	5000E	10600 F	9.0	53.7F	8.2F
9706		SE 12 AVENUE, S OF HILLSBORO BLVD.	N	5000E	S	4500E	9500 F	9.0	55.8F	8.2F
9708		NE 49 STREET, E OF US 1	E	4500E	W	5800E	10300 F	9.0	55.8F	8.2F
9709		SW 160 AVENUE, S OF MIRAMAR PARKWAY	N	11500E	S	9800E	21300 F	9.0	53.7F	8.2F
9710		NW 55 AVENUE, S OF OAKLAND PARK BLVD.	N	8000E	S	7100E	15100 F	9.0	53.7F	8.2F
9711		NW 44 STREET, E OF NW 31 AVENUE	E	4400E	W	4400E	8800 F	9.0	55.0F	8.2F
9712		NOB HILL ROAD, N OF HERON BAY BLVD.	N	10500E	S	10500E	21000 F	9.0	53.7F	3.5P
9713		PINE ISLAND ROAD, N OF HOLMBERG ROAD	N	5300E	S	5300E	10600 F	9.0	53.7F	8.2F
9714		SE 2ND AVENUE, S OF HILLSBORO BLVD.	N	3700E	S	2500E	6200 F	9.0	55.0F	8.2F
9715		NE 39TH STREET, E OF FEDERAL HIGHWAY	E	3000E	W	3600E	6600 F	9.0	55.8F	8.2F
9716		NE 24TH STREET, E OF FEDERAL HIGHWAY	E	2500E	W	3200E	5700 F	9.0	55.8F	8.2F
9717		NW 99 AVENUE, N OF ROYAL PALM BLVD.	N	2300E	S	2700E	5000 F	9.0	53.7F	8.2F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

ATTACHMENT F.2

CORAL RIDGE ROADWAY WIDENING PLANS



SHEET 44 - CORAL RIDGE DR

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley-Horn and Associates, Inc.
Registry No. 696
Hooi Gin Ng, P.E.
P.E. License No. 58123
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
869	BROWARD	435461-1-52-01

ROADWAY PLAN

SHEET NO. 198

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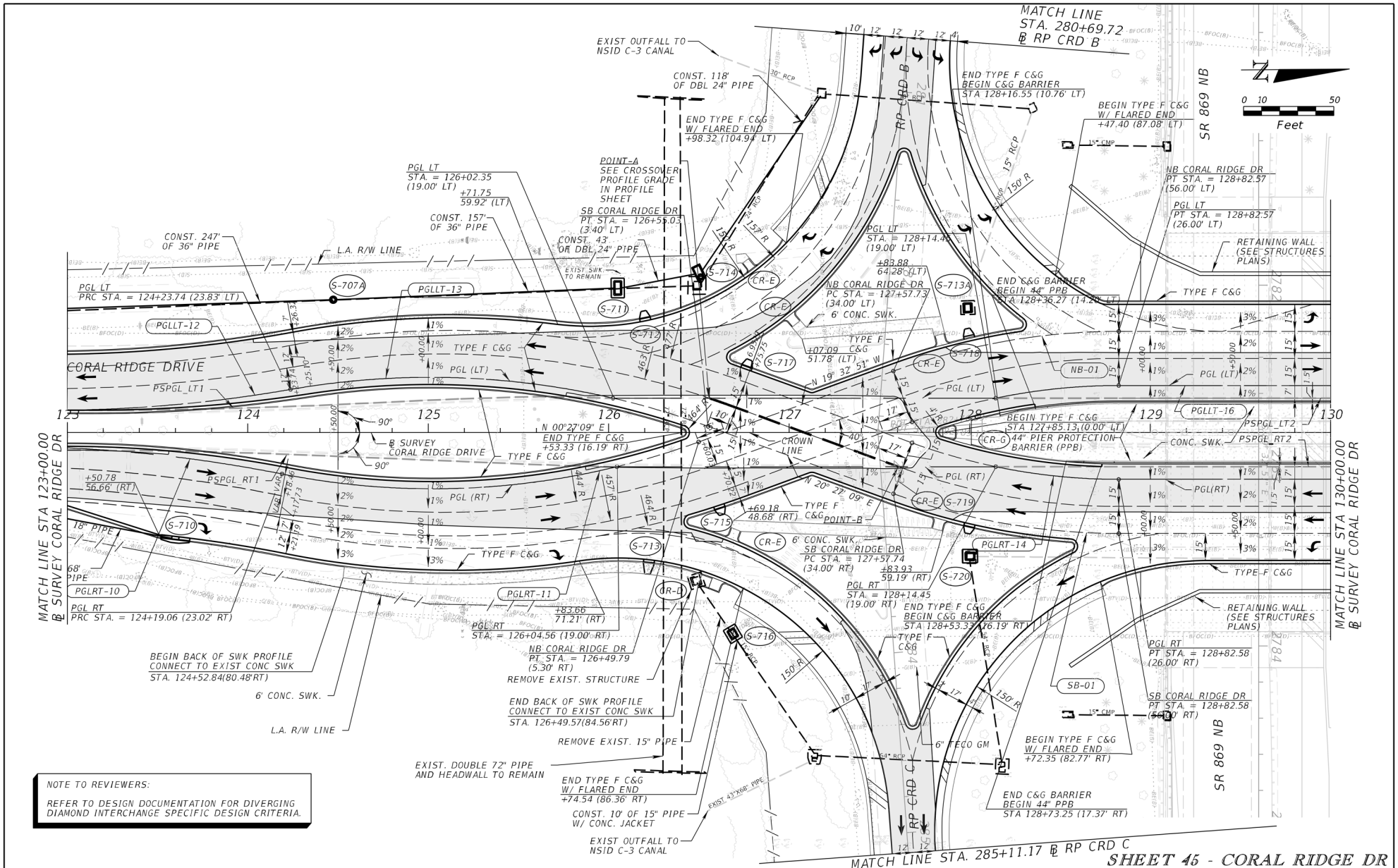

NOTE TO REVIEWERS:

REFER TO DESIGN DOCUMENTATION FOR DIVERGING DIAMOND INTERCHANGE SPECIFIC DESIGN CRITERIA.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley-Horn and Associates, Inc.
Registry No. 696
Hooi Gin Ng, P.E.
P.E. License No. 58123
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
869	BROWARD	435461-1-52-01

ROADWAY PLAN

SHEET NO. 199

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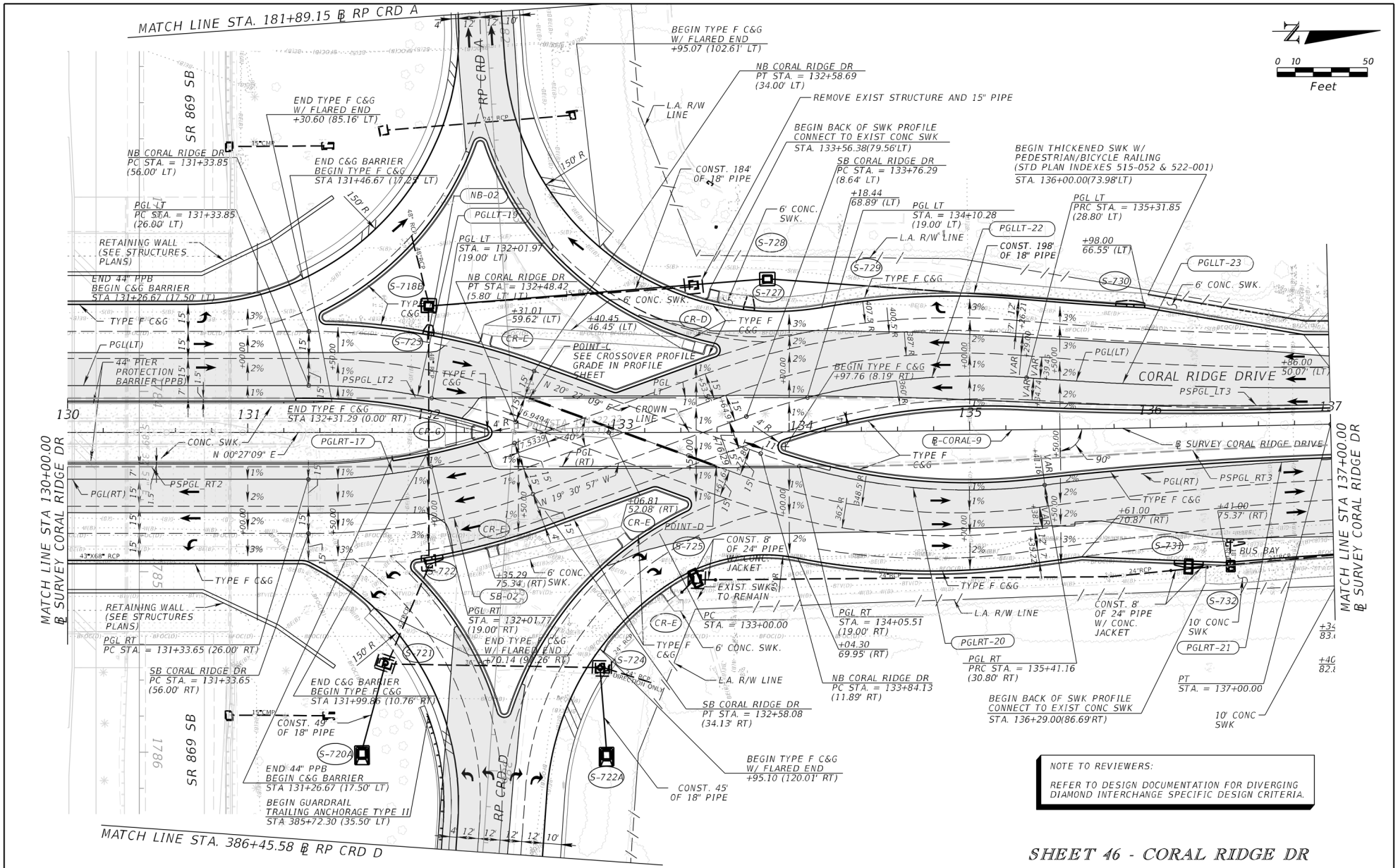

SHEET 46 - CORAL RIDGE DR

REVISIONS			
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Kimley-Horn and Associates, Inc.
Registry No. 696
Hooi Gin Ng, P.E.
P.E. License No. 58123
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
869	BROWARD	435461-1-52-01

ROADWAY PLAN

SHEET NO. 200

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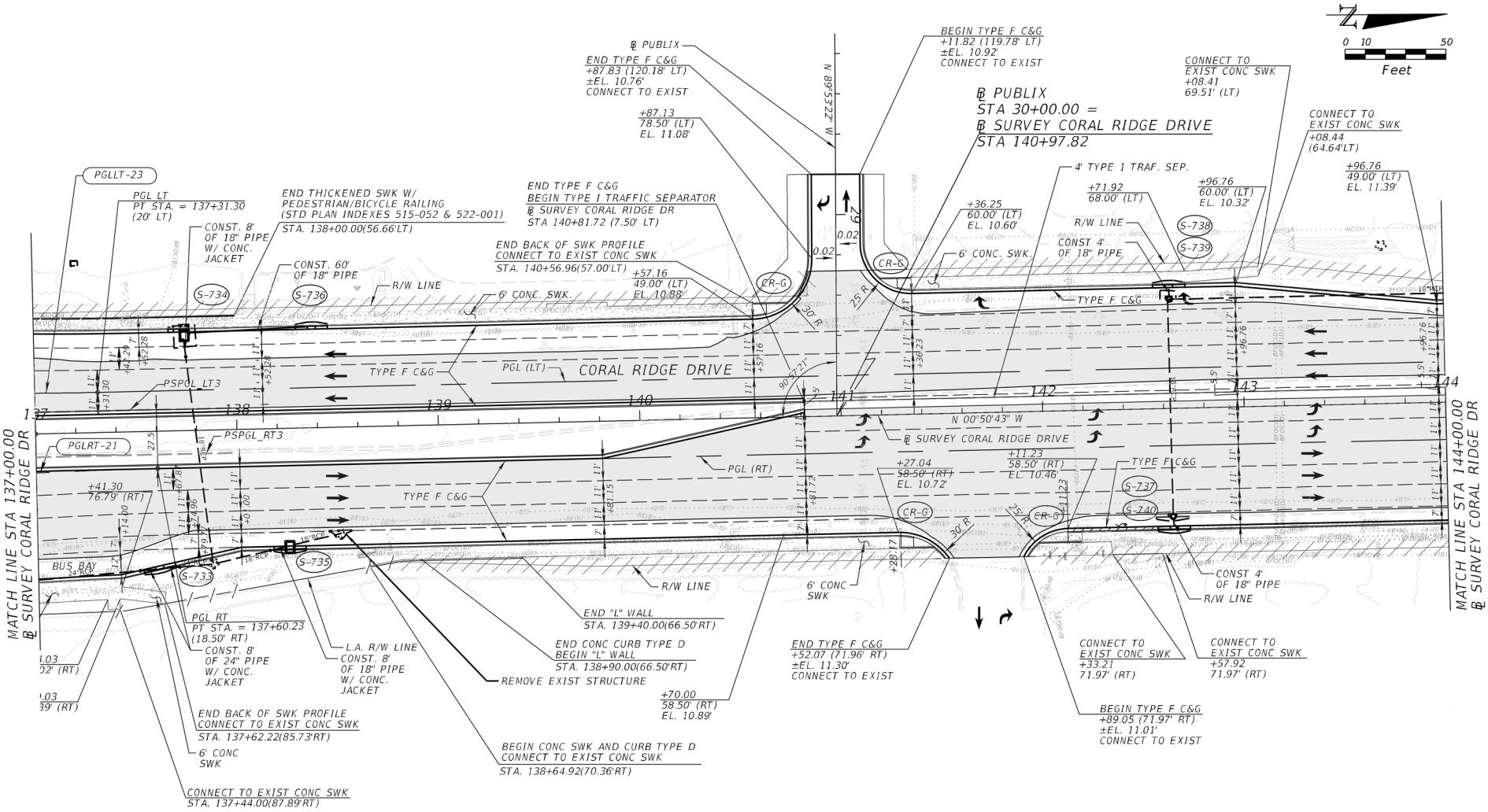

SHEET 47 - CORAL RIDGE DR

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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P.E. License No. 58123
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
869	BROWARD	435461-1-52-01

ROADWAY PLAN

SHEET NO. 201

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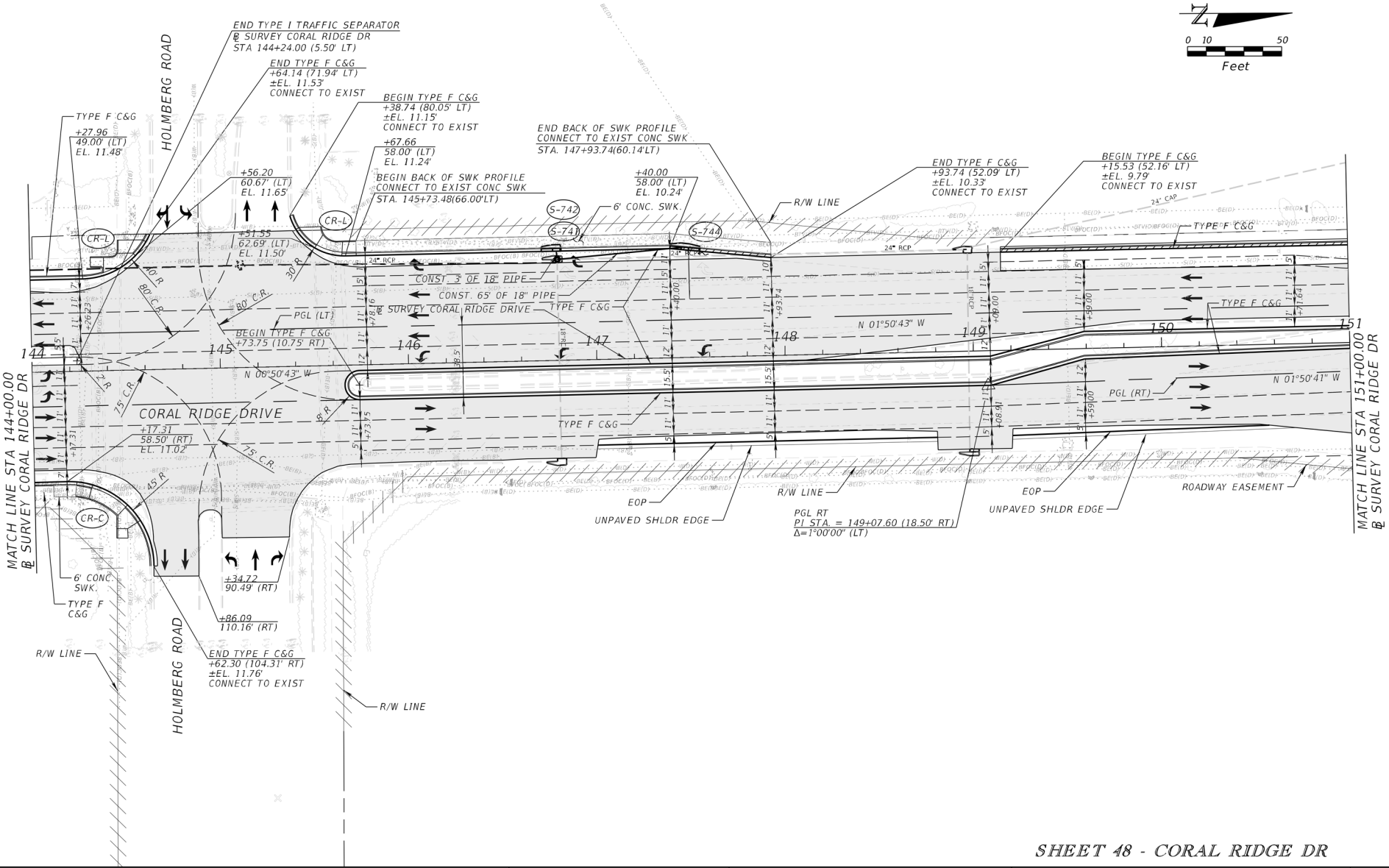

SHEET 48 - CORAL RIDGE DR

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley-Horn and Associates, Inc.
Registry No. 696
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P.E. License No. 58123
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
869	BROWARD	435461-1-52-01

ROADWAY PLAN

SHEET NO. 202

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March 25, 2026

Subject Parcel

City Boundary

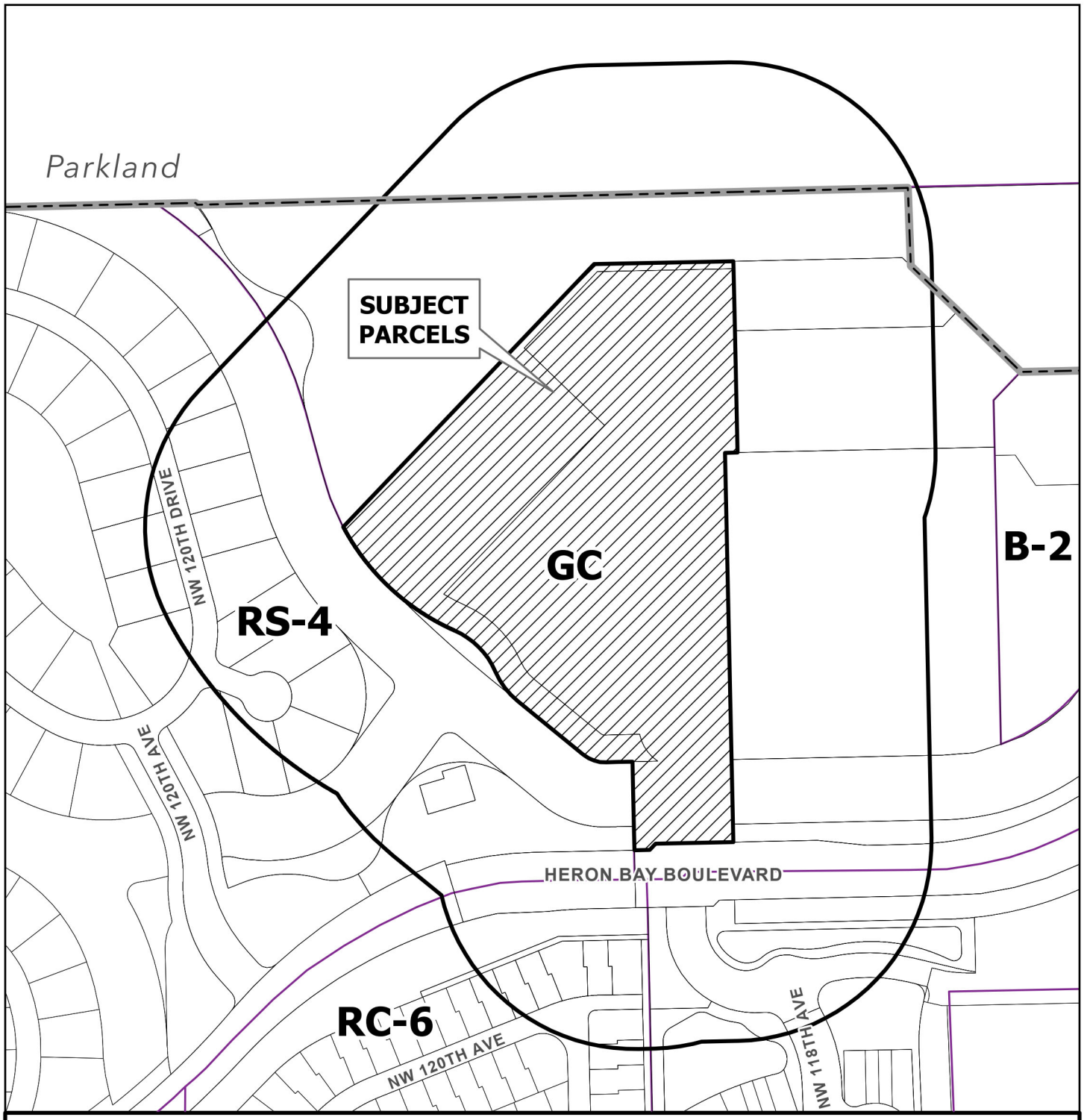
CPAL25-0001, ZR25-0001 & SE25-0007
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

N
W E
S

0 130 260
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

jlane 3-25-202



March 25, 2026

CPAL25-0001, ZR25-0001 & SE25-0007
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

Subject Parcel

400' Buffer

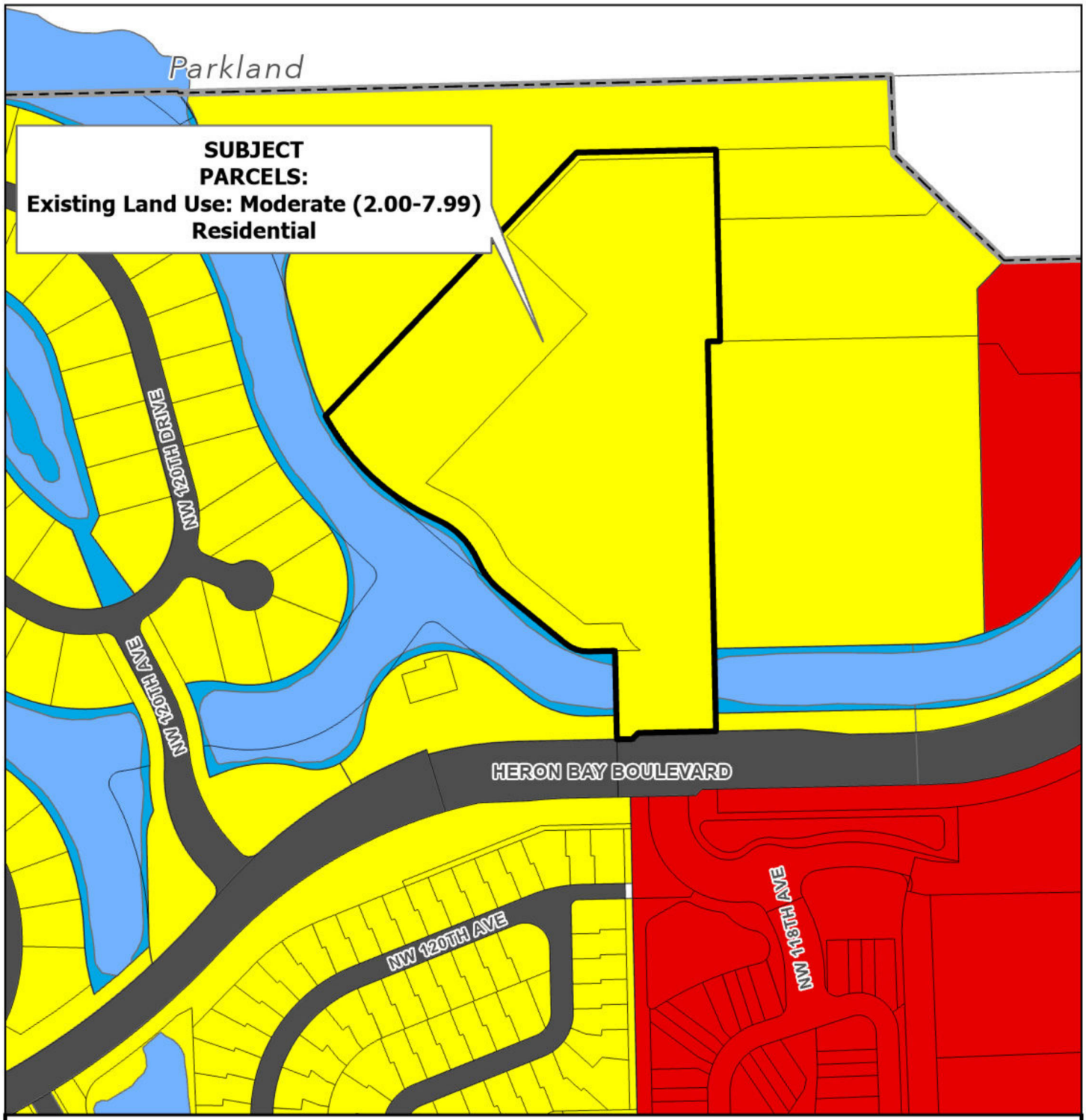
City Boundary

N
W E
S

0 130 260
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

jlane 3-25-202



March 25, 2026

Subject Property

City Boundary

LAND USE

COMMERCIAL

MODERATE RESIDENTIAL

WATER

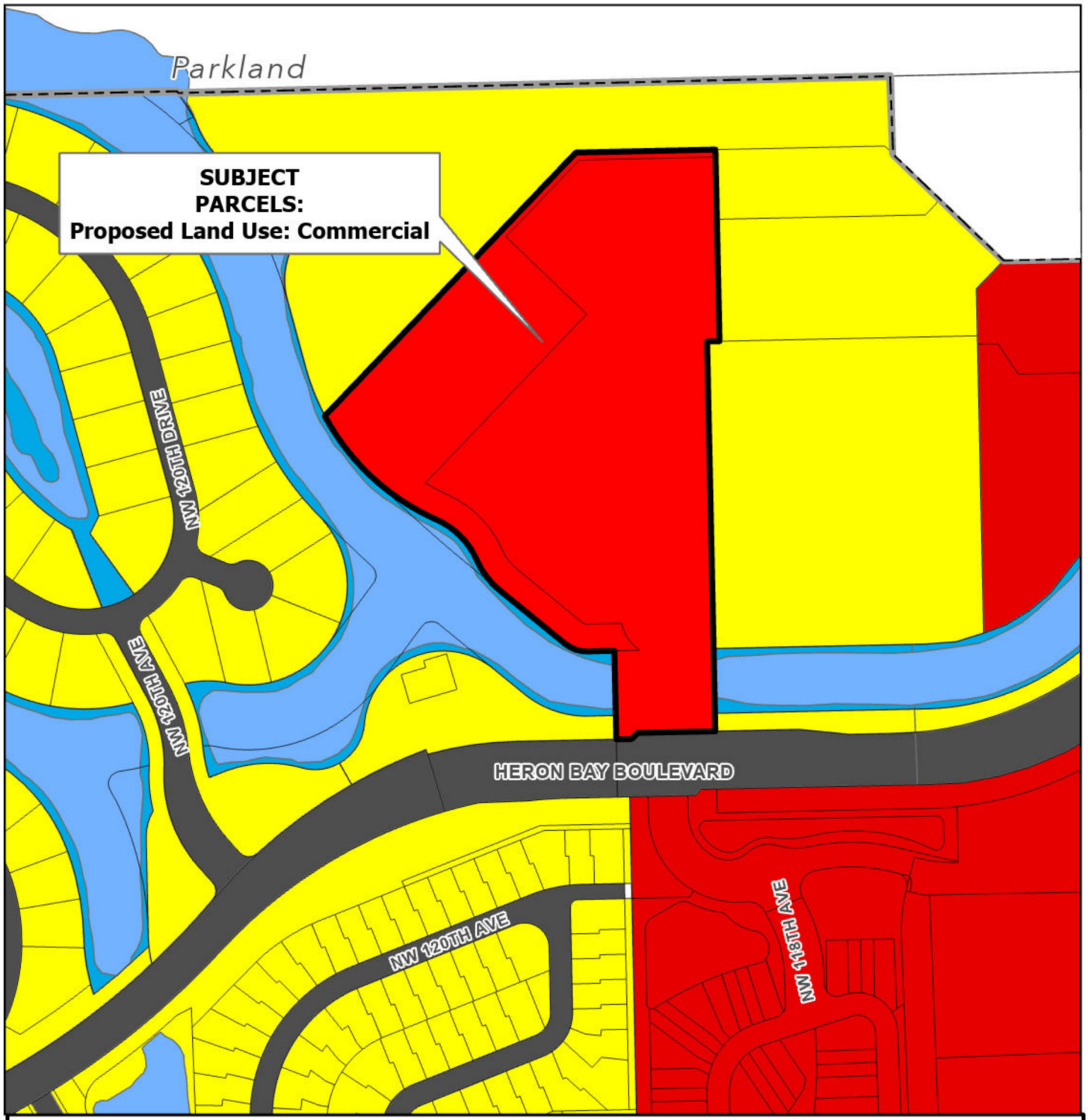
EXISTING FUTURE LAND USE MAP
CPA25-0001 AND ZR25-0001
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

N
W E
S

0 130 260
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

jlane 5-11-202



May 11, 2026

Subject Property

City Boundary

LAND USE

COMMERCIAL

MODERATE RESIDENTIAL

WATER

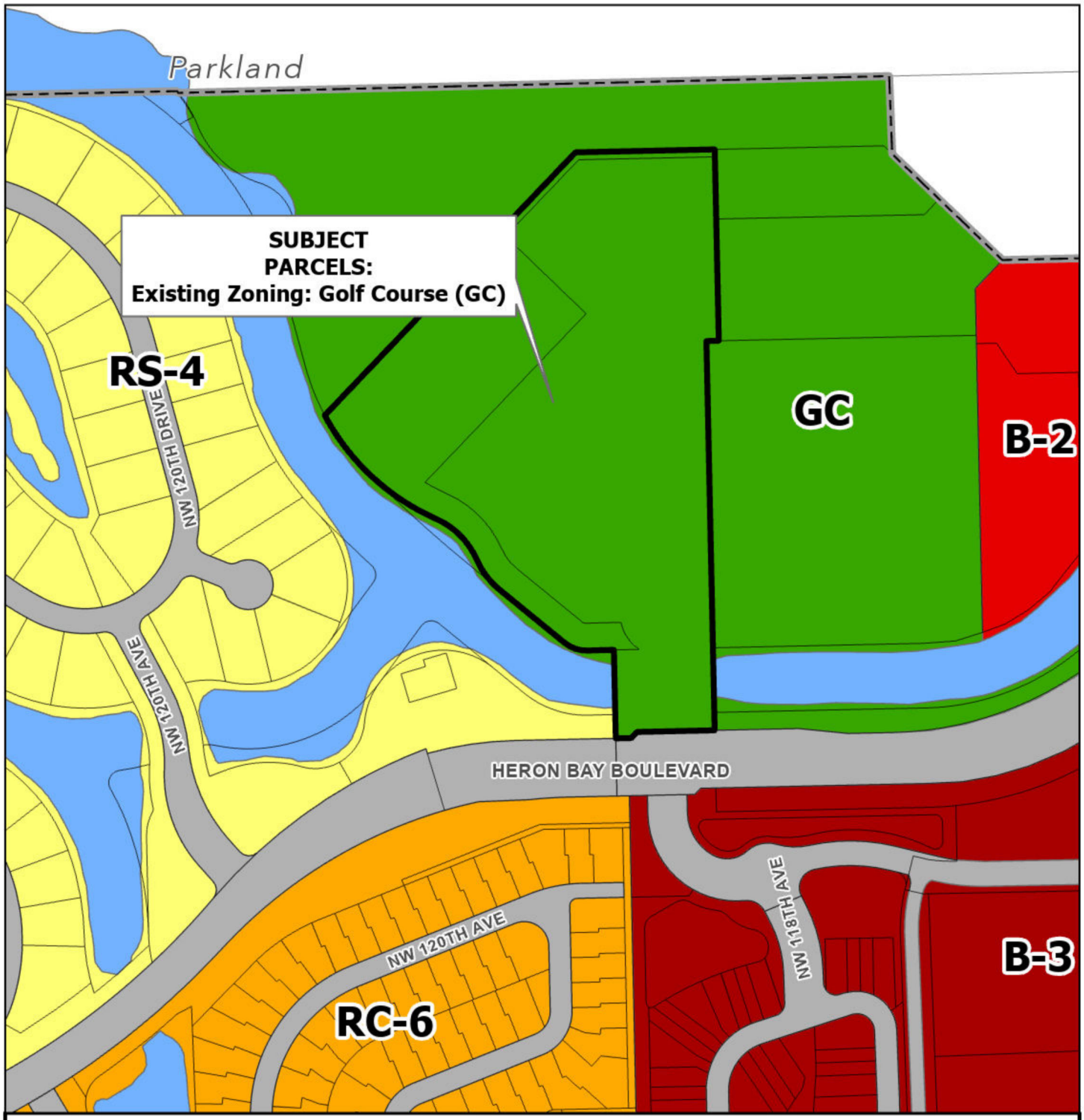
PROPOSED FUTURE LAND USE MAP
CPA25-0001 AND ZR25-0001
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

CORAL SPRINGS
EVERYTHING UNDER THE SUN

N
W E
S

0 130 260
Feet

jlane 5-11-202



May 11, 2026

Subject Property

City Boundary

ZONING

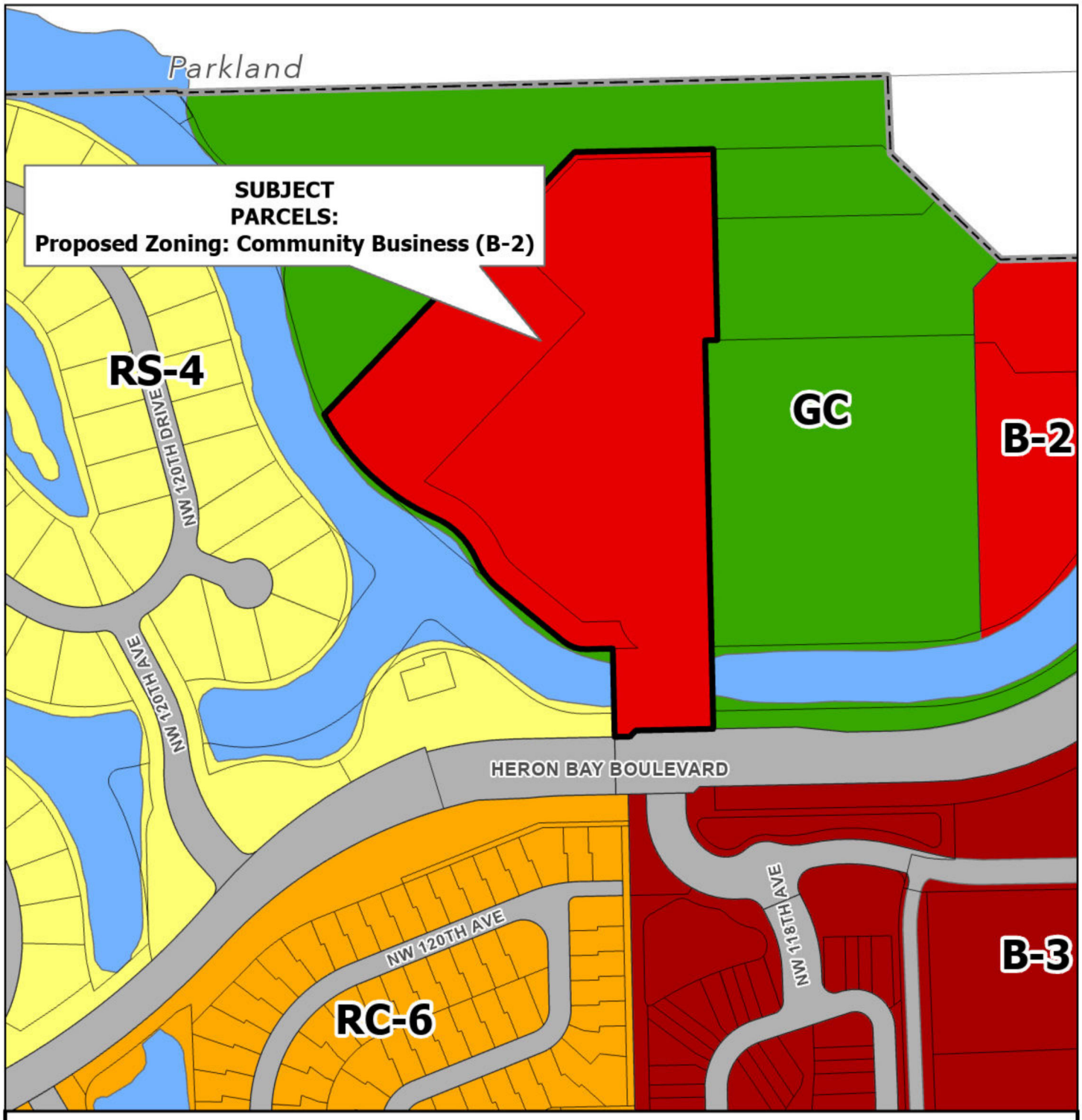
- COMMUNITY BUSINESS (B-2)
- GENERAL BUSINESS (B-3)
- ONE-FAMILY DWELLINGS (RS-4)
- RESIDENTIAL CLUSTER (RC-6)
- GOLF COURSE (GC)

EXISTING ZONING MAP
CPA25-0001 AND ZR25-0001
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

CORAL SPRINGS
EVERYTHING UNDER THE SUN

N
W E
S

0 130 260
Feet



May 20, 2026

Subject Property

City Boundary

ZONING

- COMMUNITY BUSINESS (B-2)
- GENERAL BUSINESS (B-3)
- ONE-FAMILY DWELLINGS (RS-4)
- RESIDENTIAL CLUSTER (RC-6)
- GOLF COURSE (GC)

PROPOSED ZONING MAP
CPA25-0001 AND ZR25-0001
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

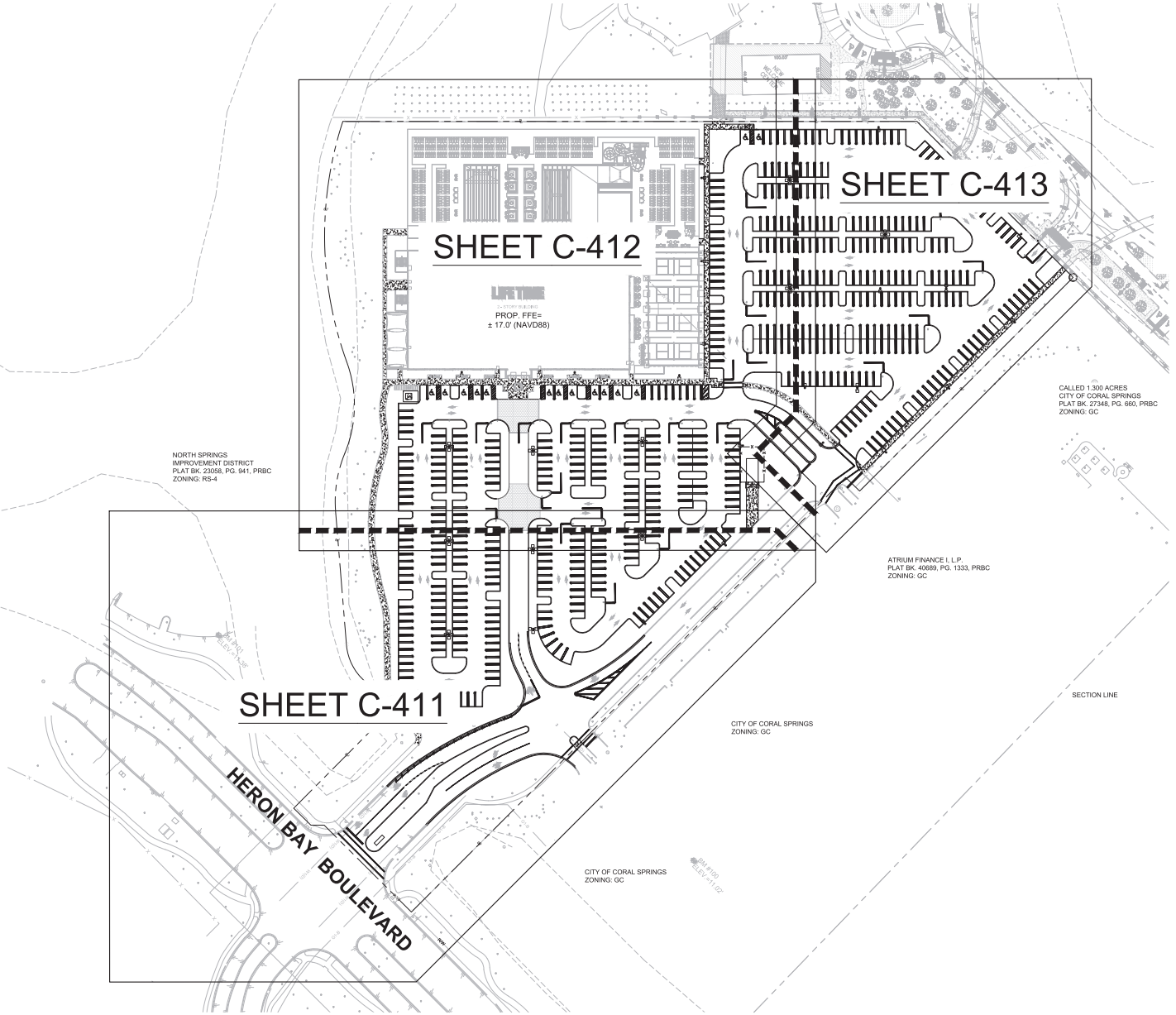
CORAL SPRINGS
EVERYTHING UNDER THE SUN

N
W E
S

0 130 260
Feet

jlane 5-11-202

#6



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND:

R/W — — — PL — RIGHT-OF-WAY OR PROPERTY LINE

— — — CL — CENTER LINE OF ROADWAY

BUILDING OUTLINE

NOTES:

1. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT, ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT; ALL SIDEWALK CAFES REQUIRE A SEPARATE PERMIT.
2. DEVELOPER TO PAY INTO THE PUBLIC ART TRUST FUND BEFORE BUILDING PERMIT ISSUANCE.

SITE DATA TABLE:		
LAND USE DESIGNATION		
FUTURE:	RESIDENTIAL	
ZONING DESIGNATION		
EXISTING	GOLF COURSE (GC)	
PROPOSED	BUSINESS (B-2)	
MIN. BLDG BUFFER	25 FT	
SITE AREA TAKE OFF		
IMPERVIOUS		
PAVEMENT	5.82 AC	253,529 SF
SIDEWALK	0.48 AC	20,927 SF
PICKLEBALL COURT	0.22 AC	9,381 SF
ARCHITECTURAL PAVERS	0.09 AC	4,130 SF
POOL DECK	0.84 AC	36,595 SF
POOL	0.28 AC	12,345 SF
BUILDING	1.05 AC	45,664 SF
TOTAL	8.78 AC	382,457 SF
PERVIOUS		
LANDSCAPE	4.33 AC	188,615 SF
TOTAL	4.33 AC	188,615 SF
TOTAL NET ACRES	13.11 AC	571,014 SF
TOTAL GROSS ACRES	13.41 AC	584,270 SF
PARKING SPACES		
	ADA (2% OF TOTAL)	STD (1 SPACE FOR EVERY 200 SF OF BLDG)
REQUIRED PARKING	12	421
PROVIDED PARKING	14	590
LIFETIME PARKING	12	562
NSID PARKING	2	28
BICYCLE RACKS		
1 PER 40 SPACES	590 SPACES 40 SPACES	15 RACKS (45 BICYCLES)
PEDESTRIAN ZONE CALCULATIONS		
CATEGORY	REQUIRED	
TOTAL AREA	–	6,156 SF
LANDSCAPE	25% (1,595 SF)	40% (2,468 SF)
AVERAGE WIDTH	13'	21.7'
BLDG DATA		
BLDG HEIGHT		
REQUIRED MAX (253' FROM RESIDENT/3')		PROVIDED
84'-3"		46'-2"
TOTAL BLDG AREA		86,669 SF

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GABRIEL RAMON ROMANACH
LICENSE
No. 91189
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Kimley»Horn

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

No.	REVISIONS	DATE	BY

KHA PROJECT 043838006
DATE APR. 03 2026
SCALE AS SHOWN
DESIGNED BY GRR
DRAWN BY ARH
CHECKED BY GRR

OVERALL SITE PLAN

LIFE TIME CORAL SPRINGS

PREPARED FOR
LIFE TIME

CORAL SPRINGS FL

SHEET NUMBER
C-410

Plotted By:Hansen, Andrew Sheet Set:LIFE TIME CORAL SPRINGS Layout:C-410 OVERALL SITE PLAN April 03, 2026 10:46:24am K:\mlb_civil\043838006 lifetime parkland\CIVIL\CADD\plansheets\C-410 OVERALL SITE PLAN.dwg
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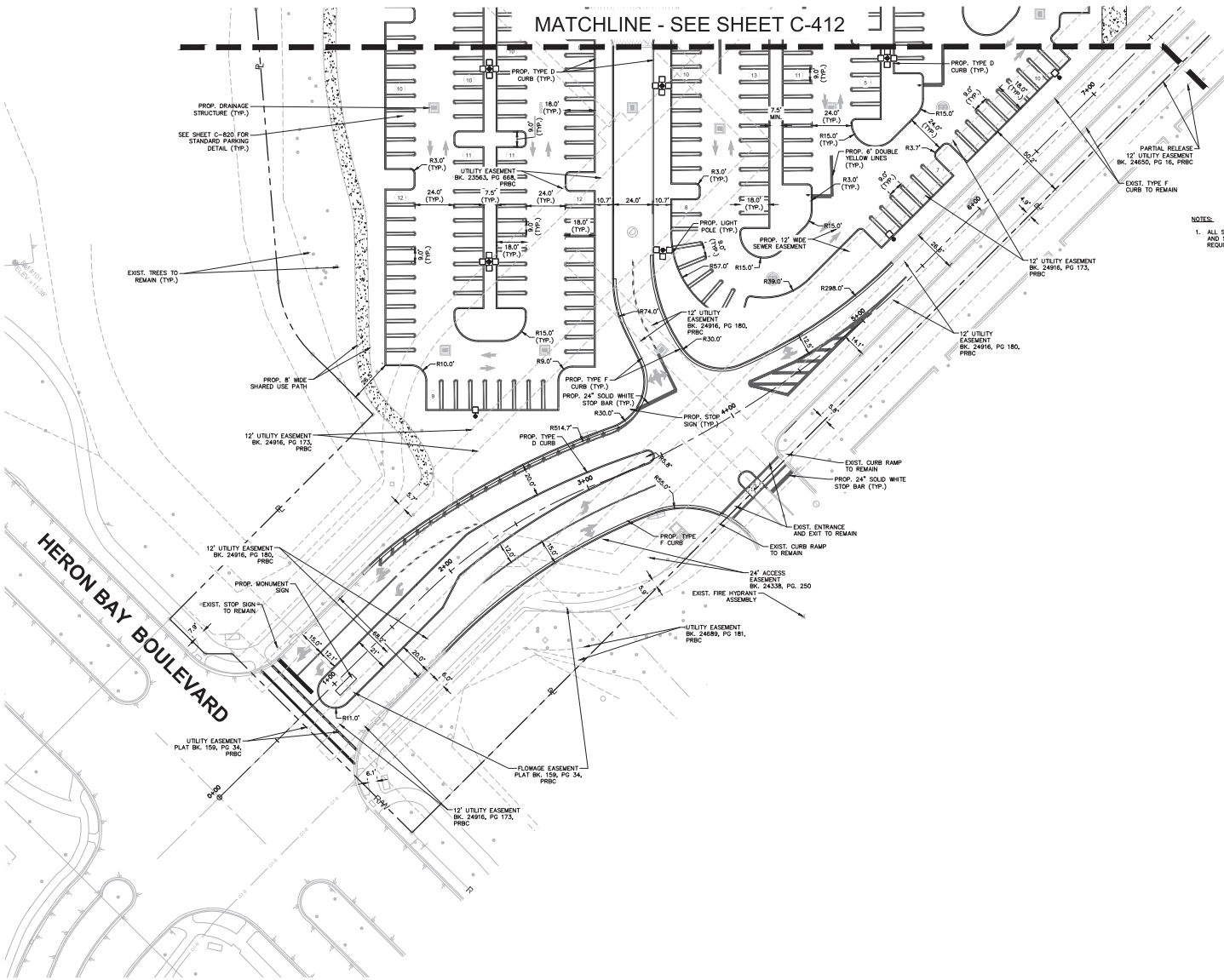

LEGEND:

R/W — — — PL	RIGHT-OF-WAY OR PROPERTY LINE
— — — CL	CENTER LINE OF ROADWAY
//////	BUILDING OUTLINE

NOTES:

1. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT, ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT; ALL SIDEWALK CAFES REQUIRE A SEPARATE PERMIT.

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GABRIEL RAMON ROMANACH, LICENSE No. 91189, STATE OF FLORIDA, PROFESSIONAL ENGINEER

Kimley»Horn

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

No.	REVISIONS	DATE	BY

KHA PROJECT	043838006
DATE	APR. 03 2026
SCALE	AS SHOWN
DESIGNED BY	GRR
DRAWN BY	ARH
CHECKED BY	GRR

SITE PLAN

LIFE TIME CORAL SPRINGS

PREPARED FOR
LIFE TIME

CORAL SPRINGS FL

SHEET NUMBER
C-411

Plotted By:Hansen, Andrew Sheet Set:LIFE TIME CORAL SPRINGS Layout:C-411 SITE PLAN April 03, 2026 10:47:10am K:\mib_civil\043838006 lifetime parkland\CIVIL\CADD\plansheets\C-411 SITE PLAN.dwg
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LIFE TIME CORAL SPRINGS
PREPARED FOR
LIFE TIME
CORAL SPRINGS FL
SHEET NUMBER C-412
SITE PLAN
CHECKED BY GRR
DRAWN BY ARH
DESIGNED BY GRR
SCALE AS SHOWN
APR. 03 2026
DATE
04738006
PROJECT
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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696
No. REVISIONS DATE BY
NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
LEGEND:
RIGHT-OF-WAY OR PROPERTY LINE
CENTER LINE OF ROADWAY
BUILDING OUTLINE
NOTES:
1. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
MATCHLINE - SEE SHEET C-413
MATCHLINE - SEE SHEET C-411
LIFE TIME
2 - STORY BUILDING
PROP. FFE= ± 17.0' (NAVD88)
PROP. WELCOME CENTER (BY OTHERS)
30 PARKING SPACES PROVIDED (2 ADA, 28 STD)
PROP. ADA SIGN (TYP.)
PROP. PEDESTRIAN ENTRANCE TO MEET ADA ACCESSIBLE PARK
SEE SHEET C-820 FOR ADA PARKING DETAIL (TYP.)
PROP. FIRE HYDRANT ASSEMBLY #3
PROP. EGRESS/ LIFE SAFETY CONNECTION
PROP. 22' WIDE COMBINED EASEMENT
6' UTILITY EASEMENT BK. 27699, PG. 4573, PRBC
UTILITY EASEMENT BK. 24916, PG. 4573, PRBC
12' UTILITY EASEMENT BK. 24916, PG. 4573, PRBC
PROP. FIRE HYDRANT ASSEMBLY #2
PROP. MOTORCYCLE PARKING SIGN
PROP. TYPE D CURB (TYP.)
PROP. 24" SOLID WHITE STOP BAR (TYP.)
PROP. 6" DOUBLE YELLOW LINES (TYP.)
PROP. FIRE HYDRANT ASSEMBLY #1
PROP. 12' EASEMENT
PROP. STOP SIGN (TYP.)
PROP. LIGHT POLE (TYP.)
PROP. BALANCE
PROP. OUTDOOR POOL FENCE (BY OTHERS)
465.4' SETBACK TO NEAREST RESIDENTIAL STRUCTURE
PROP. MASONRY WALL (BY OTHERS)
234.4' SETBACK TO NEAREST RESIDENTIAL STRUCTURE
253.5' SETBACK TO NEAREST RESIDENTIAL STRUCTURE
PROP. KIDS OUTDOOR PLAY AREA
SEE SHEET C-820 FOR ADA PARKING DETAIL (TYP.)
PROP. FPL TRANSFORMER (BY OTHERS)
PROP. TYPE D CURB (TYP.)
SEE SHEET C-820 FOR STANDARD PARKING DETAIL (TYP.)
EXIST. TREES TO REMAIN (TYP.)
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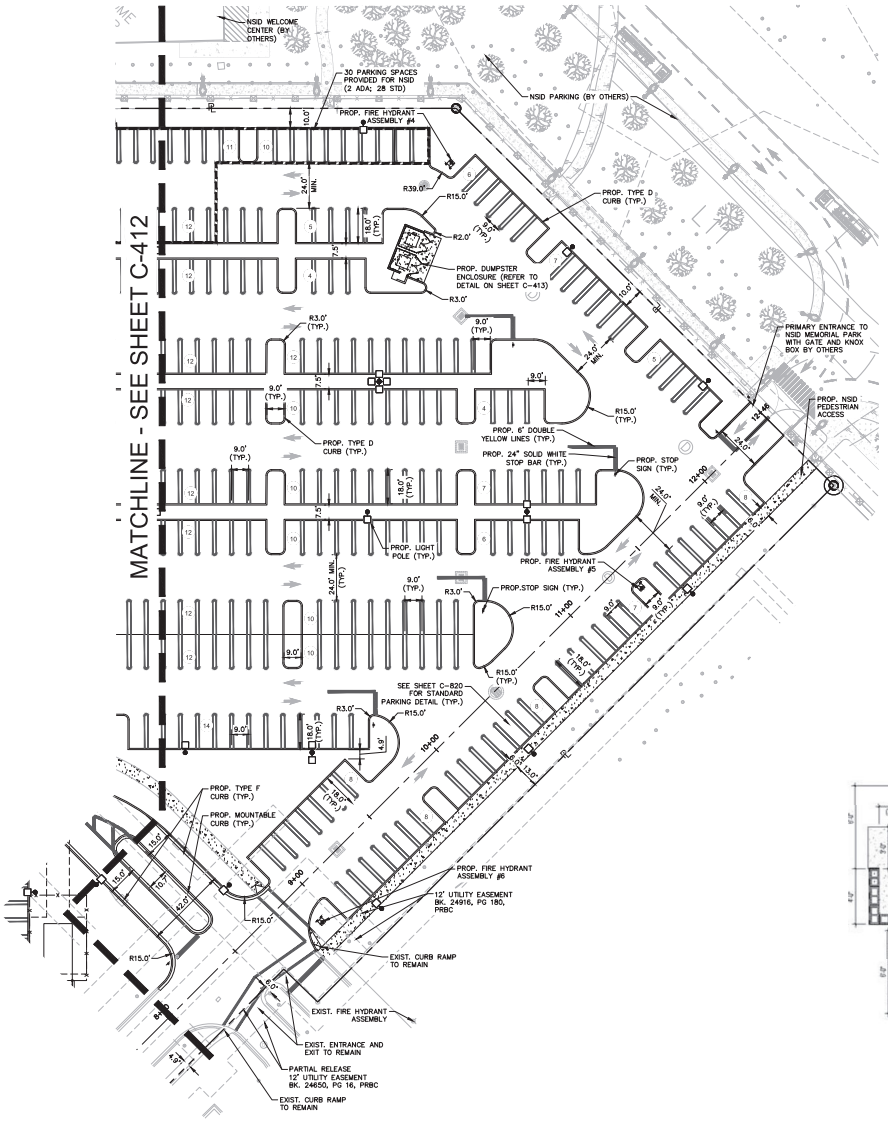


NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

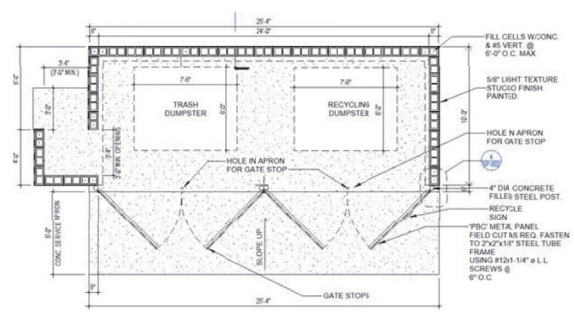
LEGEND:

R/W — — — PL	RIGHT-OF-WAY OR PROPERTY LINE
— — ℄ — —	CENTER LINE OF ROADWAY
	BUILDING OUTLINE

NOTES:

1. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT; ALL SIDEWALK CAFES REQUIRE A SEPARATE PERMIT.

DOUBLE ENCLOSURE DETAIL



CORAL SPRINGS ENCLOSURE DETAIL
N.T.S.

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

GABRIEL RAMON ROMANACH, P.E. LICENSE No. 91189 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 043838006
DATE APR. 03 2026
SCALE AS SHOWN
DESIGNED BY GRR
DRAWN BY ARH
CHECKED BY GRR

No.	REVISIONS	DATE	BY

SITE PLAN

LIFE TIME CORAL SPRINGS
PREPARED FOR
LIFE TIME
CORAL SPRINGS FL

SHEET NUMBER
C-413

Plotted By:Hansen, Andrew Sheet Set:LIFE TIME CORAL SPRINGS Layout:C-413 SITE PLAN April 03, 2026 10:47:30am K:\mlb_civil\043838006 lifetime parkland\CIVIL\CADD\plansheets\C-411 SITE PLAN.dwg
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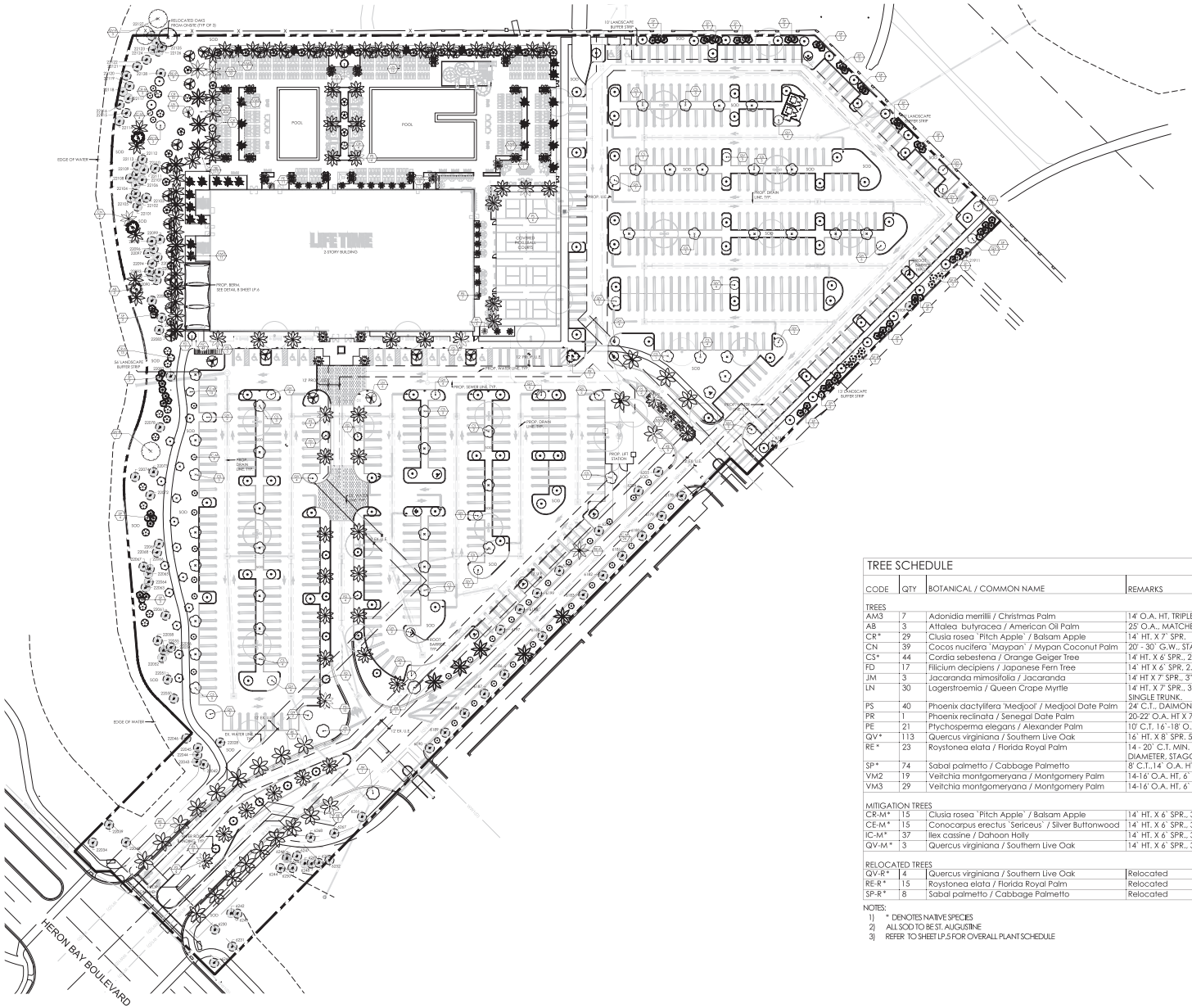

TREE SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM3	7	Adonidia merrillii / Christmas Palm	14' O.A. HT, TRIPLE-TRUNK, MATCHING
AB	3	Attalea butyracea / American Oil Palm	25' O.A., MATCHED
CR*	29	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 7` SPR.
CN	39	Cocos nucifera `Maypan` / Mypan Coconut Palm	20' - 30` G.W., STAGGERED HEIGHTS
CS*	44	Cordia sebestena / Orange Geiger Tree	14' HT. X 6' SPR., 2.5' C.T.,
FD	17	Filicium decipiens / Japanese Fern Tree	14` HT X 6` SPR, 2.5" CAL.
JM	3	Jacaranda mimosifolia / Jacaranda	14' HT X 7' SPR., 3" CAL. SINGLE TRUNK
LN	30	Lagerstroemia / Queen Crape Myrtle	14' HT. X 7' SPR., 3.5" CAL. 6' C.T., SYMMETRICAL, SINGLE TRUNK.
PS	40	Phoenix dactylifera 'Medjool' / Medjool Date Palm	24' C.T., DAIMOND CUT, FLORIDA FANCY
PR	1	Phoenix reclinata / Senegal Date Palm	20-22' O.A. HT X 7' SPR. 9 TRUNKS MIN.
PE	21	Ptychosperma elegans / Alexander Palm	10' C.T. 16'-18' O.A., STAGGER HTS, SINGLE TRUNK
QV*	113	Quercus virginiana / Southern Live Oak	16` HT. X 8` SPR. 5" CAL.
RE*	23	Roystonea elata / Florida Royal Palm	14 - 20` C.T. MIN. MATCHED, CONTINUOUS TRUNK DIAMETER, STAGGERED HEIGHTS
SP*	74	Sabal palmetto / Cabbage Palmetto	8` C.T.,14` O.A. HT.
VM2	19	Veitchia montgomeryana / Montgomery Palm	14-16` O.A. HT, 6` G.W. MIN. DOUBLE TRUNK
VM3	29	Veitchia montgomeryana / Montgomery Palm	14-16` O.A. HT, 6` G.W. MIN. TRIPLE TRUNK
MITIGATION TREES			
CR-M*	15	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
CE-M*	15	Conocarpus erectus `Sericeus` / Silver Buttonwood	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
IC-M*	37	Ilex cassine / Dahoon Holly	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
QV-M*	3	Quercus virginiana / Southern Live Oak	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
RELOCATED TREES			
QV-R*	4	Quercus virginiana / Southern Live Oak	Relocated
RE-R*	15	Roystonea elata / Florida Royal Palm	Relocated
SP-R*	8	Sabal palmetto / Cabbage Palmetto	Relocated

NOTES:
1) * DENOTES NATIVE SPECIES
2) ALL SOD TO BE ST. AUGUSTINE
3) REFER TO SHEET LP.5 FOR OVERALL PLANT SCHEDULE

NORTH

0 25' 50' 100'

SCALE: 1" = 50'-0"

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Consultants:

Revisions:

9/5/2025	1	RESUBMITTAL #1
1/16/2026	2	RESUBMITTAL #2
3/13/2026	3	RESUBMITTAL #3

LIFE TIME
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Coral Springs, Florida

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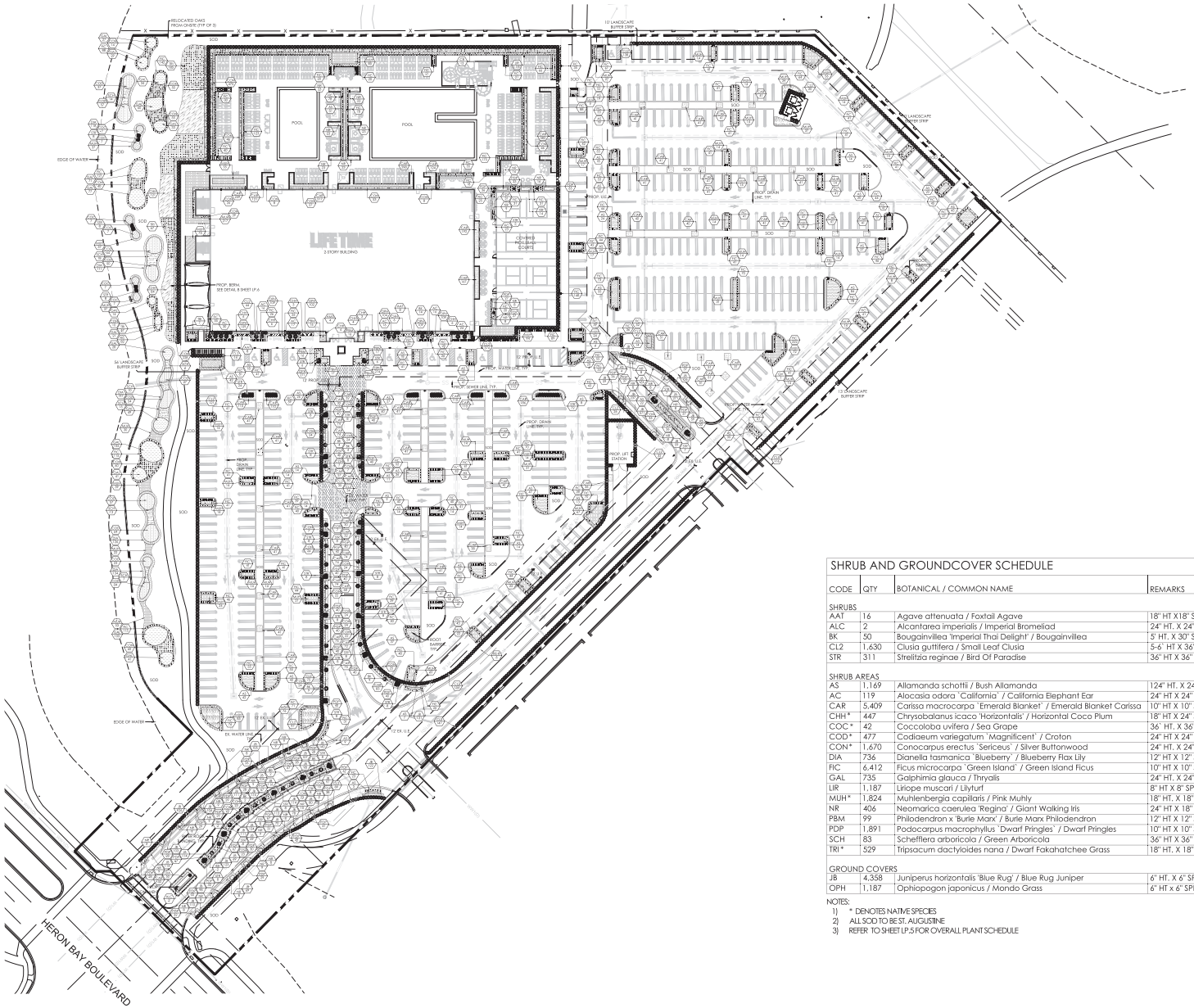
Drawn By:	JG
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

TREES AND PALMS LANDSCAPE PLAN

SHEET #: LP.1



SHRUB AND GROUNDCOVER SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
SHRUBS			
AAT	16	Agave attenuata / Foxtail Agave	18" HT X18" SPR
ALC	2	Alcantarea imperialis / Imperial Bromeliad	24" HT. X 24" SPR.
BK	50	Bougainvillea 'Imperial Thai Delight' / Bougainvillea	5' HT. X 30" SPR., STD., 3' C.T.
CL2	1,630	Clusia guttifera / Small Leaf Clusia	5-6' HT X 36" SPR
STR	311	Strelitzia reginae / Bird Of Paradise	36" HT X 36" SPR.
SHRUB AREAS			
AS	1,169	Allamanda schottii / Bush Allamanda	12'4" HT. X 24" SPR. @ 24" O.C.
AC	119	Alocasia odora 'California' / California Elephant Ear	24" HT X 24" SPR. @ 24" O.C.
CAR	5,409	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa	10" HT X 10" SPR @ 12" O.C.
CHH*	447	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum	18" HT X 24" SPR @ 30" O.C.
COC*	42	Coccoloba uvifera / Sea Grape	36' HT. X 36" SPR. @ 36" O.C.
COD*	477	Codiaeum variegatum 'Magnificent' / Croton	24" HT X 24" SPR @ 24" O.C.
CON*	1,670	Conocarpus erectus 'Sericeus' / Silver Buttonwood	24" HT. X 24" SPR. @ 24" O.C.
DIA	736	Dianella tasmanica 'Blueberry' / Blueberry Flax Lily	12" HT X 12" SPR @ 18" O.C.
FIC	6,412	Ficus microcarpa 'Green Island' / Green Island Ficus	10" HT X 10" SPR @ 18" O.C.
GAL	735	Galphimia glauca / Thryallis	24" HT. X 24" SPR. @ 36" O.C.
LIR	1,187	Liriope muscari / Lilyturf	8" HT X 8" SPR @ 12" O.C.
MUH*	1,824	Muhlenbergia capillaris / Pink Muhly	18" HT. X 18" SPR. @ 24" O.C.
NR	406	Neomarica caerulea 'Regina' / Giant Walking Iris	24" HT X 18" SPR. @ 18" O.C., PURPLE FLOWERS.
PBM	99	Philodendron x 'Burle Marx' / Burle Marx Philodendron	12" HT X 12" SPR. @ 18" O.C.
PDP	1,891	Podocarpus macrophyllus 'Dwarf Pringles' / Dwarf Pringles	10" HT X 10" SPR @ 12" O.C.
SCH	83	Schefflera arboricola / Green Arboricola	36" HT X 36" SPR. @ 36 O.C.
TRI*	529	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	18" HT. X 18" SPR. @ 30" O.C.
GROUND COVERS			
JB	4,358	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	6" HT. X 6" SPR. @ 8" O.C.
OPH	1,187	Ophiopogon japonicus / Mondo Grass	6" HT x 6" SPR. @ 8" O.C.

NOTES:
1) * DENOTES NATIVE SPECIES
2) ALL SOD TO BE ST. AUGUSTINE
3) REFER TO SHEET LP.5 FOR OVERALL PLANT SCHEDULE

NORTH

0 25' 50' 100'

SCALE: 1" = 50'-0"

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Consultants:

Revisions:

9/5/2025	1	RESUBMITTAL #1
1/16/2026	2	RESUBMITTAL #2
3/13/2026	3	RESUBMITTAL #3

LIFE TIME
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File Name:	LP_1440.dwg
Date:	09/05/2025

SHRUBS AND GC LANDSCAPE PLAN

SHEET #: LP.2

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Consultants:

Revisions:	
9/15/2025	RESUBMITTAL #1
11/6/2026	RESUBMITTAL #2
3/13/2026	RESUBMITTAL #3

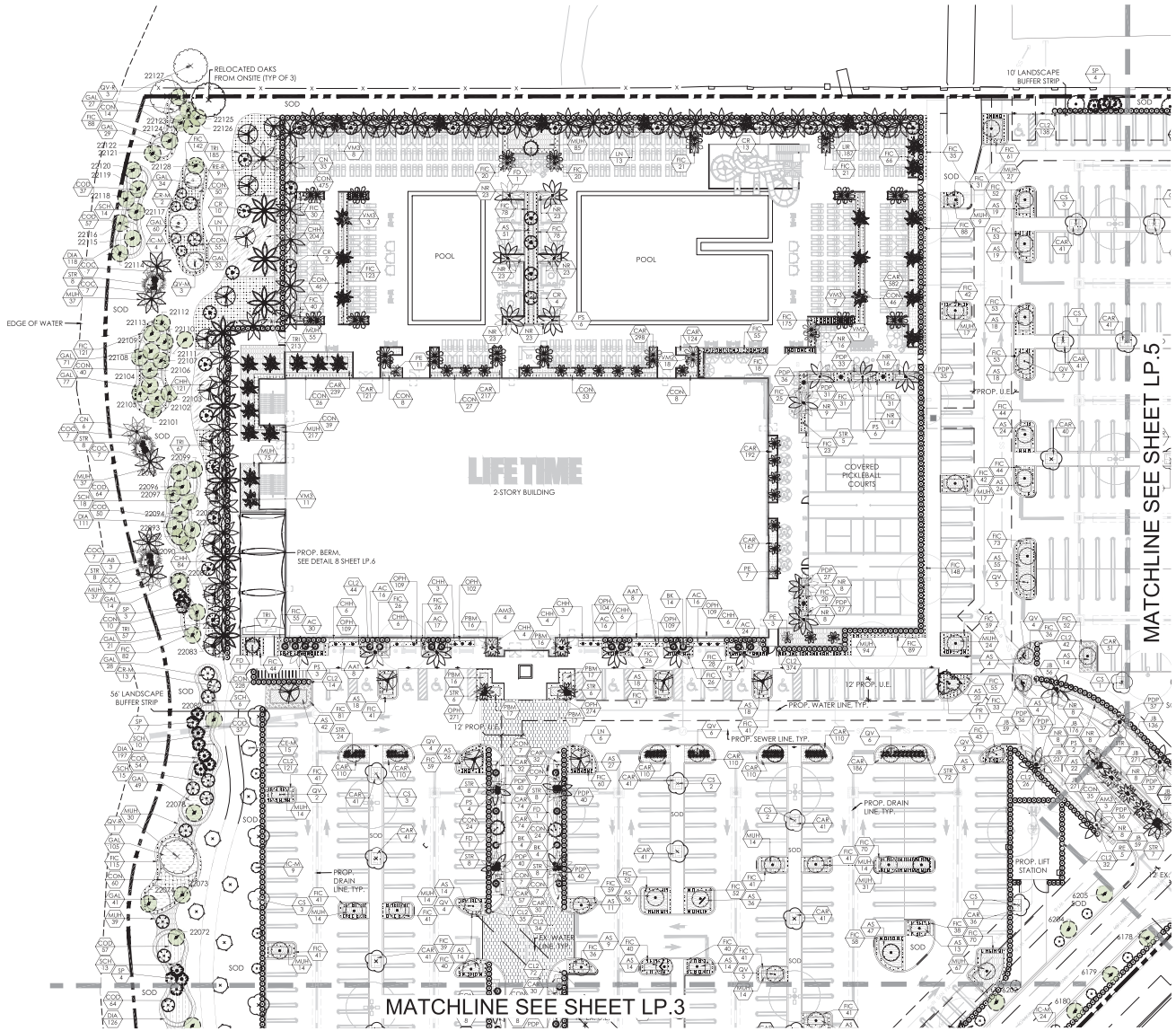
LIFE TIME
11801 Heron Bay Blvd.
Coral Springs, Florida

Sunshine Team

Drawn By:	JG
Drawing #:	1440
File Name:	LP 1440.dwg
Date:	09/05/2025

LANDSCAPE PLAN

SHEET #: LP.3



NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

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Revisions:

9/5/2025	1	RESUBMITTAL #1
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3/13/2026	3	RESUBMITTAL #3

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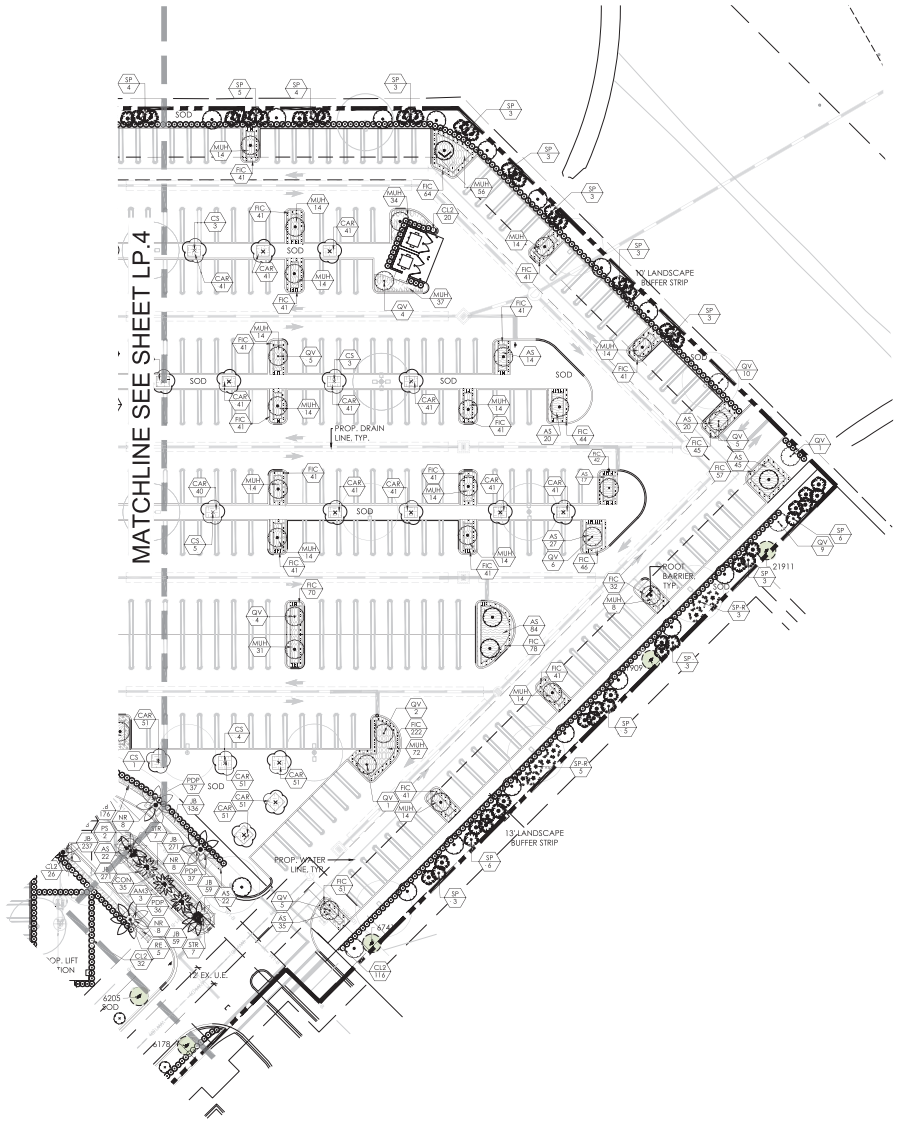
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

LANDSCAPE PLAN

SHEET #: LP.4



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM3	7	Adonidia merrillii / Christmas Palm	14' O.A. HT, TRIPLE-TRUNK, MATCHING
AB	3	Attalea butyracea / American Oil Palm	25' O.A., MATCHED
CR*	29	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 7` SPR.
CN	39	Cocos nucifera `Maypan` / Mypan Coconut Palm	20' - 30` G.W., STAGGERED HEIGHTS
CS*	44	Cordia sebestena / Orange Geiger Tree	14' HT. X 6' SPR., 2.5' C.T.,
FD	17	Filicium decipiens / Japanese Fern Tree	14` HT X 6` SPR, 2.5" CAL,
JM	3	Jacaranda mimosifolia / Jacaranda	14' HT X 7' SPR., 3" CAL., SINGLE TRUNK
LN	30	Lagerstroemia / Queen Crape Myrtle	14' HT. X 7' SPR., 3.5" CAL. 6' C.T., SYMMETRICAL, SINGLE TRUNK.
PS	40	Phoenix dactylifera 'Medjool' / Medjool Date Palm	24' C.T., DIAMOND CUT, FLORIDA FANCY
PR	1	Phoenix reclinata / Senegal Date Palm	20-22' O.A. HT X 7' SPR, 9 TRUNKS MIN.
PE	21	Ptychosperma elegans / Alexander Palm	10' C.T. 16`-18` O.A., STAGGER HTS, SINGLE TRUNK
QV*	113	Quercus virginiana / Southern Live Oak	16` HT. X 8` SPR. 5" CAL.
RE*	23	Roystonea elata / Florida Royal Palm	14 - 20` C.T. MIN. MATCHED, CONTINUOUS TRUNK DIAMETER, STAGGERED HEIGHTS
SP*	74	Sabal palmetto / Cabbage Palmetto	8` C.T., 14` O.A. HT.
VM2	19	Veitchia montgomeryana / Montgomery Palm	14-16` O.A. HT, 6` G.W. MIN. DOUBLE TRUNK
VM3	29	Veitchia montgomeryana / Montgomery Palm	14-16` O.A. HT, 6` G.W. MIN. TRIPLE TRUNK
MITIGATION TREES			
CR-M*	15	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
CE-M*	15	Conocarpus erectus `Sericeus` / Silver Buttonwood	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
IC-M*	37	Ilex cassine / Dahoon Holly	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
QV-M*	3	Quercus virginiana / Southern Live Oak	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
RELOCATED TREES			
QV-R*	4	Quercus virginiana / Southern Live Oak	Relocated
RE-R*	15	Roystonea elata / Florida Royal Palm	Relocated
SP-R*	8	Sabal palmetto / Cabbage Palmetto	Relocated
SHRUBS			
AAT	16	Agave attenuata / Foxtail Agave	18" HT X18" SPR
ALC	2	Alcantarea imperialis / Imperial Bromeliad	24" HT. X 24" SPR.
BK	50	Bougainvillea 'Imperial Thai Delight' / Bougainvillea	5' HT. X 30" SPR., STD., 3' C.T.
CL2	1,635	Clusia guttifera / Small Leaf Clusia	5-6` HT X 36" SPR
STR	311	Strelitzia reginae / Bird Of Paradise	36" HT X 36" SPR.
SHRUB AREAS			
AS	1,169	Allamanda schottii / Bush Allamanda	124" HT. X 24" SPR. @ 24" O.C.
AC	119	Alocasia odora `California` / California Elephant Ear	24" HT X 24" SPR. @ 24" O.C.
CAR	5,409	Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa	10" HT X 10" SPR @ 12" O.C.
CHH*	447	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum	18" HT X 24" SPR @ 30" O.C.
COC*	42	Coccoloba uvifera / Sea Grape	36` HT. X 36" SPR. @ 36" O.C.
COD*	477	Codiaeum variegatum `Magnificent` / Croton	24" HT X 24" SPR @ 24" O.C.
CON*	1,670	Conocarpus erectus `Sericeus` / Silver Buttonwood	24" HT. X 24" SPR. @ 24" O.C.
DIA	736	Dianella tasmanica 'Blueberry' / Blueberry Flax Lily	12" HT X 12" SPR @ 18" O.C.
FIC	6,412	Ficus microcarpa `Green Island` / Green Island Ficus	10" HT X 10" SPR @ 18" O.C.
GAL	735	Galphimia glauca / Thryalis	24" HT. X 24" SPR. @ 36" O.C.
LIR	1,187	Liriope muscari / Lilyturf	8" HT X 8" SPR @ 12" O.C.
MUH*	1,840	Muhlenbergia capillaris / Pink Muhly	18" HT. X 18" SPR. @ 24" O.C.
NR	406	Neomarica caerulea 'Regina' / Giant Walking Iris	24" HT X 18" SPR. @ 18" O.C., PURPLE FLOWERS.
PBM	99	Philodendron x 'Burle Marx' / Burle Marx Philodendron	12" HT X 12" SPR. @ 18" O.C.
PDP	1,891	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Pringles	10" HT X 10" SPR @ 12" O.C.
SCH	83	Schefflera arboricola / Green Arboricola	36" HT X 36" SPR. @ 36 O.C.
TRI*	529	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	18" HT. X 18" SPR. @ 30" O.C.
GROUND COVERS			
JB	4,358	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	6" HT. X 6" SPR. @ 8" O.C.
OPH	1,187	Ophiopogon japonicus / Mondo Grass	6" HT x 6" SPR. @ 8" O.C.

NOTES:
1) * DENOTES NATIVE SPECIES
2) ALL SOD TO BE ST. AUGUSTINE

LANDSCAPE REQUIREMENT CHART

LOCATION / AREA	CODE REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE ISLANDS	1 TREE PER ISLAND (25% PALMS MAX.)	100 TREES (25 PALMS MAX.)	100 TREES (97 SHADE TREES/ 3 MULTI-TRUNK PALM TREES)
PERPENDICULAR LANDSCAPE STRIPS	5' LANDSCAPE STRIP 1 TREE / 40 LIN. FT. 12 SHRUBS / 40 LIN. FT.	5' LANDSCAPE STRIP (1,185 L.F.) 30 TREES 356 SHRUBS	7.5' LANDSCAPE STRIP 30 TREES 1,230 SHRUBS
FOUNDATION PLANTINGS	MIN. 3 TIERS: TREES, SHRUBS, & GROUND COVERS	3 TIERS	3 TIERS (37 PALMS/1 TREE)
MIN. LANDSCAPE FOR OPEN SPACE	1 TREE / 1000 SQ. FT. 5 SHRUBS / 1000 SQ. FT.	170 TREES (170,203 S.F.) 851 SHRUBS	307 TREES 6,665 SHRUBS
BUFFER AREAS	3 TREES / 40 LIN. FT. (6 SHADE TREES MIN.) 12 SHRUBS / 40 LIN. FT. 3' HT. HEDGE OR WALL ALONG BUFFER	2,102 L.F. OF BUFFER 158 TREES (47 SHADE TREES MIN.) 631 SHRUBS 3' HT. HEDGE	187 TREES (95 SHADE) (29 COUNT TOWARD MITIGATION CREDIT) 3,359 SHRUBS 5' HT. HT HEDGE
NATIVE SPECIES	50% OF ALL REQUIRED PLANTINGS	793 NATIVES	5,362 NATIVES

NORTH

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SCALE: 1" = 30'-0"

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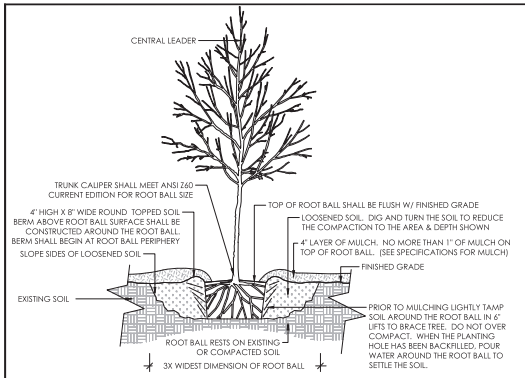
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

LANDSCAPE PLAN

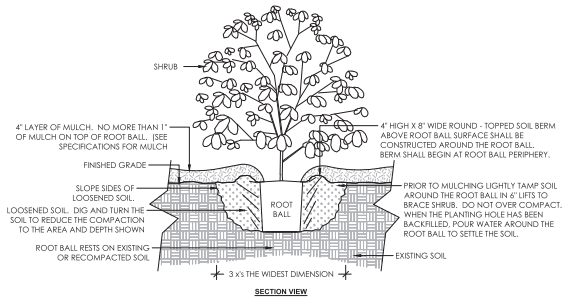
SHEET #: LP.5



1 TREE PLANTING DETAIL

SCALE: 1/2" = 1'- 0"

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

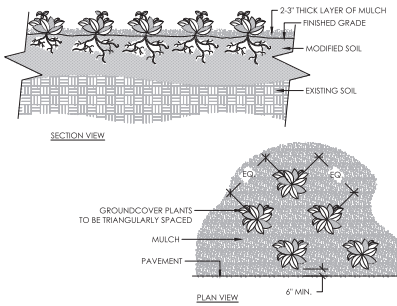


SECTION VIEW

2 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'- 0"

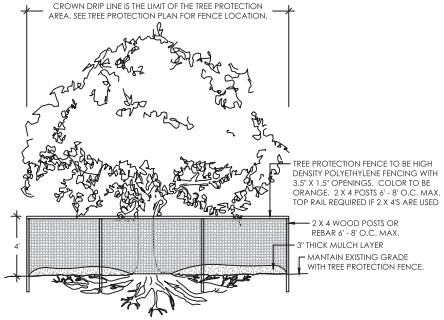
NOTES:
1. SHRUB SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



3 GROUND COVER

SCALE: 3/4" = 1'- 0"

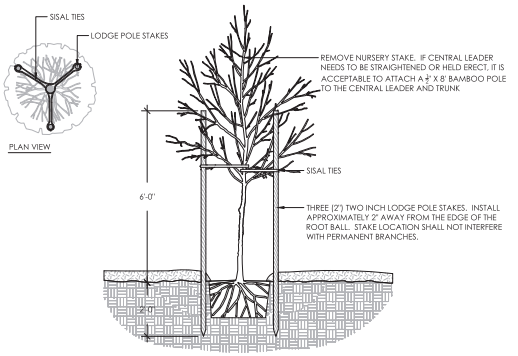
NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



4 TREE PROTECTION DETAIL

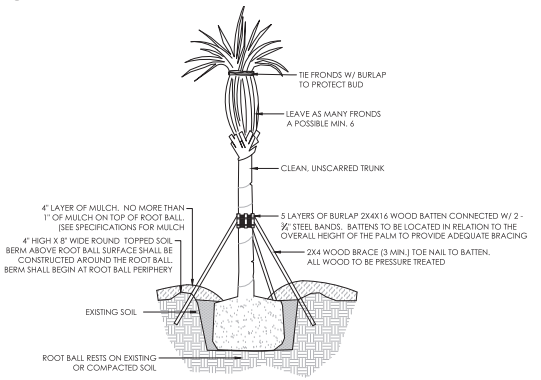
SCALE: 1/4" = 1'- 0"

NOTES:
1. KEEP OUT OF TREE PROTECTION AREA
2. FENCE TO BE INSTALLED ALONG DRIPLINE OF EXISTING TREES
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



5 TREE STAKING DETAIL

SCALE: 1/2" = 1'- 0"

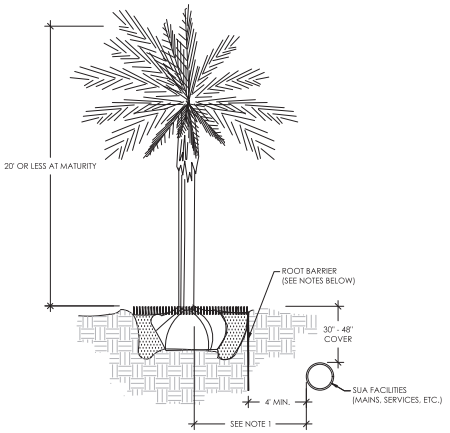


6 PALM STAKING DETAIL

SCALE: 1/4" = 1'- 0"

LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL EXISTING LANDSCAPE MATERIAL AS NOTED PER THE PLANS. IF ANY OF THE PROTECTED, PRESERVED, OR RELOCATED TREES DIE DURING CONSTRUCTION OR THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE THE LANDSCAPE MATERIAL IN KIND.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
4. CONTRACTOR RESPONSIBLE FOR ACHIEVING ADEQUATE PERCOLATION RATE (AS DESCRIBED ON THE LANDSCAPE NOTES) AND BACK FILLING WITH SPECIFIED SOIL/MATERIAL.
5. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. INSIDE OF ALL RETAINING WALLS AND RAISED PLANTERS SHALL BE SEALED WITH AN APPROPRIATE WATER-PROOFING SUBSTANCE, AND SHALL NOT BE VISIBLE ONCE SOIL IS BACKFILLED.
6. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
7. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
8. MAINTAIN EXISTING GRADE TO THE DRIP LINE OF EXISTING TREES.
9. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.
10. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
11. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
12. 'LA' INDICATES LANDSCAPE AREA. IN THESE AREAS, THE FILL SOIL SHALL BE OF A QUALITY OF SANDY LOAM ABLE TO SUPPORT PLANT LIFE, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE FREE OF ROCKS, SHELLS, OR RUBBLE.

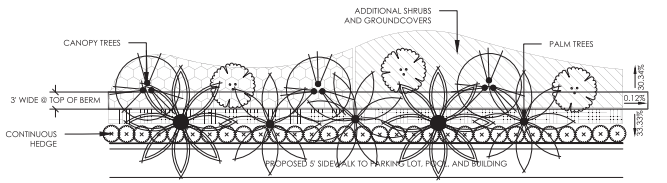


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT", "ROOT SOLUTIONS", AND "NDS EP SERIES".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7 TREE PROTECTION DETAIL

SCALE: 1/4" = 1'- 0"



8 WESTERN BUFFER AND BERM DETAIL

SCALE: 1" = 10'

insite studio
planning + landscape architecture
3601 PGA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License# LC26000606

Consultants:

Revisions:

9/5/2025	1	RESUBMITTAL #1
1/16/2026	2	RESUBMITTAL #2
3/13/2026	3	RESUBMITTAL #3

LIFE TIME
11801 Heron Bay Blvd.
Coral Springs, Florida

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.
Sunshine811.com

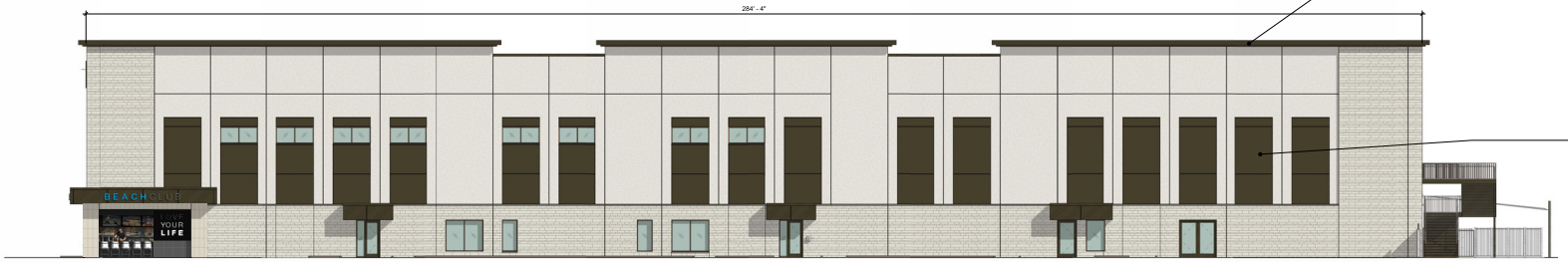
Drawn By:	JG
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

LANDSCAPE DETAILS

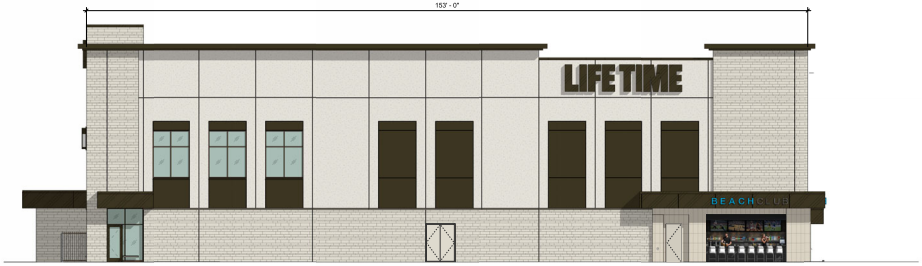
SHEET #: LP.6



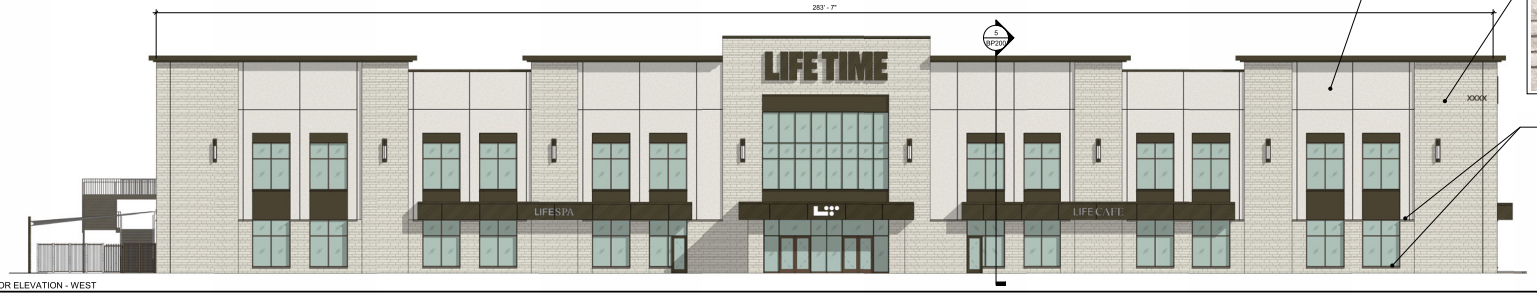
4 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

Aluminum Panel Cornice and Awning

Accent Color: Dark Bronze

Sand-blasted Precast Concrete

Stained to Match Accent Color: Dark Bronze (or similar)

Sand-blasted Precast Concrete

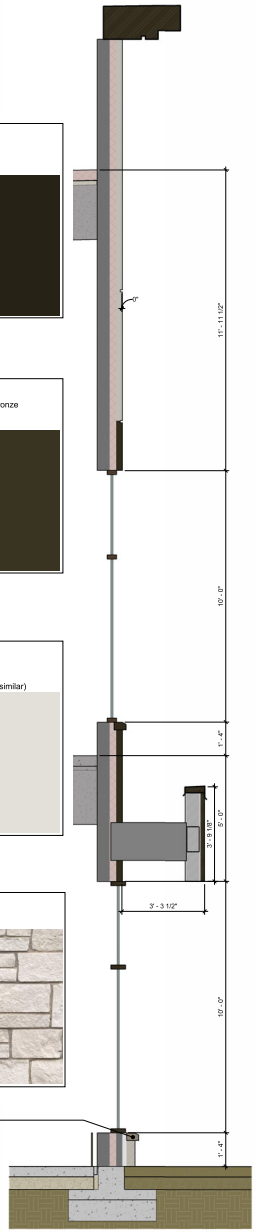
Integral Color Mix to Match:

Sherwin Williams SW9173 Shiitake (or similar)

4" Limestone Veneer

Hedberg - Landmark Castle

PRECAST CONCRETE SILL TYPICAL AT ALL LIMESTONE TERMINATION LOCATIONS



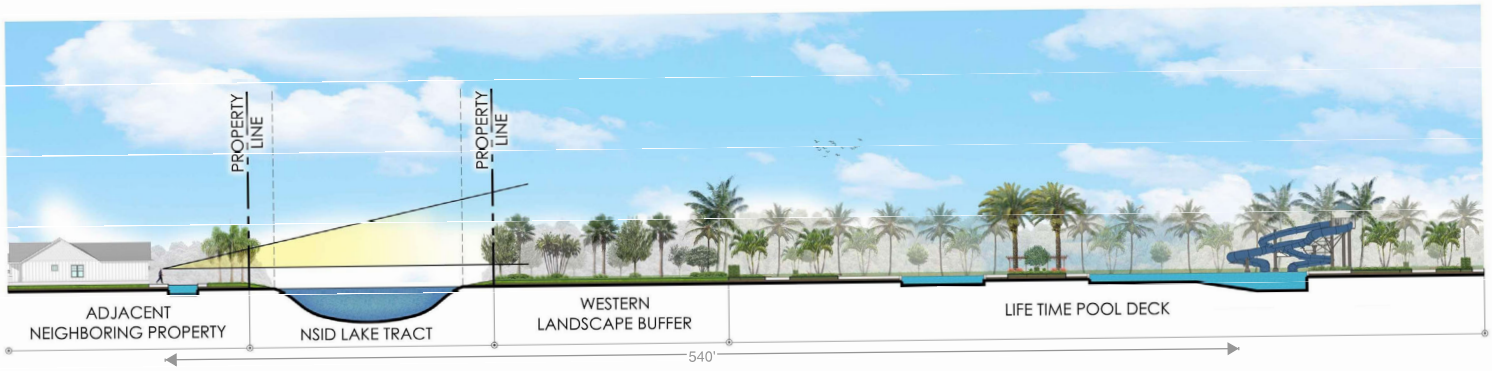
5 WALL SECTION
1/2" = 1'-0"
1/ BP200

CORAL SPRINGS, FL

BP200 EXTERIOR ELEVATIONS

06/26

LIFE TIME
HEALTHY WAY OF LIFE



CROSS SECTION C




LIFETIME
LIFE CAFE

Joe Cuschieri, P. E. , Ph. D
Acoustics and Vibration Consultant

Noise Control Services
2398 NW 38th Street
Boca Raton, Florida, 33431
TEL: 561 289 7091
FAX: 561 852 1784
Email: joe@cuschieri.us

April 7, 2026

Ms. Jenna Lane
Planning Manager,
Development Services Dept.
City of Coral Springs
9500 West Sample Road,
Coral Springs, FL 33065

Re: Proposed LifeTime Heron Bay, Coral Springs, Florida.
Comments on Revised Updated Report

Dear Ms. Lane:

This letter provides comments related to the latest of the revised Environmental Noise Assessment report, dated December 12, 2025, and the Noise Study Response to Comments also dated December 12, 2025, both prepared by Luke Saxelby, INCE Bd. Cert., of Saxelby Acoustics LLC on behalf of Life Time Inc. of Minnesota. This second revised report and response letter are in reply to comments provided on November 30, 2025.

In the comments provided on November 30, 2025, there were two outstanding issues that still required clarification:

1. The HVAC equipment on the roof of the Life Time Inc. building
2. The impact noise from the Picket Ball courts.

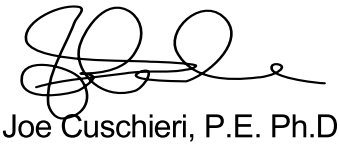
In the latest version of the Environmental Noise Assessment report, dated December 12, 2025, it is stated that while there will be 18 HVAC units located on the roof of the Life Time Inc. building, these units may not all operate at the same time and that these units are scattered around throughout the building roof. Furthermore, the distance considered to the nearest residential property is the distance to the façade, instead of the distance to the property line. Assuming a nominal average location of the HVAC units to be the center of the building roof, the distance to the most sensitive residential property doubles as compared to the nearest location. Taking also into account the 3 feet high parapet around the perimeter of the roof that will act as a partial noise barrier, the calculated L50 noise level, by Saxelby Acoustics LLC, at the façade of the nearest property is predicted to be 33 dBA, which is below the nighttime L50 noise level of 50 dBA allowed by the City of Coral Springs Noise Ordinance and below the measured ambient L50 noise levels of approximately 44 dBA to 47 dBA during nighttime hours.

The latest revision of the Environmental Noise Assessment report also provides a prediction of the anticipated noise levels from activities on the pickleball courts. The predictions are based on both L50, the metric used by the Coral Springs Noise Ordinance and Lmax, the metric used to assess annoyance from pickleball noise which is based on the sound quality of Pickleball. Literature provides a criterion that compares the noise levels generated by pickleball to ambient background noise levels as a means to correlate pickleball noise with annoyance. Saxelby Acoustics LLC performed modelling analysis for both L50 and Lmax (results shown in Figure 8 of the latest report) and based on this analysis the maximum noise level (Lmax) generated by pickleball activities are predicted to range between 47 dBA to 50 dBA at the nearest residential sensitive receptor. The L50 sound levels have been shown in previous reports that these would also be below the L50 noise levels allowed by the City of Coral Springs Noise Ordinance. It is concluded by Saxelby Acoustics LLC that based on these calculations the noise from the use of the pickleball courts complies with the recommended standard for both daytime and nighttime hours and the City of Coral Springs Noise Ordinance.

Taking into consideration the analysis and predictions of the sound levels provided by Saxelby Acoustics LLC, the proposed LifeTime Heron Bay, Coral Springs, Florida, facility would be in compliance with the City of Coral Springs Noise Ordinance.

Please do not hesitate to contact me if you have any questions once you have time to review this information.

Sincerely,



Joe Cuschieri, P.E. Ph.D.
Acoustic Consultant

TRAFTECH ENGINEERING, INC.

March 2, 2026

Ms. Jenna Lane – Planning Manager
Development Services Department
City of Coral Springs
9500 W. Sample Road
Coral Springs, Florida 33065

Re: Lifetime – Review of Traffic Analysis (Exhibit C)
February 16, 2026, Submittal

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the updated (February 16, 2026) Application for Amendment to the Land Use Plan for Lifetime, Inc. located at 11801 Heron Bay Boulevard in the City of Coral Springs. More specifically, our review focused on Exhibit C – Traffic Analysis. The following is a summary of our findings:

- All previous traffic comments documented in our memorandum dated January 27, 2026, have been adequately addressed. We have no further comments.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TRAFTECH ENGINEERING, INC.

May 11, 2026

Ms. Jenna Lane – Planning Manager
Development Services Department
City of Coral Springs
9500 W. Sample Road
Coral Springs, Florida 33065

Re: Lifetime – Review of Supplemental Evaluation
Signal Warrant Study for Heron Bay Boulevard and NW 118th Avenue

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the preliminary signal warrant study prepared by Kimley-Horn and Associates, Inc. (report dated April 30, 2026) for the intersection of Heron Bay Boulevard and NW 118th Avenue. Additional crash data provided by the City of Coral Springs Police Department was also reviewed as part of this effort. The following is a summary of our findings:

- Based on projected traffic volumes, crash data during the last 36 months, and analyses presented in the Kimley-Horn report, a traffic signal is not warranted at the intersection of Heron Bay Boulevard and NW 118th Avenue.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

CORAL SPRINGS
EVERYTHING UNDER THE SUN

April 7, 2026

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

Re: Letter of Support for the Approval of Life Time Inc.

Dear Ms. Jou,

The Coral Springs Office of Economic Development has reviewed the request for a rezone, comprehensive plan amendment and special exception and supports approval. The property is currently underutilized and the approvals will allow for much needed improvements.

The project will create jobs and enhance the tax base by adding a new facility to the tax roll. Life Time provides a wide range of amenities to its members such as physical fitness and sports and recreational programs that go above and beyond the typical gym. It also meets several of the City's Strategic Goals including "A Family-Friendly Community; An Active, Healthy Community; and A Thriving, Resilient Business Community."

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 No. 2026-107 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, APPROVING THE REZONING OF 13.11± ACRES OF LAND, GENERALLY LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, SAID LAND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, FROM GOLF COURSE (GC) TO COMMUNITY BUSINESS (B-2); PROVIDING FOR AN EFFECTIVE DATE (ZR25-0001).

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).

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.

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

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

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

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

Prepared by: Jenna Lane, Planning Manager
Print name and title

Jenna Lane
Jenna Lane (May 6, 2026 08:55:56 EDT)
Signature and Date

Coral Springs Business Impact Estimate Form (Blank Fillable Form)

Final Audit Report 2026-05-06

Created:	2026-05-06
By:	Matt Hoffman (mhoffman@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAalzdcJiNnIzmPDqWa_VIIxYQexuykSbA

"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 Jenna Lane (jlane@coralsprings.gov)
2026-05-06 - 12:55:56 PM GMT- IP address: 199.27.247.2

Email verification link emailed to Jenna Lane (jlane@coralsprings.gov)
2026-05-06 - 12:55:59 PM GMT

Email viewed by Jenna Lane (jlane@coralsprings.gov)
2026-05-06 - 12:56:12 PM GMT- IP address: 152.39.249.157

E-signature verified by Jenna Lane (jlane@coralsprings.gov)
2026-05-06 - 12:56:13 PM GMT- IP address: 152.39.249.157

Agreement completed.
2026-05-06 - 12:56:13 PM GMT

Summary Sheet

Agenda Item: 9.

Meeting Date: June 17, 2026

Subject: Resolution 2026-022, Allocation of Commercial Flex Square Footage, Life Time (CON26-0002) (Tina Jou)

Requested Action: Request to approve Resolution 2026-022 allocation of 9.82 acres of Commercial Flexibility in Flex Zone 29 for the development of a lifestyle and physical fitness facility (Life Time) located north on Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One Plat.
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO APPROVE)

Funding Source: Not Applicable

Placement: Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
#1 - Resolution 2026-022
#2 - Petitioner's Flex Allocation Request

Background / Description: Miskel Backman, LLP on behalf of Life Time, is requesting the City to approve a resolution allocating 9.82 acres of commercial flexibility in Flex Zone 29 on the Broward County Future Land Use Map, in lieu of submitting to the County a County Land Use Plan Amendment. The existing County Land Use designation is Residential Irregular. Allocating commercial square footage through Broward County Administrative Rules procedures would allow the project to proceed without requiring a County Land Use Plan Amendment to change the designation to Commercial, which reduces the timeframe required for County approvals.

The Petitioner is proposing to construct a lifestyle and fitness facility located north along Heron Bay Boulevard, west of Coral Ridge Drive, and directly south of the municipal boundary separating Coral Springs from Parkland. The site is approximately 13.11 acres and is currently the partial site of the defunct Heron Bay Golf Club. Due to a recent fire, demolition is underway. While the entire property is approximately 13.11 acres, the area designated for development and subject to the commercial square footage allocation request is 9.82 acres.

The site is comprised of two parcels, one of which is owned by North Springs Improvement District (NSID) and the eastmost property (where the majority of the former Golf Club is located) is owned by the City of Parkland. Life Time is currently under agreement undergoing the entitlement process with the two parties to convey both properties to accommodate the development of the site.

The facility will include a two-story, 86,750 square foot athletic club with accessory uses which exceed the typical offerings generally associated with fitness facilities. Life Time provides accommodations such as pools, spas, cafes, salons, indoor and outdoor food and beverage sales, and classes for children and aging adults.

In order to develop the site as proposed, the Petitioner is required to receive City Commission approval for the following items:

- Future Land Use Map Amendment CPAL25-0001: Amendment to the City's Future Land Use Map from Moderate (2.00-7.99) Residential to Commercial;

- Rezoning Petition ZR25-0001: Amendment to the City's Zoning Map from Golf Course to Community Business (B-2); and
- Special Exception Petition SE25-0007: Relative to minimum landscape requirements for a portion of the parking islands to allow head-to-head parking, in lieu of the five-foot-wide buffer requirement.

Presenting: Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: June 17, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 3494

SUBJECT: Resolution 2026-022: Allocation of Commercial Flex Square Footage, Life Time (CON26-0002)

PLACEMENT: Consent

REQUESTED ACTION: Request to approve Resolution 2026-022 allocation of 9.82 acres of Commercial Flexibility in Flex Zone 29 for the development of a lifestyle and physical fitness facility (Life Time) located north on Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One Plat. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (REQUEST TO APPROVE)

LOCATION: Tracts One and Two, Portions of Parcel A, Heron Bay One Plat (See Location Map)

PRIOR ACTION:

05/20/2026	Commission unanimously (4-0) approved first reading of Ordinances 2026-106 & 2026-107.
04/13/2026	Board unanimously (4-0, Minoff absent) recommends approval of CPAL25-0001, ZR25-0001 and SE25-0007 subject to conditions.
01/31/2025	Plat Exemption subdividing a Portion of Parcel A of Heron Bay One Plat.
09/26/1997	Plat Exemption for a Portion of Parcel A and K of Heron Bay One Plat.
02/21/1995	Heron Bay Golf Club received site plan approval (1-DRC-95).
01/17/1995	City Commission approved replat of Heron Bay One.

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

APPROVE RESOLUTION 2026-022 ALLOCATING 9.82 ACRES OF COMMERCIAL FLEXIBILITY IN FLEX ZONE 29 FOR THE DEVELOPMENT OF A LIFESTYLE AND PHYSICAL FITNESS FACILITY (LIFE TIME) LOCATED NORTH ON HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, LEGALLY DESCRIBED AS TRACTS ONE AND TWO, PORTIONS OF PARCEL A, HERON BAY ONE PLAT.

ATTACHMENTS:
#1 – Resolution 2026-022
#2 – Petitioner's Flex Allocation Request

City of Coral Springs
Commission Meeting Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: Resolution 2026-022: Allocation of Commercial Flex Square Footage, Life Time (CON26-0002)

REQUEST: PETITION OF MISKEL BACKMAN, LLP REQUESTING ALLOCATION OF 9.82 ACRES OF COMMERCIAL FLEXIBILITY IN FLEX ZONE 29 FOR A LIFESTYLE AND FITNESS FACILITY (LIFE TIME) LOCATED NORTH ON HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, LEGALLY DESCRIBED AS TRACTS ONE AND TWO, PORTIONS OF PARCEL A, HERON BAY ONE PLAT. (CON26-0002)

GENERAL INFORMATION:

PETITIONER:	Miskel Backman, LLP on behalf of Life Time
LOCATION:	North on Heron Bay Boulevard, west of Coral Ridge Drive
LEGAL DESCRIPTION:	Tracts One and Two, Portions of Parcel A, Heron Bay One
ACREAGE:	13.11 acres
LAND USE:	Moderate (2.00-7.99 du/acre) Residential (Existing) Commercial (Proposed)
ZONING:	Golf Course (GC) (Existing) Community Business (B-2) (Proposed)

ADJACENT USES:

- North: North Springs Preserve and Welcome Center (under construction), zoned Golf Course (GC), then Parkland municipal boundary.
- South: Heron Bay Boulevard (104' right-of-way), then townhouse residences (Heron Preserve), zoned General Business (B-3).
- East: Hotel and Banquet Hall (Fort Lauderdale Marriot Coral Springs Hotel and Convention Center), zoned Golf Course (GC), then office complex(Heron Bay Corporate Campus), zoned General Business (B-3).
- West: North Springs Improvement District Canal, then single family residences, zoned One-Family Dwellings (RS-4).

DESCRIPTION/BACKGROUND

Miskel Backman, LLP on behalf of Life Time, is requesting the City to approve a resolution allocating 9.82 acres of commercial flexibility in Flex Zone 29 on the Broward County Future Land Use Map, in lieu of submitting to the County a County Land Use Plan Amendment. The existing County Land Use designation is Residential Irregular. Allocating commercial square footage through Broward County Administrative Rules procedures would allow the project to proceed without requiring a County Land Use Plan Amendment to change the designation to Commercial, which reduces the timeframe required for County approvals.

The Petitioner is proposing to construct a lifestyle and fitness facility located north along Heron Bay Boulevard, west of Coral Ridge Drive, and directly south of the municipal boundary separating Coral Springs from Parkland. The site is approximately 13.11 acres and is currently the partial site of the defunct Heron Bay Golf Club. Due to a recent fire, demolition is underway. While the entire property is approximately 13.11 acres, the area designated for development and subject to the commercial square footage allocation request is 9.82 acres.

Subject: Resolution 2026-022: Allocation of Commercial Flex Square Footage, Life Time (CON26-0002)

The site is comprised of two parcels, one of which is owned by North Springs Improvement District (NSID) and the eastmost property (where the majority of the former Golf Club is located) is owned by the City of Parkland. Life Time is currently under agreement undergoing the entitlement process with the two parties to convey both properties to accommodate the development of the site.

The facility will include a two-story, 86,750 square foot athletic club with accessory uses which exceed the typical offerings generally associated with fitness facilities. Life Time provides accommodations such as pools, spas, cafes, salons, indoor and outdoor food and beverage sales, and classes for children and aging adults.

In order to develop the site as proposed, the Petitioner is required to receive City Commission approval for the following items:

- Future Land Use Map Amendment CPAL25-0001: Amendment to the City's Future Land Use Map from Moderate (2.00-7.99) Residential to Commercial;
- Rezoning Petition ZR25-0001: Amendment to the City's Zoning Map from Golf Course to Community Business (B-2); and
- Special Exception Petition SE25-0007: Relative to minimum landscape requirements for a portion of the parking islands to allow head-to-head parking, in lieu of the five-foot-wide buffer requirement.

ANALYSIS

The proposed future land use map amendment (CPAL25-0001) is local and specific to the City of Coral Springs. The City Future Land Use Map must be consistent with the County Future Land Use Map. By utilizing Policies of the Broward Next Administrative Rules (Policy 3.5(A)(2)) and Broward County Land Use Plan (Policy 2.10.1), the Petitioner is able to maintain the existing County land use designation as Irregular Residential (4.2 dwelling units/acre) and apply commercial flexibility square footage. This significantly reduces the time for County approvals.

The policies allow up to 5% of all area designated as residential by the County Land Use Plan to be utilized for commercial uses provided the area doesn't exceed 10 contiguous acres.

Municipalities are divided into flex zones where either flexible dwelling units or commercial square footage can be utilized to help ensure even opportunity and distribution throughout the jurisdiction. Coral Springs has 6 zones and Life Time is in Flex Zone 29.

In order to ensure compliance with the County Land Use Plan and Broward Next Administrative Rules, the Petitioner has requested the City approve 9.82 acres of commercial flexibility to the property, which would allow construction of the proposed facility in compliance with City and County requirements.

CONCLUSION

Staff recommends approval of Resolution 2026-022 approving the allocation of 9.82 acres of commercial flexibility in Zone 29.

RESOLUTION 2026-022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, APPROVING THE ALLOCATION OF 9.82 ACRES OF COMMERCIAL FLEXIBILITY IN FLEX ZONE 29 FOR THE DEVELOPMENT OF A LIFESTYLE AND PHYSICAL FITNESS FACILITY (LIFE TIME) LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, LEGALLY DESCRIBED AS TRACTS ONE AND TWO, PORTIONS OF PARCEL A, HERON BAY ONE PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miskel Backman, LLP on behalf of Life Time, is requesting the City to approve a Resolution allocating 9.82 acres of commercial flexibility in order to construct a lifestyle and physical fitness facility located on Tracts One and Two, Portions of Parcel A of Heron Bay One; and

WHEREAS, the existing County land use designation is Residential Irregular (4.2 dwelling units/acre); and

WHEREAS, the City Future Land Use Map must be consistent with the County Future Land Use Map; and

WHEREAS, municipalities are divided into flex zones where either flexible dwelling units or commercial square footage can be utilized to help ensure even opportunity and distribution throughout the jurisdiction; and

WHEREAS, by utilizing policies of the Broward Next Administrative Rules and the Broward County Land Use Plan, the Petitioner is able to maintain the existing County land use designation as Irregular Residential (4.2 dwelling units/ acre) and apply commercial flexibility square footage; and

WHEREAS, the policies allow up to 5% of all area designated as residential by the County Land Use Plan to be utilized for commercial uses provided the area does not exceed 10 contiguous acres; and

WHEREAS, while the site is approximately 13.11 acres, the area designated for development and subject to the commercial square footage allocation request is 9.82 acres; and

WHEREAS, City staff has reviewed the Petitioner's request and has recommended approval of allocating 9.82 acres of commercial flexibility square footage; and

WHEREAS, the City Commission concurs with the recommendation of City staff to approve the Petitioner's request; now, therefore

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

SECTION 1. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

SECTION 2. That the City Commission of the City of Coral Springs, Florida, hereby approves the allocation of 9.82 acres of commercial flexibility in Zone 29 for the development of a lifestyle and physical fitness facility located on Tracts One and Two, Portions of Parcel A, Heron Bay One, as recorded in Map Book 10, Page 6, of the Public Records of Broward County, Florida.

SECTION 3. All resolutions or parts of resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 4. That if any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of the Resolution.

SECTION 5. **Effective Date**. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

_____
SCOTT BROOK, MAYOR

ATTEST:

_____
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous ___
Motion/2nd

			Yes	No
___	___	MAYOR BROOK ___	___	___
___	___	COMMISSIONER CERRA	___	___
___	___	COMMISSIONER MCHUGH	___	___
___	___	COMMISSIONER SIMMONS	___	___

MISKEL BACKMAN LLP

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

RECEIVED
Dec 09 2025
Community Development

December 5, 2025

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

RE: Life Time – Request for Allocation of Commercial Flex

The City of Parkland is the owner of a +/- 9.34 acre parcel located at 11801 Heron Bay Boulevard ("Parkland Parcel"), and the North Springs Improvement District ("NSID") is the owner of a +/- 3.88 acre parcel located immediately to the west of the Parkland Parcel ("NSID Parcel"). Together, the Parkland Parcel and NSID Parcel area +/- 13.11 acres ("Property"), and is located within the City of Coral Springs ("City") and Broward County ("County"). The Property currently has a future land use designation of Irregular Residential (4.2) on the City and County future land use maps, and is currently zoned GC, Golf Course. The Property was part of the former Heron Bay Golf Course and Clubhouse, which has been vacant for a number of years.

Life Time Inc. ("Life Time") is seeking to develop a +/- 9.82 acre portion of the above noted parcels as further identified on the enclosed legal description ("Development Area"), which was previously developed as clubhouse for the former Heron Bay golf course. Since the closure of the golf course, the associated clubhouse has been dark and the City of Parkland acquired the parcel to ensure proper oversight of future redevelopment of the Parkland parcel. The City of Parkland is now under contract with Life Time to acquire the subject Property and develop it with a two-story, +/- 86,750 square foot athletic club with accessory commercial uses for its members ("Project"). The +/-3.29 acre remainder of the Property will be restricted for use as buffers and shared access and parking areas to support adjacent parcels.

Life Time was originally founded in 1992, opening its first club in Minnesota. Since then, Life Time has opened over one hundred seventy five (175) clubs in the United States and Canada, serving over 1.4 million members. However, Life Time is not your typical gym or fitness facility. Rather, Life Time blends the offerings of traditional fitness clubs with the amenities of a resort, including pools, spas, and cafes, with coworking spaces, and classes and groups for both kids and active aging older adults. More specifically, Life Time is seeking approvals of a site plan to allow a Fitness Center with the following uses:

A facility that provides physical fitness, sport and recreational programs and activities, including, but not limited to, the use of wight-lifting equipment, running and aerobic exercise equipment, game courts, indoor and outdoor swimming pools, waterslides, chiropractic, physical therapy, medical, medical aesthetic and massage services, blood draws, physical therapy, day camps, wellness and metabolic assessments, and fitness, yoga and pilates classes and programs. The facility may also provide those uses and accessory uses permitted by child-care centers, day spas, health clubs, indoor commercial recreation facilities, professional offices and/or wellness centers. The permitted accessory structures and uses for fitness centers shall be as follows: indoor and outdoor playgrounds; indoor and outdoor sale of food and beverages, including alcohol; retail sale of health and fitness-related items; salons, child activity centers; nutritional centers; saunas, steam rooms, whirlpool baths, spas, showers, lockers and similar uses; water slides; membership sale offices and preview centers, and all other customary and incidental uses of a fitness center.

As part of the entitlement process, Life Time is seeking to allocate 9.82 acres of commercial flexibility pursuant to BrowardNext policy 2.10.1, in order to allow for the aforementioned commercial uses on the Development Area. Should you have any questions or require further information to process this request, please do not hesitate to contact me.

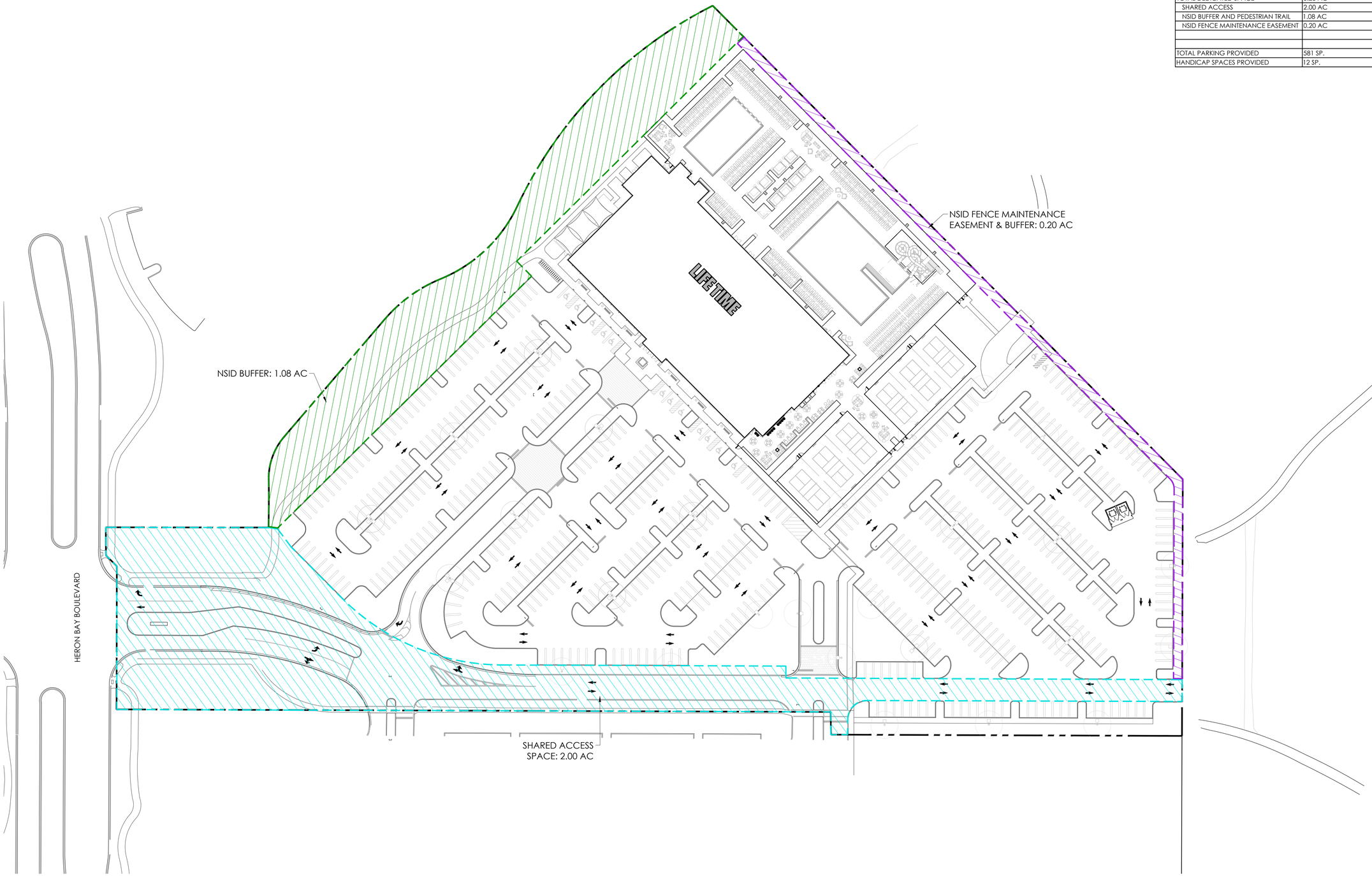
Sincerely,



Christina Bilenki, Esq.
Miskel Backman LLP

LEGEND	
	SHARED ACCESS SPACE 2.00 AC
	NSID BUFFER AND PEDESTRIAN TRAIL CONNECTION 1.08 AC
	NSID FENCE MAINTENANCE EASEMENT .20 AC

SITE DATA	
APPLICATION NAME	LIFE TIME
ADDRESS	11801 HERON BAY BLVD.
FOLIO'S	484106010016, 484106010010
EXISTING ZONING	GC - GOLF COURSE
PROPOSED ZONING	B2 - BUSINESS
GROSS AREA	571,153 SF (13.1 AC)
BUILDING FOOTPRINT	84,000 SF (2-STORY)
TOTAL DEVELOPMENT SPACE	9.82 AC
TOTAL DEDICATED SPACE	3.28 AC
SHARED ACCESS	2.00 AC
NSID BUFFER AND PEDESTRIAN TRAIL	1.08 AC
NSID FENCE MAINTENANCE EASEMENT	0.20 AC
TOTAL PARKING PROVIDED	581 SP.
HANDICAP SPACES PROVIDED	12 SP.



insite studio
planning + landscape architecture
3601 PGA Blvd. Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 |email: info@insitestudio.com
www.insitestudio.com |License#:LC26000606

Consultants:

Revisions:

LIFE TIME
11801 Heron Bay Blvd.
Coral Springs, Florida

NORTH

0 25' 50' 100'
SCALE: 1" = 50'-0"

Drawn By:	JG
Drawing #:	1440
Date:	9/29/2025

Acreage Exhibit

SHEET # EX.1

Summary Sheet

Agenda Item: 10.

Meeting Date: June 17, 2026

Subject: Life Time Special Exception (SE25-0007) (Tina Jou)

Requested Action: Request to hold quasi-judicial hearing and public hearing to approve Petition of Miskel Backman, LLP on behalf of Life Time for Special Exception approval from Section 250833 (Minimum Landscape Requirements For Zoning Districts) of the Land Development Code relative to the minimum landscape requirements for parking interiors to accommodate the development of a lifestyle and fitness facility (Life Time), generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One.
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, APPROVE, AUTHORIZE)

Funding Source: Not Applicable

Placement: Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
#1 - Petition (SE25-0007) with backup
#2 - Site Map
#3 -Aerial Map
#4 - Site Plan, Elevations, and Landscape Plans
#5 - Construction Phasing Plan
#6 - Canopy Coverage Exhibit
#7 - Line of Sight Diagram
#8 - Noise Review Memo
#9 - Traffic Review Memo
#10 - Letter from City Economic Development Office

Background / Description: Miskel Backman, LLP on behalf of Life Time, is seeking Special Exception approval (SE25-0007) from the minimum landscape requirements for a portion of the parking islands to allow for head-to-head parking, in lieu of the five foot wide buffer requirement. The Petitioner is proposing to construct a lifestyle and fitness facility located north along Heron Bay Boulevard, west of Coral Ridge Drive, and directly south of the municipal boundary separating Coral Springs from Parkland.

Presenting: Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: June 17, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 3437

SUBJECT: Life Time Special Exception (SE25-0007)

PLACEMENT: Public Hearing

REQUESTED ACTION: Request to hold quasi-judicial hearing and public hearing to approve Petition of Miskel Backman, LLP on behalf of Life Time for Special Exception approval from Section 250833 (Minimum Landscape Requirements For Zoning Districts) of the Land Development Code relative to the minimum landscape requirements for parking interiors to accommodate the development of a lifestyle and fitness facility (Life Time), generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One And Two, Portions Of Parcel A, Heron Bay One. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, APPROVE, AUTHORIZE)

LOCATION: Tracts One and Two, Portions of Parcel A, Heron Bay One (See Location Map)

PRIOR ACTION:

05/20/2026	Commission unanimously (4-0) approved first reading of Ordinances 2026-106 & 2026-107.
04/13/2026	Board unanimously (4-0, Minoff absent) recommends approval of CPAL25-0001, ZR25-0001 and SE25-0007 subject to conditions.
01/25/2025	Plat Exemption for a Portion of Parcel A of Heron Bay One Plat.
09/26/1997	Plat Exemption for a Portion of Parcel A and K of Heron Bay One.
02/21/1995	Heron Bay Golf Club received site plan approval (1-DRC-95).
01/17/1995	City Commission approved replat of Heron Bay One.

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

1. **HOLD A QUASI-JUDICIAL AND PUBLIC HEARING TO APPROVE SE25-0007 FOR A SPECIAL EXCEPTION FROM SECTION 250833 (MINIMUM LANDSCAPE REQUIREMENTS FOR ZONING DISTRICTS) OF THE LAND DEVELOPMENT CODE WITH THE FOLLOWING CONDITIONS:**
   - **A. ~~THE PETITIONER SHALL WORK WITH STAFF TO INCORPORATE ARCHITECTURAL ENHANCEMENTS THROUGH THE USE OF LIMESTONE MATERIAL ON THE ENTRYWAY FAÇADE, AS WELL AS PILASTERS IN ORDER TO ACHIEVE BALANCE ON EACH ELEVATION PRIOR TO CITY COMMISSION;~~**
   - **A. THE PETITIONER SHALL SUBMIT A SIGNAL WARRANT ANALYSIS FOR HERON BAY BOULEVARD AND NW 118TH AVENUE ONE YEAR AFTER RECEIVING FINAL CERTIFICATE OF OCCUPANCY, WHICH SHALL BE REVIEWED AND APPROVED BY THE CITY'S TRAFFIC CONSULTANT. THE PETITIONER SHALL CONTRIBUTE AN AGREED UPON PROPORTIONATE SHARE AMOUNT OF $200,000.00 PRIOR TO ANY BUILDING PERMIT BEING ISSUED BY THE CITY. SHOULD THE SIGNAL WARRANT STUDY CONCLUDE A SIGNAL IS NOT NEEDED IN THE INTERSECTION, THE PROPORTIONATE SHARE SHALL BE UTILIZED BY THE CITY TO CONSTRUCT INTERSECTION IMPROVEMENTS ON HERON BAY BOULEVARD IN THE CITY'S RIGHT OF WAY;**
   - **B. LARGER TREES SHALL BE INSTALLED ON SITE AT A MINIMUM HEIGHT BETWEEN 14'-16' THROUGHOUT THE PROPERTY;**
   - **C. A LANDSCAPE MAINTENANCE AGREEMENT IS REQUIRED TO BE EXECUTED WITH THE CITY OF CORAL SPRINGS PRIOR TO TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY (C/O);**

D. A PLAT WAIVER TO COMBINE THE PROPERTY INTO ONE UNIFIED SITE SHALL BE APPROVED AND RECORDED PRIOR TO BUILDING PERMIT ISSUANCE;
E. EASEMENTS SHALL BE ABANDONED AND/OR DEDICATED PRIOR TO BUILDING PERMIT ISSUANCE;
F. EXISTING CROSS ACCESS AGREEMENTS SHALL BE AMENDED, EXECUTED AND RECORDED PRIOR TO ~~DRC APPROVAL~~BUILDING PERMIT ISSUANCE;
G. A CROSS ACCESS AND PARKING AGREEMENT BETWEEN LIFE TIME AND NSID SHALL BE EXECUTED AND RECORDED PRIOR TO ~~DRC APPROVAL~~ BUILDING PERMIT ISSUANCE;
H. APPROVAL IS SUBJECT TO THE APPROVAL OF COMPREHENSIVE PLAN AMENDMENT PETITION CPAL25-0001 AND REZONING PETITION ZR25-0001;
I. THE PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE ATTACHED SITE PLAN WITH THE CONDITIONS DESCRIBED IN THIS MEMORANDUM; AND

2. AUTHORIZE THE CITY ATTORNEY'S OFFICE TO DRAFT AN ORDER APPROVING SE25-0007 AND ADOPT SAID ORDER.

36 property owners have been notified.

Attachments:
#1 – Petition (SE25-0007) with backup
#2 – Site Map
#3 – Aerial Map
#4 – Site Plan, Elevations, and Landscape Plans
#5 – Construction Phasing Plan
#6 – Canopy Coverage Exhibit
#7 – Line of Site Diagram
#8 – Noise Review Memo
#9 – Traffic Review Memo
#10 – Letter from City Economic Development Office

SUBJECT: PETITION OF MISKEL BACKMAN, LLP ON BEHALF OF LIFE TIME FOR A SPECIAL EXCEPTION FROM SECTION 250833 (MINIMUM LANDSCAPE REQUIREMENTS FOR ZONING DISTRICTS) OF THE LAND DEVELOPMENT CODE RELATIVE TO THE MINIMUM LANDSCAPE REQUIREMENTS FOR PARKING INTERIORS TO ACCOMMODATE THE DEVELOPMENT OF A LIFESTYLE AND FITNESS FACILITY (LIFE TIME), GENERALLY LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, LEGALLY DESCRIBED AS TRACTS ONE AND TWO, PORTIONS OF PARCEL A, HERON BAY ONE.

GENERAL INFORMATION:

PETITIONER:	Miskel Backman, LLP on behalf of Life Time
LOCATION:	North on Heron Bay Boulevard, west of Coral Ridge Drive
LEGAL DESCRIPTION:	Tracts One and Two, Portions of Parcel A, Heron Bay One
ACREAGE:	13.11 acres
LAND USE:	Moderate (2.00-7.99 du/acre) Residential (Existing) Commercial (Proposed)
ZONING:	Golf Course (GC) (Existing) Community Business (B-2) (Proposed)

ADJACENT ZONING/LAND USES:

North: North Springs Preserve and Welcome Center (under construction), zoned Golf Course (GC), then Parkland municipal boundary.
South: Heron Bay Boulevard (104' right-of-way), then townhouse residences (Heron Preserve), zoned General Business (B-3).
East: Hotel and Banquet Hall (Fort Lauderdale Marriot Coral Springs Hotel and Convention Center), zoned Golf Course (GC), then office complex(Heron Bay Corporate Campus), zoned General Business (B-3).
West: North Springs Improvement District Canal, then single family residences, zoned One-Family Dwellings (RS-4).

DESCRIPTION/BACKGROUND

Miskel Backman, LLP on behalf of Life Time, is seeking Special Exception approval (SE25-0007) from the minimum landscape requirements for a portion of the parking islands to allow for head-to-head parking, in lieu of the five foot wide buffer requirement. The Petitioner is proposing to construct a lifestyle and fitness facility located north along Heron Bay Boulevard, west of Coral Ridge Drive, and directly south of the municipal boundary separating Coral Springs from Parkland.

The site is approximately 13.11 acres and is currently the partial site of the defunct Heron Bay Golf Club. Due to a recent fire, demolition of the building will occur. The property is located within the Golf Course (GC) Zoning District and has a Moderate Residential Land Use Designation.

The site is comprised of two parcels, one of which is owned by North Springs Improvement District (NSID) and the eastmost property (where the majority of the former Golf Club is located) is owned by the City of Parkland. Life Time is currently under agreement undergoing the entitlement process with the two parties to convey both properties to accommodate the development of the site.

The facility will include a two-story, 86,750 square foot athletic club with accessory uses which exceed the typical offerings generally associated with fitness facilities. Life Time provides accommodations such as pools, spas, cafes, salons, indoor and outdoor food and beverage sales, and classes for children and aging adults.

Two pools are proposed along the exterior of the building, one with a two-story slide, four pickleball courts, and dining locations for the guests. Substantial landscape buffering is proposed to create a visual screen between the residential uses and proposed Life Time facility.

Based on the Code requirements, a total of 421 parking spaces are required. The Petitioner is proposing to exceed the minimum requirements with a total of 590 parking spaces, 30 of which will be allocated to NSID for the Preserve and Welcome Center.

The North Springs Preserve and Welcome Center is currently under construction on the adjacent parcel to the north. In 2025, North Springs Improvement District received site plan approval for the site; however, modifications are needed to address the parking as Life Time's development is proposed to occupy the area previously intended for NSID's parking. As part of the preserve, art is strategically distributed throughout the site. Most notable is the Marjory Stoneman Douglas memorial, to which will be a place of reflection for the community impacted by the tragedy. Life Time is proposing to allocate 30 parking spaces on their site to accommodate the neighboring Preserve and Welcome Center. Staff has conditioned the parking agreement be executed prior to obtaining DRC approval.

The Petitioner has been coordinating with Life Time, the City, NSID, and the City of Parkland on the construction phasing for both projects, as access and parking to the NSID site must be provided through the Life Time property. A construction phasing plan is included as Attachment #5 of this memorandum.

Phase One will require the NSID facility to construct their permanent parking on the NSID property, directly north of the Life Time facility. NSID construction access will be provided utilizing the west gate and construction for Life Time will be staged on the north portion of the site. During Phase One, the permanent access drive connecting Heron Bay Boulevard to the NSID Preserve parking area will be constructed, establishing the permanent path for access in preparation for Life Time construction. This is expected to occur until Q1 of 2027. Once Phase One is complete, NSID will open. Life Time will be under construction, gated and secured until Q1 of 2028. The additional 30 spaces and access constructed by Life Time will be granted through an easement to NSID.

The proposed Life Time facility has been reviewed by the City's traffic consultant, Joaquin Vargas of Traf Tech, and has found the proposed improvements relative to the circulation and access of the property to meet the needs and demands of the site.

A noise study conducted by Gage Thompson of Saxelby Acoustics was submitted by the Petitioner, and reviewed by the City's Noise Consultant, Joe Cuschieri. Based on the review by the Consultant, the project is deemed to be in compliance with City Code.

Accompanying this special exception request are a rezoning request (ZR25-0001) and future land use map amendment (CPAL25-0001). The existing site is currently zoned Golf Course (GC) and designated Moderate (2.00-7.99) Residential on the City Future Land Use Map. However, in order to accommodate the development, the Petitioner is proposing to rezone the property to Community Business (B-2) and amend the future land use map to Commercial. The special exception request is subject to approval of the future land use amendment and rezoning as the site plan is contingent on the ability for the commercial facility to be developed, which has been included as a condition of approval.

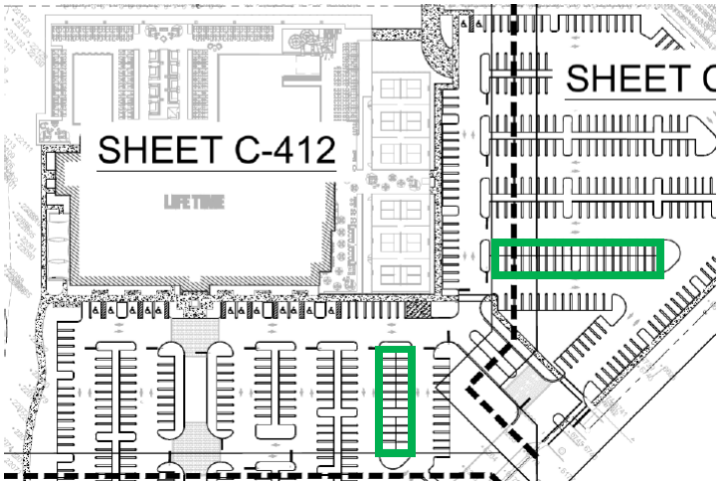
The proposed future land use amendment is local and specific to the City of Coral Springs. By utilizing Policies of the Broward Next Administrative Rules, the Petitioner is able to maintain the existing County Land Use, which is Irregular Residential (4.2 dwelling units/acre). The Petitioner's request to utilize commercial flex square footage will be heard by the City Commission with the other petitions.

SPECIAL EXCEPTION ANALYSIS

Code Section 250833 (Minimum Landscape Requirements for Zoning Districts)

This section of Code stipulates the requirements for landscaping within parking areas. According to the Code, interior landscape for parking must be no less than 5 feet in width. This applies to the parking rows, which eliminates the possibility for head-to-head parking as the landscape buffer provides separation between the parking spaces.

The Petitioner is seeking relief from this section relative to the 5-foot landscape buffer between parking rows for two locations on the site, indicated by the areas marked in green below. While the two areas do not comply with Code, the Petitioner is proposing all other parking areas exceed the landscape requirement with 7.5 to 10 foot landscape buffers.



If the Petitioner were to comply with the 5-foot Code requirement, the Petitioner would not be able to provide enhanced landscaping and add additional parking spaces throughout the site. The

Petitioner provided a canopy coverage exhibit, included as Attachment #6 of this memorandum. Based on the exhibit and the Petitioner's justification, 98 trees can be planted and provide an approximate canopy coverage of 122,500 square feet if they applied the Code requirement. However, an additional 47 trees, totaling 145 trees, to provide an approximate 181,250 square feet of canopy coverage could be achieved if this special exception is approved due to the increase in landscape width for the remaining areas.

Since the Petitioner is working through the site plan phase of the development review process, they are continuing to work with Staff to ensure the landscaping meets Code. Additionally, as a condition of approval, the Petitioner is required to install landscaping throughout the entire site at a minimum height between 14-16 feet.

In an effort to enhance the viewpoint of neighboring residents, the Petitioner is proposing increased and tiered landscaping along the perimeter of the property, including a berm. The Petitioner included a line of site diagram, included as Attachment #7 of this memorandum.

CRITERIA FOR A SPECIAL EXCEPTION

A Special Exception is a relief granted by the City Commission whenever the Commission determines that literal enforcement of any section of the LDC has one of the two following effects:

1. Produces a result, which is not only a burdensome hardship, but is inconsistent with the general public welfare; or,

2. Produces a result, which is not only inconsistent with municipal intent in the adoption of any particular section of the LDC, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare.

The Petitioner is seeking relief under the first criterion. The Petitioner has stated the project meets the overall intent and purpose of the LDC. The Petitioner has provided justification for the request included as Attachment #1, which states the request is necessary to achieve the proposed design of the project. Additionally, the Petitioner has continued to work with the City Arborist to propose landscaping above and beyond Code requirements to ensure an overall improved design and maximum screening from the surrounding neighborhoods.

CONCLUSION

Based on the above analysis and plans provided by the Petitioner, Staff finds the Special Exception Petition meets the criteria as required by the Land Development Code. Staff recommends the Planning and Zoning Board forward a favorable recommendation of SE25-0007 to City Commission with the conditions listed in this memorandum.

INTERVENING ACTION FROM THE APRIL 13, 2026 PLANNING & ZONING BOARD MEETING

During the Planning & Zoning Board meeting, residents expressed concerns about traffic throughout Heron Bay Boulevard and the potential need for a signalized intersection at Heron

Bay Boulevard and NW 118th Avenue. The City's traffic consultant addressed concerns and recommended a preliminary signal evaluation of Heron Bay Boulevard and NW 118th Avenue, in addition to reviewing the last three years of crash data. The Board stipulated the Petitioner submit a preliminary signal evaluation and analysis of crash data from the last 36 months prior to being heard by City Commission. The Petitioner submitted an analysis which was reviewed by the City's traffic consultant, who determined a signalized intersection is not warranted. While a signal is not warranted currently, Staff will require a signal warrant analysis for the intersection of Heron Bay Boulevard and NW 118th Avenue be conducted and submitted to the City for review by the City's traffic consultant one year after Life Time obtains their certificate of occupancy. The Petitioner will be required to contribute an agreed upon proportionate share amount of $200,000 prior to any building permit being issued by the City. Should the signal warrant study conclude a signal is not warranted, the proportionate share shall be utilized to construct intersection improvements within the City's right of way on Heron Bay Boulevard. This requirement is included as a condition of this Petition.

The Petitioner was also required to work with Staff to address aesthetic enhancements around the building prior to City Commission. The Petitioner revised the elevations to incorporate limestone along each elevation, as shown in Attachment #4. While the incorporation of the stone satisfied the condition, the Petitioner will continue to work with Staff to coordinate color palettes during the Development Review Process. Staff also requested conditions F and G be modified to reflect the timing for the petitioner to record cross access and parking agreements from DRC approval to building permit issuance, which was unanimously accepted by the Planning and Zoning Board.

Community Development
9500 West Sample Road | Coral Springs, FL 33065
coralsprings.gov/communitydevelopment
Phone: (954) 344-1160 | Fax: (954) 344-1181
Monday-Thursday 8:00 a.m.-5:30 p.m. | Friday 8:00 a.m.-3:00 p.m.

Hover form fields for instructions.

Special Exception (SE) Petition

To: PLANNING AND ZONING BOARD AND/OR CORAL SPRINGS CITY COMMISSION
A SPECIAL EXCEPTION FROM THE CORAL SPRINGS LAND DEVELOPMENT CODE
IS HEREBY REQUESTED

Petitioner Information

Name Life Time c/o Miskel Backman LLI Email cbilenki@miskelbackman.com

Street address 14 SE 4th Street, Suite 36 Phone 5614053323

City Boca Raton State Florida ZIP Code 33432

Legal description of subject property Heron Bay One Plat, Plat Book 159, Page 34

Contract Purchaser — Relation to subject property

Sec. 250833(13)(c)2. — Code provision(s) from which you seek relief

According to Section 101 of the Coral Springs Land Development Code, a Special Exception is relief that may be granted when a literal enforcement of a particular code section would have one of the following results. Select the statement that applies and provide the requested information in the space provided below.

(●) Produces a result which is not only a burdensome hardship, but is also inconsistent with the general public welfare

1. Explain in detail how this code section produces a result which is a burdensome hardship.
2. Explain in detail how this code section is inconsistent with the general public welfare.

( ) Produces a result which is not only inconsistent with the Municipal intent in the adoption of any particular section of the Municipal Code, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare

1. Explain in detail how this code section produces a result which is inconsistent with Municipal intent underlying any particular section of the Municipal Code.
2. Explain in detail how this code section is consistent with the general public welfare.

Detailed explanation of the option selected above

Please refer to justification statement.

THIS IS TO CERTIFY THAT I AM THE OWNER OF THE SUBJECT PROPERTY DESCRIBED IN THIS SPECIAL EXCEPTION. I HAVE READ THIS PETITION AND THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

○ I am the owner in fee simple of subject lands described above in the petition.

◉ I am the owner of subject lands described above in the petition and that I have authorized the following person to make and file the aforesaid petition.

Life Time c/o Miskel Backman, LLP
Name

14 SE 4th Street, Suite 36, Boca Raton, FL 33432
Address

5614053323
Phone

Nancy Miranda 11/24/25
Owner signature/date

Petitioner signature/date (if not owner)

Notary Public

The foregoing instrument was acknowledged before me on _____

by means of: ◉ physical presence ○ online notarization ○ took an oath ○ did NOT take an oath

◉ personally known ○ produced identification ID type _____

Alyson Gayle Morales
Notary signature/date

My commission expires

NOTARY PUBLIC STATE OF FLORIDA
ALYSON GAYLE MORALES
Commission # HH 590993
Expires November 19, 2028
Notary seal

Application is not complete and will not be scheduled for processing until the following items are provided:

- Site and location maps of the subject property, containing digital PDF copies of all documents
- Two (2) sets of site plans of subject property for actual submission to Planning & Zoning Board
- Proof of ownership of the property (attorney's opinion of title or title certificate dated within 30 days of submission
- Property owner approval of the petition
- Proof of non-profit status, if applicable

Fee: $2,686.14 plus recordation fee, property owner notification, and/or advertising costs to be determined by City Clerk (954-344-1065).

To Be Completed by the Community Development Division

jkl	SE25-0007	12-5-25
Accepted by	Petition #	Date

Life Time
Special Exception Narrative

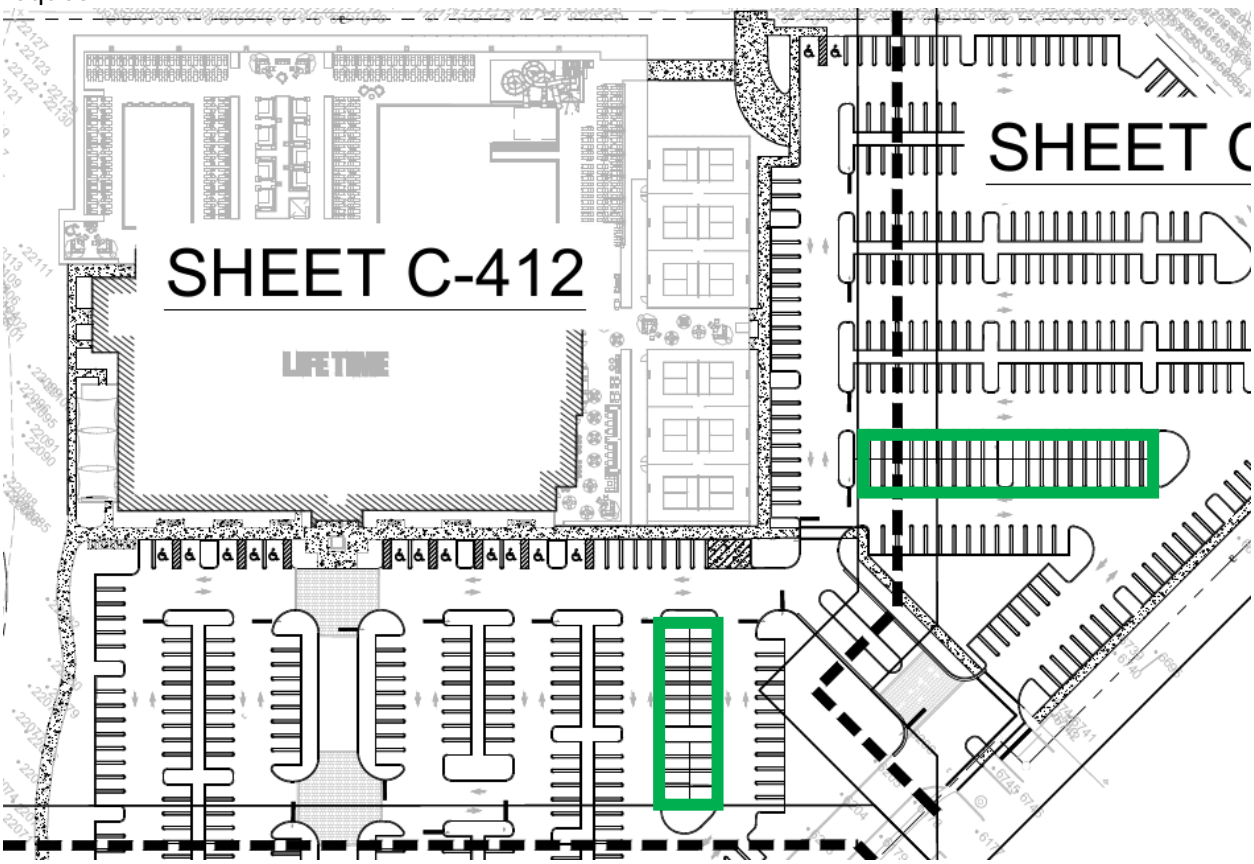
Life Time Inc. ("Life Time") is the contract purchaser of a +/- 9.34 acre parcel owned by the City of Parkland and located at 11801 Heron Bay Boulevard ("Parkland Parcel"), and a second +/- 3.88 acre parcel owned by the North Springs Improvement District ("NSID") and located immediately to the west of the Parkland Parcel ("NSID Parcel") (the Parkland Parcel and NSID Parcel are collectively referred to herein as the "Property"). Together, the Property is +/- 13.11 acres, and is located within the City of Coral Springs ("City") and Broward County ("County"). The Property currently has a future land use designation of Irregular Residential (4.2) on the City and County future land use maps, and is currently zoned GC, Golf Course. The Property was part of the former Heron Bay Golf Course and Clubhouse, which has been vacant for a number of years. Life Time is seeking to redevelop +/-9.35 acres of the Property with a two-story, +/- 86,750 square foot athletic club with accessory uses ("Project").

Life Time was originally founded in 1992, opening its first club in Minnesota. Since then, Life Time has opened over one hundred seventy five (175) clubs in the United States and Canada, serving over 1.4 million members. However, Life Time is not your typical gym or fitness facility. Rather, Life Time blends the offerings of traditional fitness clubs with the amenities of a resort, including pools, spas, and cafes, with coworking spaces, and classes and groups for both kids and active aging older adults. More specifically, Life Time is seeking approvals of a site plan to allow a Fitness Center with the following uses:

> A facility that provides physical fitness, sport and recreational programs and activities, including, but not limited to, the use of wight-lifting equipment, running and aerobic exercise equipment, game courts, indoor and outdoor swimming pools, waterslides, chiropractic, physical therapy, medical, medical aesthetic and massage services, blood draws, physical therapy, day camps, wellness and metabolic assessments, and fitness, yoga and pilates classes and programs. The facility may also provide those uses and accessory uses permitted by child-care centers, day spas, health clubs, indoor commercial recreation facilities, professional offices and/or wellness centers. The permitted accessory structures and uses for fitness centers shall be as follows: indoor and outdoor playgrounds; indoor and outdoor sale of food and beverages, including alcohol; retail sale of health and fitness-related items; salons, child activity centers; nutritional centers; saunas, steam rooms, whirlpool baths, spas, showers, lockers and similar uses; water slides; membership sale offices and preview centers, and all other customary and incidental uses of a fitness center.

As part of the entitlement process, Life Time is seeking a special exception from Section 250833(13)(c)2. of the City's Land Development Code ("Code"), which requires interior landscaping for parking areas to be no less than five feet (5') in width. Petitioner is proposing two rows of head-to-head parking with no landscape strip in between in two (2) specific locations in the proposed parking lot. While the two (2) areas of head-to-head parking do not meet the requirement of Section 250833(13)(c)2, in removing the landscape strip requirement in these instances, Life Time is able to

expand the landscape strips between all other rows of parking, allowing for more meaningful plantings. The below excerpts from the proposed site plan depict the locations of the specific request:



While Life Time could otherwise meet the requirements of Section 250833(13)(c)2. by providing the minimum five foot (5') landscape strip between parking in all locations, the special exceptions provides the necessary flexibility to increase the landscape strips between the remaining rows of parking on the Property, and allowing for more meaningful landscaping to be planted within the parking lot areas. Life Time has provided an exhibit to demonstrate the canopy area the would be provided in meeting the minimum code requirements, versus the canopy that can be provided throughout the parking area by way of this special exception. In the first instance, the minimum code required five foot (5') landscape area would not allow for the planting of trees between rows of parking. Instead, trees can only be planted in the terminal and intermediate landscape islands for each row of parking. This plan would allow for the planting of ninety eight (98) trees within the parking area, for an approximate canopy cover of one hundred twenty two thousand five hundred (122,500) square feet. In contrast, by removing the landscape strip in these two (2) locations noted above, Life Time is able to provide wider landscape strips in all other areas, ranging from approximately seven and a half feet (7.5') to over ten feet (10') in width, expanding the areas for landscape plantings and providing an opportunity for the planting of additional trees. This alternate plan allows for the planting of and additional forty seven (47) trees for a total of one hundred forty five (145) trees, with an approximate canopy cover of one hundred eighty one thousand two hundred fifty (181,250) square feet. Life Time is striving to provide the highest quality experience for its customers from the moment they enter to Property. The additional canopy provides additional shade for vehicles otherwise

parked in the hot Florida sun, and provides a more enjoyable experience for customers walking from their vehicles to the facility, in addition to the tremendous environmental benefits that stem from the planting of more trees. By allowing the head-to-head parking condition in two (2) specific locations, the Project is provided the necessary flexibility to increase the landscape strips between the remaining rows of parking on the Property, and allowing for more meaningful landscaping to be planted within the parking lot areas.

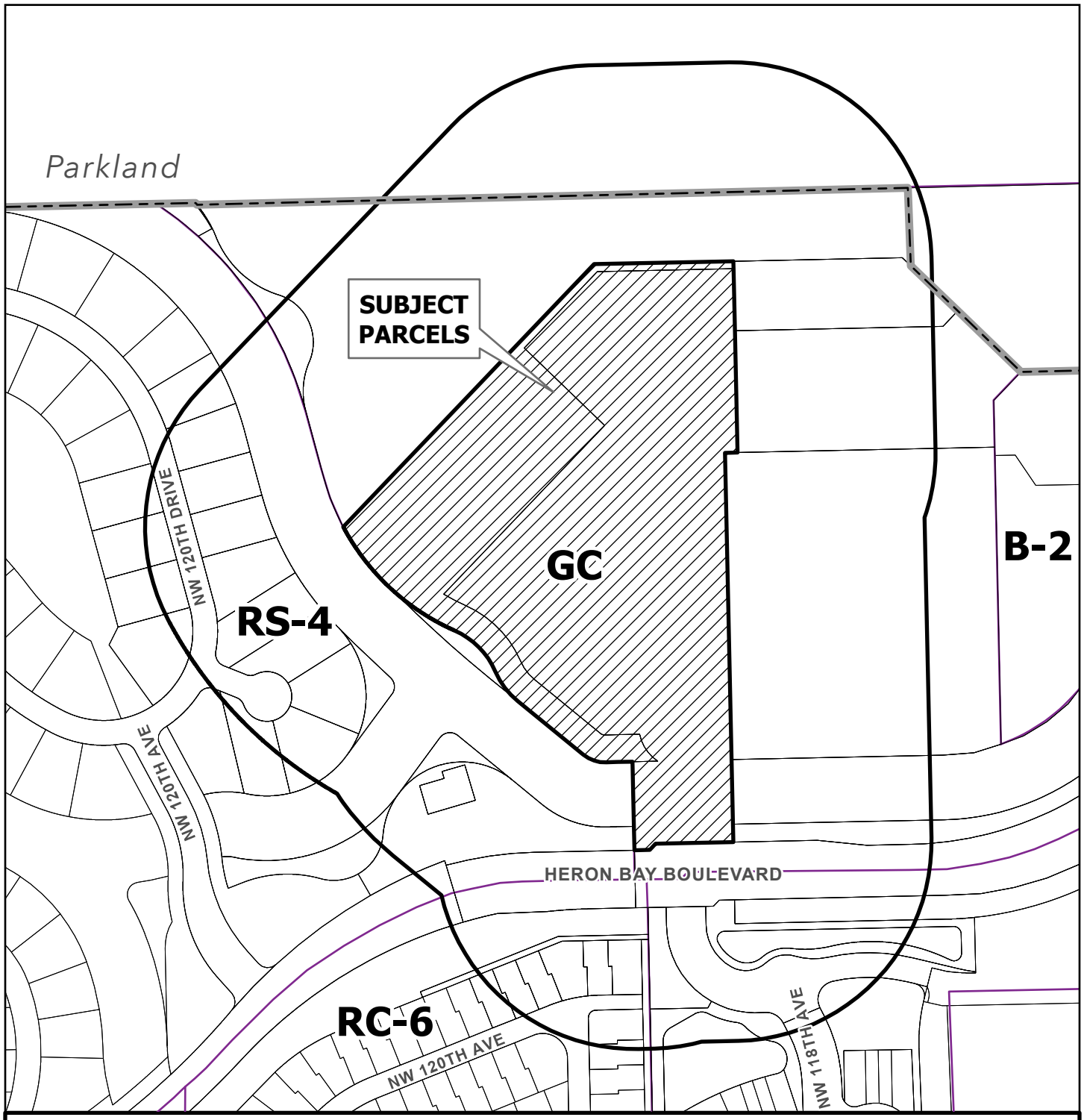
In order to grant a special exception approval, the City Commission must find that the criteria enumerated in Section 101 of the City's Code have been met. More specifically, the City Commission must find that literal enforcement of the subject provision will have one (1) of the two (2) following effects: (1) produces a result which is not only a burdensome hardship, but also inconsistent with the general public welfare; *or* (2) produces a result which is not only inconsistent with municipal intent in the adoption of any particular section of the land development code, inclusive of the comprehensive plan, but also inconsistent with the general public welfare. Petitioner will demonstrate that the literal interpretation of Section 250833(13)(c)2. produces a result which is not only inconsistent with municipal intent in the adoption of any particular section of the land development code, inclusive of the comprehensive plan, but also inconsistent with the general public welfare.

Literal enforcement of Section 250833(13)(c)2. produces a result which is not only a burdensome hardhip, but is also inconsistent with the general public welfare.

Literal enforcement of Section 250833(13)(c)2. produces a result which is a burdensome hardship. As noted above, Section 250833(13)(c)2. of the City's Code requires interior landscaping for parking areas to be no less than five feet (5') in width. In adhering to the strict requirement of the Code, the Applicant is actually significantly limited in the number of trees that can be incorporated throughout the parking lot, with trees planted mainly in the terminal islands. Petitioner is proposing two rows of head-to-head parking with no landscape strip in between in two (2) specific locations in the proposed parking lot. By allowing this condition, the Applicant is able to significantly increase the planting areas between the remaining rows of parking to allow for significant additional canopy. The additional canopy provides additional shade for vehicles otherwise parked in the hot Florida sun, and provides a more enjoyable experience for customers walking from their vehicles to the facility, in addition to the tremendous environmental benefits that stem from the planting of more trees. Further, the intent of the of the minimum landscape standards of the City's Code is generally to utilize landscaping and landscaped open space as an effective means of conserving energy, to preserve open space, and to maintain and improve the aesthetica quality of the City. Specific means of doing so, as listed in the City's Code, include: providing cover and habitat for birds, butterflies and other wildlife, preventing the destruction of the City's tree canopy and promote the expansion of a heathly, sustainable urban forest, and promoting the use of drought tolerant trees and shrubs for energy convervation by encouraging cooling through the provision of shade helping to offset global warming and local heat island effects, among others. In this instance, literal enforcement of Section 250833(13)(c)2. produces a result that is inconsistent with the intent of the minimum landscape requirements, as it actually results in a parking lot with fewer planting opportunities and less canopy

coverage than what can be provided through approval of the requested special exception in two (2) specific areas.

The literal enforcement of Section 250833(13)(c)2. is also inconsistent with the public welfare. As noted, the literal enforcement would inhibit Life Time's ability to provide larger landscape medians between other rows of parking, essentially reducing most of those areas to the minimum five foot (5') requirement. This would result in fewer opportunities to plant trees within the parking area. Rather, by allowing for the special exception in only two (2) areas within the parking lot, Life Time can plant forty seven (47) additional trees and provide approximately fifty nine thousand (59,000) square feet of additional canopy coverage within the parking lot. The additional trees help improve air quality by absorbing pollutants and producing oxygen, improve stormwater management by absorbing rainfall, and moderating the climate of the parking area by lowering the heat island effect. These environmental considerations greatly improve the public welfare and can only be provided through the approval of this limited special exception request. As such, the special exception complies with the criteria enumerated in the City's Code for approval.



March 25, 2026

Subject Parcel

400' Buffer

City Boundary

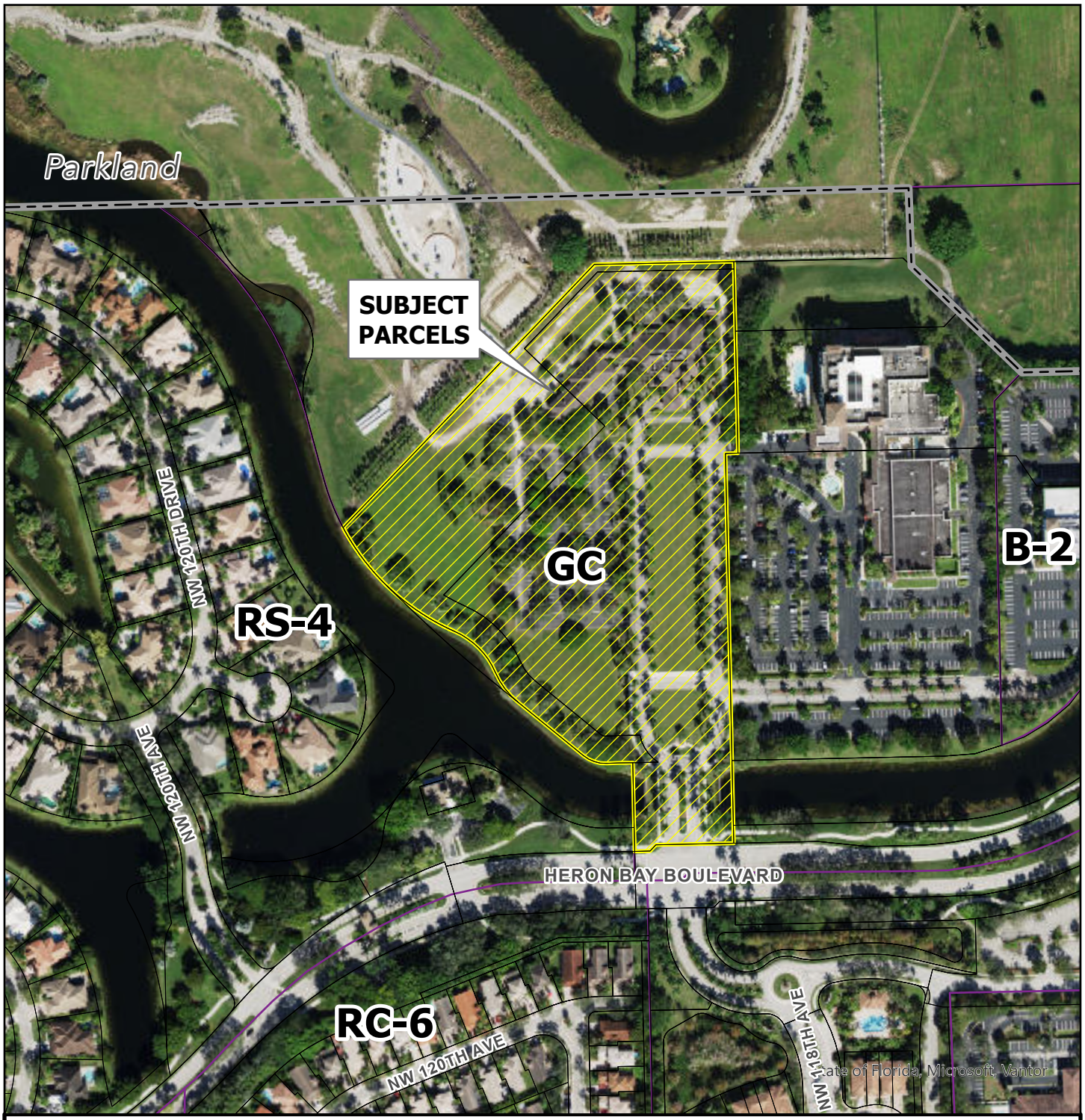
CPAL25-0001, ZR25-0001 & SE25-0007
TRACTS 1 AND 2, PORTIONS OF PARCEL A
HERON BAY ONE
FOLIOS: 484106010010 & 484106010016

N
W E
S

0 130 260
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

jlane 3-25-202



March 25, 2026

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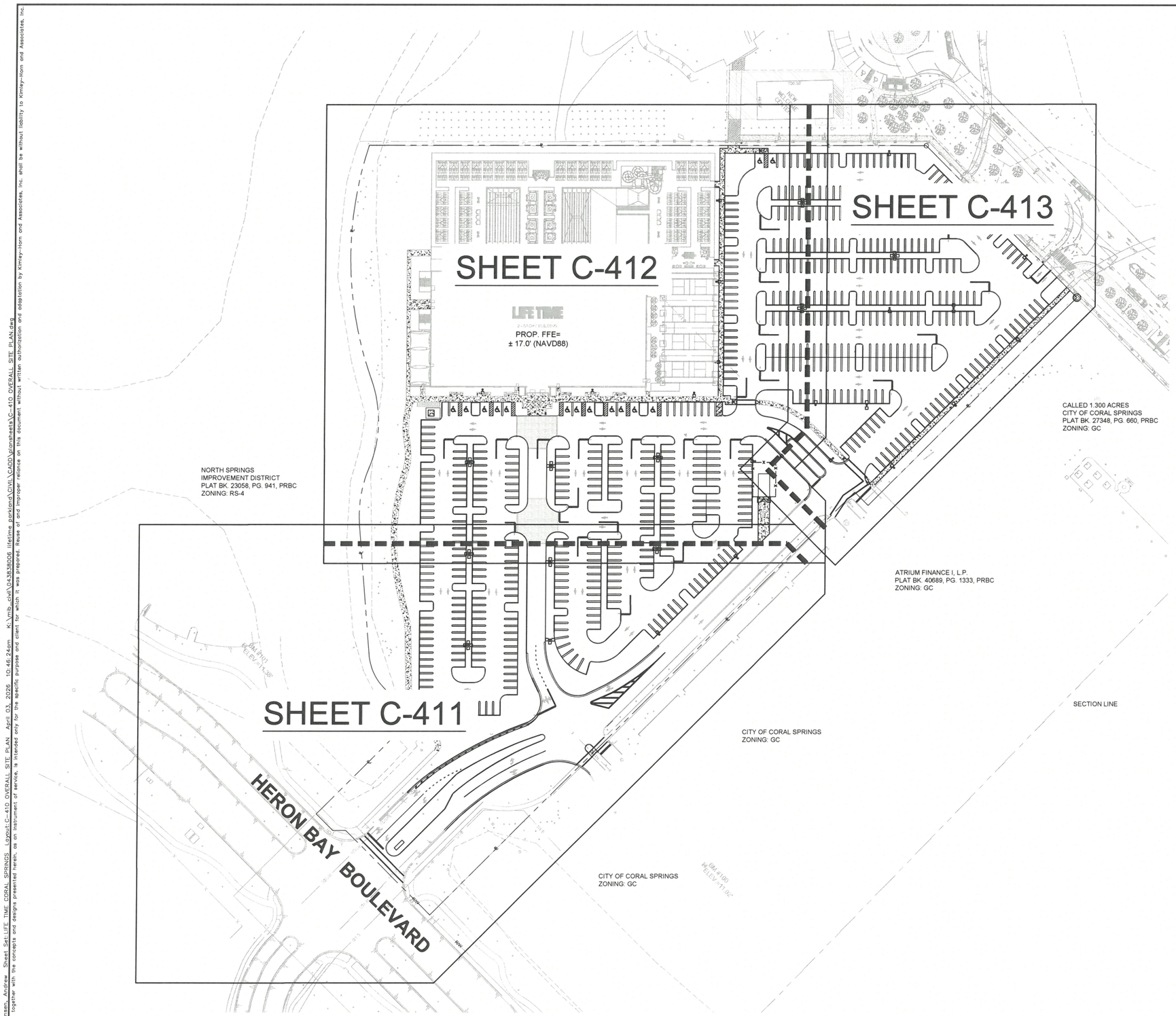

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND:

R/W — — — P/L — RIGHT-OF-WAY OR PROPERTY LINE

— ℄ — CENTER LINE OF ROADWAY

BUILDING OUTLINE

NOTES:

1. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT, ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT; ALL SIDEWALK CAFES REQUIRE A SEPARATE PERMIT.
2. DEVELOPER TO PAY INTO THE PUBLIC ART TRUST FUND BEFORE BUILDING PERMIT ISSUANCE.

SITE DATA TABLE:		
LAND USE DESIGNATION		
FUTURE:	RESIDENTIAL	
ZONING DESIGNATION		
EXISTING	GOLF COURSE (GC)	
PROPOSED	BUSINESS (B-2)	
MIN. BLDG BUFFER	25 FT	
SITE AREA TAKE OFF		
IMPERVIOUS		
PAVEMENT	5.82 AC	253,529 SF
SIDEWALK	0.48 AC	20,927 SF
PICKLEBALL COURT	0.22 AC	9,381 SF
ARCHITECTURAL PAVERS	0.09 AC	4,130 SF
POOL DECK	0.84 AC	36,595 SF
POOL	0.28 AC	12,345 SF
BUILDING	1.05 AC	45,664 SF
TOTAL	8.78 AC	382,457 SF
PERVIOUS		
LANDSCAPE	4.33 AC	188,615 SF
TOTAL	4.33 AC	188,615 SF
TOTAL NET ACRES	13.11 AC	571,014 SF
TOTAL GROSS ACRES	13.41 AC	584,270 SF

PARKING SPACES	ADA (2% OF TOTAL)	STD (1 SPACE FOR EVERY 200 SF OF BLDG)
REQUIRED PARKING	12	421
PROVIDED PARKING	14	590
LIFETIME PARKING	12	562
NSID PARKING	2	28

BICYCLE RACKS		
1 PER 40 SPACES	580 SPACES/ 40 SPACES	15 RACKS (45 BICYCLES)

PEDESTRIAN ZONE CALCULATIONS		
CATEGORY	REQUIRED	
TOTAL AREA	–	6,156 SF
LANDSCAPE	25% (1,595 SF)	40% (2,468 SF)
AVERAGE WIDTH	13'	21.7'

BLDG DATA	
BLDG HEIGHT	
REQUIRED MAX (253' FROM RESIDENT/3')	PROVIDED
84'-3"	46'-2"
TOTAL BLDG AREA	86,669 SF

No.	REVISIONS	DATE	BY

Kimley»Horn

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

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GABRIEL RAMON ROMANACH — LICENSE No. 91189 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

KHA PROJECT 043838006
DATE APR. 03, 2026
SCALE AS SHOWN
DESIGNED BY GRR
DRAWN BY ARH
CHECKED BY GRR

OVERALL SITE PLAN

LIFE TIME CORAL SPRINGS

PREPARED FOR LIFE TIME

CORAL SPRINGS FL

SHEET NUMBER
C-410

Plotted By: Hansen, Andrew Sheet Set: LIFE TIME CORAL SPRINGS Layout: C-410 OVERALL SITE PLAN April 03, 2026 10:46:24am K:\mib_civil\043838006 lifetime coral springs\CIVIL\CAD\plansheets\C-410 OVERALL SITE PLAN.dwg
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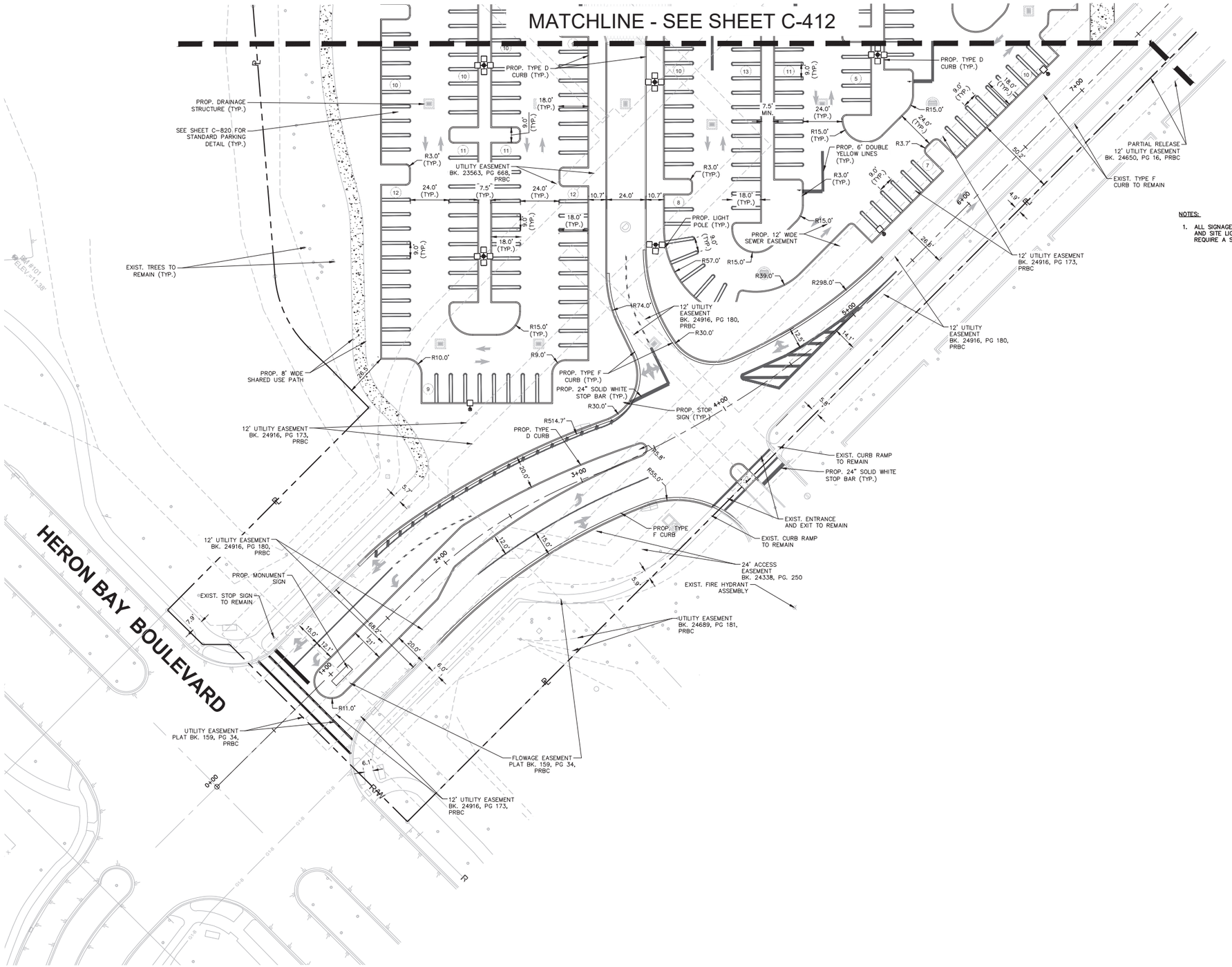
MATCHLINE - SEE SHEET C-412



GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

RW — — — RL	RIGHT-OF-WAY OR PROPERTY LINE
—— ℄ ——	CENTER LINE OF ROADWAY
	BUILDING OUTLINE

NOTES:

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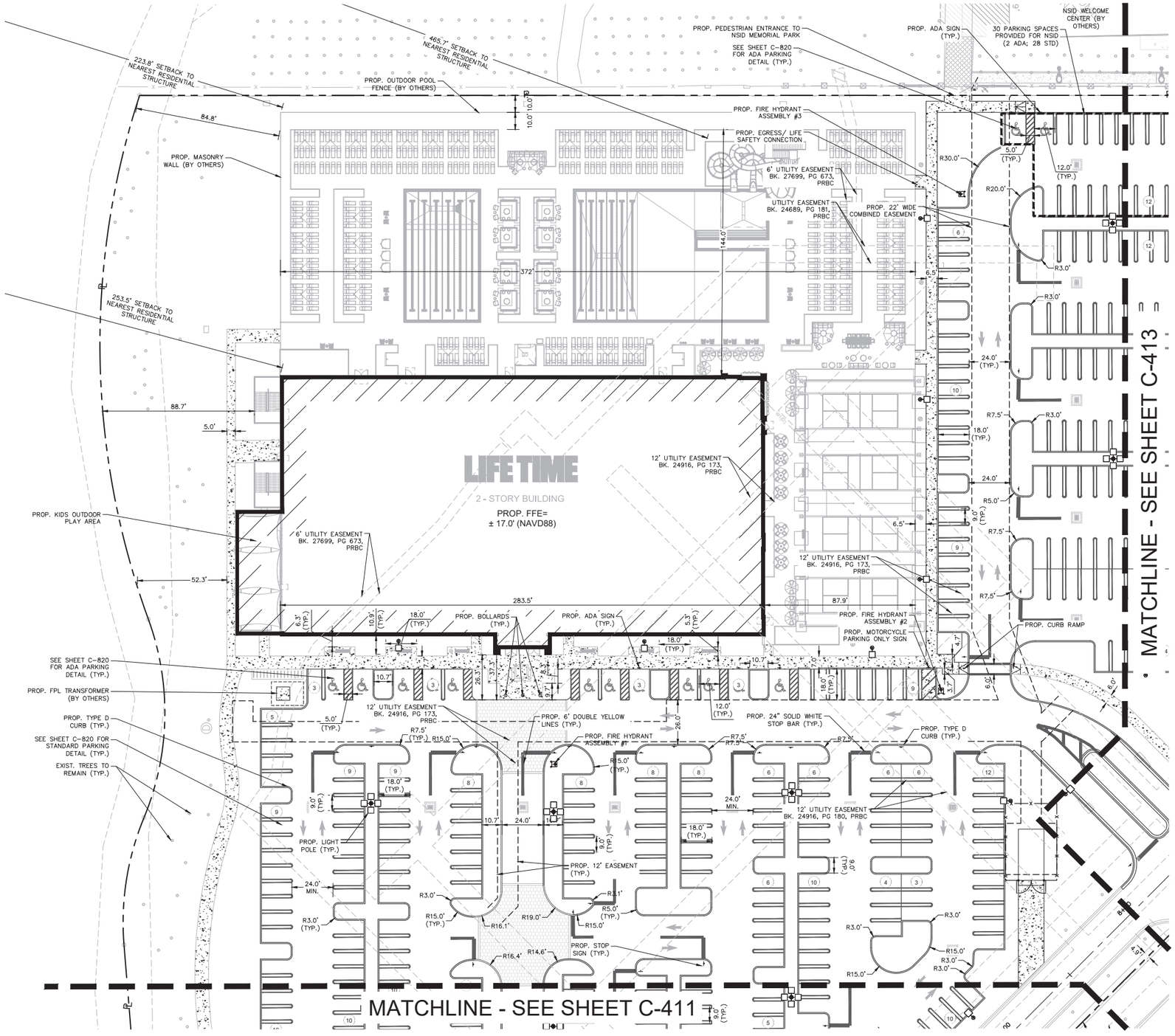
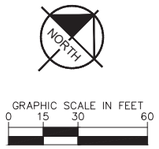
KHA PROJECT	043838006
DATE	APR. 03 2026
SCALE	AS SHOWN
DESIGNED BY	GRR
DRAWN BY	ARH
CHECKED BY	GRR

SITE PLAN

LIFE TIME CORAL SPRINGS
PREPARED FOR
LIFE TIME
CORAL SPRINGS FL

SHEET NUMBER
C-411





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GABRIEL RAMON ROMANACH LICENSE No 91189 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CHECKED BY GRR

SITE PLAN

LIFE TIME CORAL SPRINGS

PREPARED FOR
LIFE TIME

CORAL SPRINGS FL

SHEET NUMBER
C-412

Plotted By:Hansen, Andrew Sheet Set:LIFE TIME CORAL SPRINGS Layout:C-412 SITE PLAN April 03, 2026 10:47:18am K:\mib_civil\043838006 lifetime parkland\CIVIL\CADD\plansheets\C-411 SITE PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

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—— ℄ —— CENTER LINE OF ROADWAY

BUILDING OUTLINE

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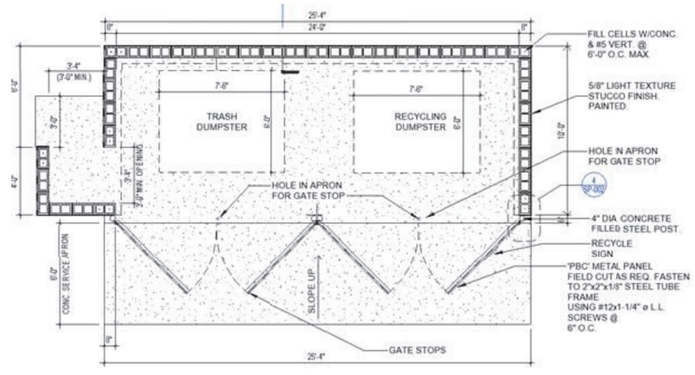
DOUBLE ENCLOSURE DETAIL



CORAL SPRINGS ENCLOSURE DETAIL
N.T.S.

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RAMON ROMANACH — LICENSE — No 91189 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

KHA PROJECT	043838006
DATE	APR. 03 2026
SCALE	AS SHOWN
DESIGNED BY	GRR
DRAWN BY	ARH
CHECKED BY	GRR

SITE PLAN

LIFE TIME CORAL SPRINGS
PREPARED FOR
LIFE TIME
CORAL SPRINGS FL

SHEET NUMBER
C-413

Plotted By:Hansen, Andrew Sheet Set:LIFE TIME CORAL SPRINGS Layout:C-413 SITE PLAN April 03, 2026 10:47:30am K:\mib_civil\043838006 lifetime parkland\CIVIL\CADD\plansheets\C-411 SITE PLAN.dwg
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TREE SCHEDULE			
CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM3	7	Adonidia merrillii / Christmas Palm	14' O.A. HT, TRIPLE-TRUNK, MATCHING
AB	3	Attalea butyracea / American Oil Palm	25' O.A., MATCHED
CR*	29	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 7` SPR.
CN	39	Cocos nucifera `Maypan` / Mypan Coconut Palm	20' - 30` G.W., STAGGERED HEIGHTS
CS*	44	Cordia sebestena / Orange Geiger Tree	14' HT. X 6' SPR., 2.5' C.T.,
FD	17	Filicium decipiens / Japanese Fern Tree	14` HT X 6` SPR, 2.5" CAL.
JM	3	Jacaranda mimosifolia / Jacaranda	14' HT X 7' SPR., 3" CAL., SINGLE TRUNK
LN	30	Lagerstroemia / Queen Crape Myrtle	14' HT. X 7' SPR., 3.5" CAL. 6' C.T., SYMMETRICAL, SINGLE TRUNK.
PS	40	Phoenix dactylifera 'Medjool' / Medjool Date Palm	24' C.T., DAIMOND CUT, FLORIDA FANCY
PR	1	Phoenix reclinata / Senegal Date Palm	20-22' O.A. HT X 7' SPR, 9 TRUNKS MIN.
PE	21	Ptychosperma elegans / Alexander Palm	10' C.T, 16`-18' O.A., STAGGER HTS, SINGLE TRUNK
QV*	113	Quercus virginiana / Southern Live Oak	16` HT. X 8` SPR. 5" CAL.
RE *	23	Roystonea elata / Florida Royal Palm	14 - 20` C.T. MIN. MATCHED, CONTINUOUS TRUNK DIAMETER, STAGGERED HEIGHTS
SP*	74	Sabal palmetto / Cabbage Palmetto	8' C.T.,14` O.A. HT.
VM2	19	Veitchia montgomeryana / Montgomery Palm	14-16' O.A. HT, 6` G.W. MIN. DOUBLE TRUNK
VM3	29	Veitchia montgomeryana / Montgomery Palm	14-16' O.A. HT, 6` G.W. MIN. TRIPLE TRUNK
MITIGATION TREES			
CR-M*	15	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
CE-M*	15	Conocarpus erectus `Sericeus` / Silver Buttonwood	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
IC-M*	37	Ilex cassine / Dahoon Holly	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
QV-M *	3	Quercus virginiana / Southern Live Oak	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
RELOCATED TREES			
QV-R*	4	Quercus virginiana / Southern Live Oak	Relocated
RE-R*	15	Roystonea elata / Florida Royal Palm	Relocated
SP-R*	8	Sabal palmetto / Cabbage Palmetto	Relocated

NOTES:
1) * DENOTES NATIVE SPECIES
2) ALL SOD TO BE ST. AUGUSTINE
3) REFER TO SHEET LP.5 FOR OVERALL PLANT SCHEDULE

NORTH

0 25' 50' 100'

SCALE: 1" = 50'-0"

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Consultants:

Revisions:

9/5/2025	1	RESUBMITTAL #1
1/16/2026	2	RESUBMITTAL #2
3/13/2026	3	RESUBMITTAL #3

LIFE TIME
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Coral Springs, Florida

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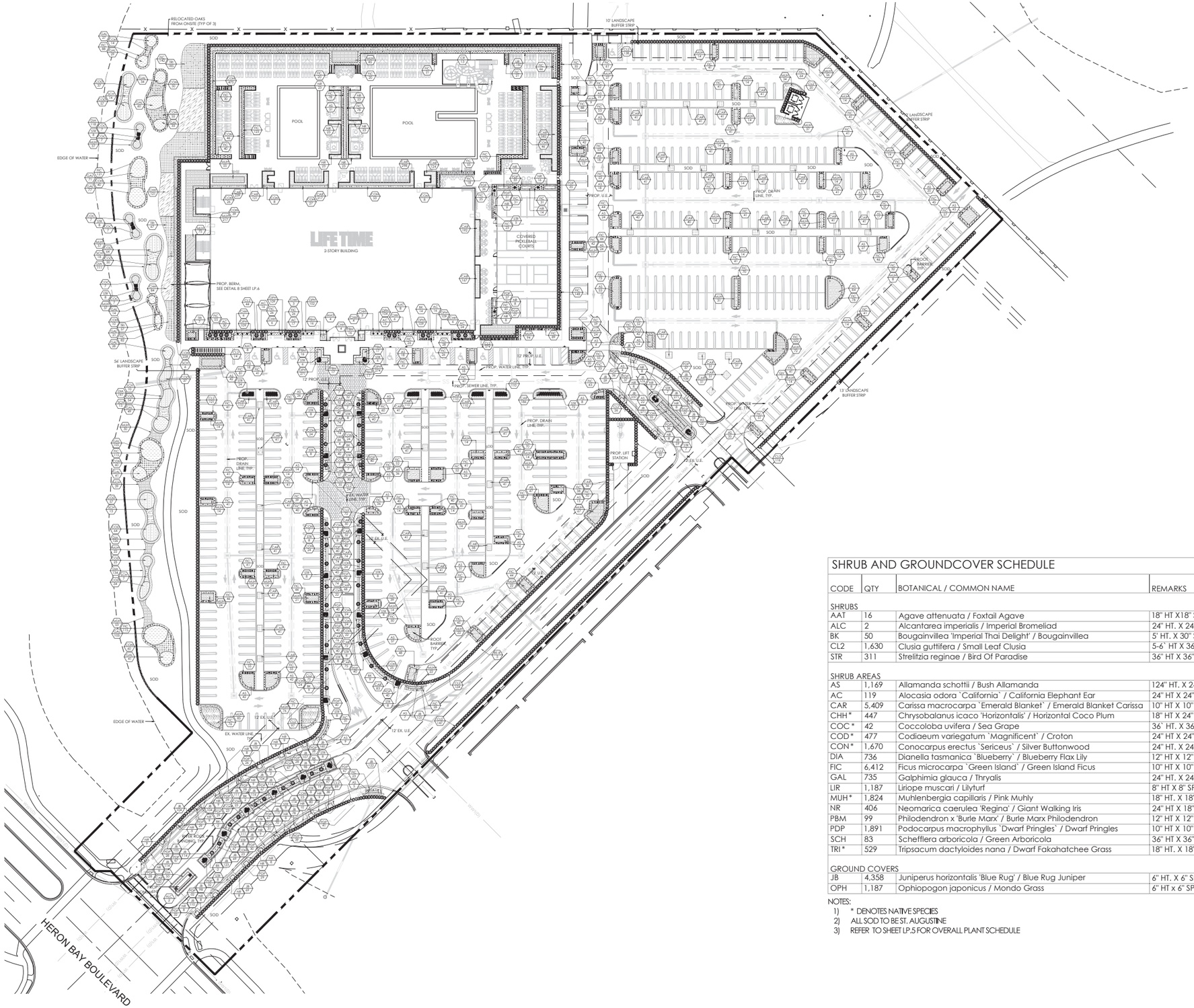
Drawn By:	JG
Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

TREES AND PALMS LANDSCAPE PLAN

SHEET #: LP.1



SHRUB AND GROUNDCOVER SCHEDULE			
CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
SHRUBS			
AAT	16	Agave attenuata / Foxtail Agave	18" HT X18" SPR
ALC	2	Alcantarea imperialis / Imperial Bromeliad	24" HT. X 24" SPR.
BK	50	Bougainvillea 'Imperial Thai Delight' / Bougainvillea	5' HT. X 30" SPR., STD., 3' C.T.
CL2	1,630	Clusia guttifera / Small Leaf Clusia	5-6` HT X 36" SPR
STR	311	Strelitzia reginae / Bird Of Paradise	36" HT X 36" SPR.
SHRUB AREAS			
AS	1,169	Allamanda schottii / Bush Allamanda	124" HT. X 24" SPR. @ 24" O.C.
AC	119	Alocasia odora `California` / California Elephant Ear	24" HT X 24" SPR. @ 24" O.C.
CAR	5,409	Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa	10" HT X 10" SPR @ 12" O.C.
CHH*	447	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum	18" HT X 24" SPR @ 30" O.C.
COC*	42	Coccoloba uvifera / Sea Grape	36` HT. X 36" SPR. @ 36" O.C.
COD*	477	Codiaeum variegatum `Magnificent` / Croton	24" HT X 24" SPR @ 24" O.C.
CON*	1,670	Conocarpus erectus `Sericeus` / Silver Buttonwood	24" HT. X 24" SPR. @ 24" O.C.
DIA	736	Dianella tasmanica `Blueberry` / Blueberry Flax Lily	12" HT X 12" SPR @ 18" O.C.
FIC	6,412	Ficus microcarpa `Green Island` / Green Island Ficus	10" HT X 10" SPR @ 18" O.C.
GAL	735	Galphimia glauca / Thryalis	24" HT. X 24" SPR. @ 36" O.C.
LIR	1,187	Liriope muscari / Lilyturf	8" HT X 8" SPR @ 12" O.C.
MUH*	1,824	Muhlenbergia capillaris / Pink Muhly	18" HT. X 18" SPR. @ 24" O.C.
NR	406	Neomarica caerulea 'Regina' / Giant Walking Iris	24" HT X 18" SPR. @ 18" O.C., PURPLE FLOWERS.
PBM	99	Philodendron x 'Burle Marx' / Burle Marx Philodendron	12" HT X 12" SPR. @ 18" O.C.
PDP	1,891	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Pringles	10" HT X 10" SPR @ 12" O.C.
SCH	83	Schefflera arboricola / Green Arboricola	36" HT X 36" SPR. @ 36 O.C.
TRI*	529	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	18" HT. X 18" SPR. @ 30" O.C.
GROUND COVERS			
JB	4,358	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	6" HT. X 6" SPR. @ 8" O.C.
OPH	1,187	Ophiopogon japonicus / Mondo Grass	6" HT x 6" SPR. @ 8" O.C.

NOTES:
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NORTH

0 25' 50' 100'

SCALE: 1" = 50'-0"

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3/13/2026	3	RESUBMITTAL #3

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Coral Springs, Florida

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Drawing #:	1440
File Name:	LP_1440.dwg
Date:	09/05/2025

SHRUBS AND GC LANDSCAPE PLAN

SHEET #: LP.2



NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

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Consultants:

Revisions:

9/5/2025	1	RESUBMITTAL #1
1/16/2026	2	RESUBMITTAL #2
3/13/2026	3	RESUBMITTAL #3

LIFE TIME
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LANDSCAPE PLAN

SHEET #: LP.3

RELOCATED OAKS FROM ONSITE (TYP OF 3)

10' LANDSCAPE BUFFER STRIP

SOD

POOL

POOL

LIFE TIME

2-STORY BUILDING

COVERED PICKLEBALL COURTS

EDGE OF WATER

PROP. BERM, SEE DETAIL 8 SHEET LP.6

56' LANDSCAPE BUFFER STRIP

12' PROP. U.E.

PROP. WATER LINE, TYP.

PROP. SEWER LINE, TYP.

PROP. DRAIN LINE, TYP.

PROP. LIFT STATION

EX. WATER LINE, TYP.

12' EX.

MATCHLINE SEE SHEET LP.5

MATCHLINE SEE SHEET LP.3

NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

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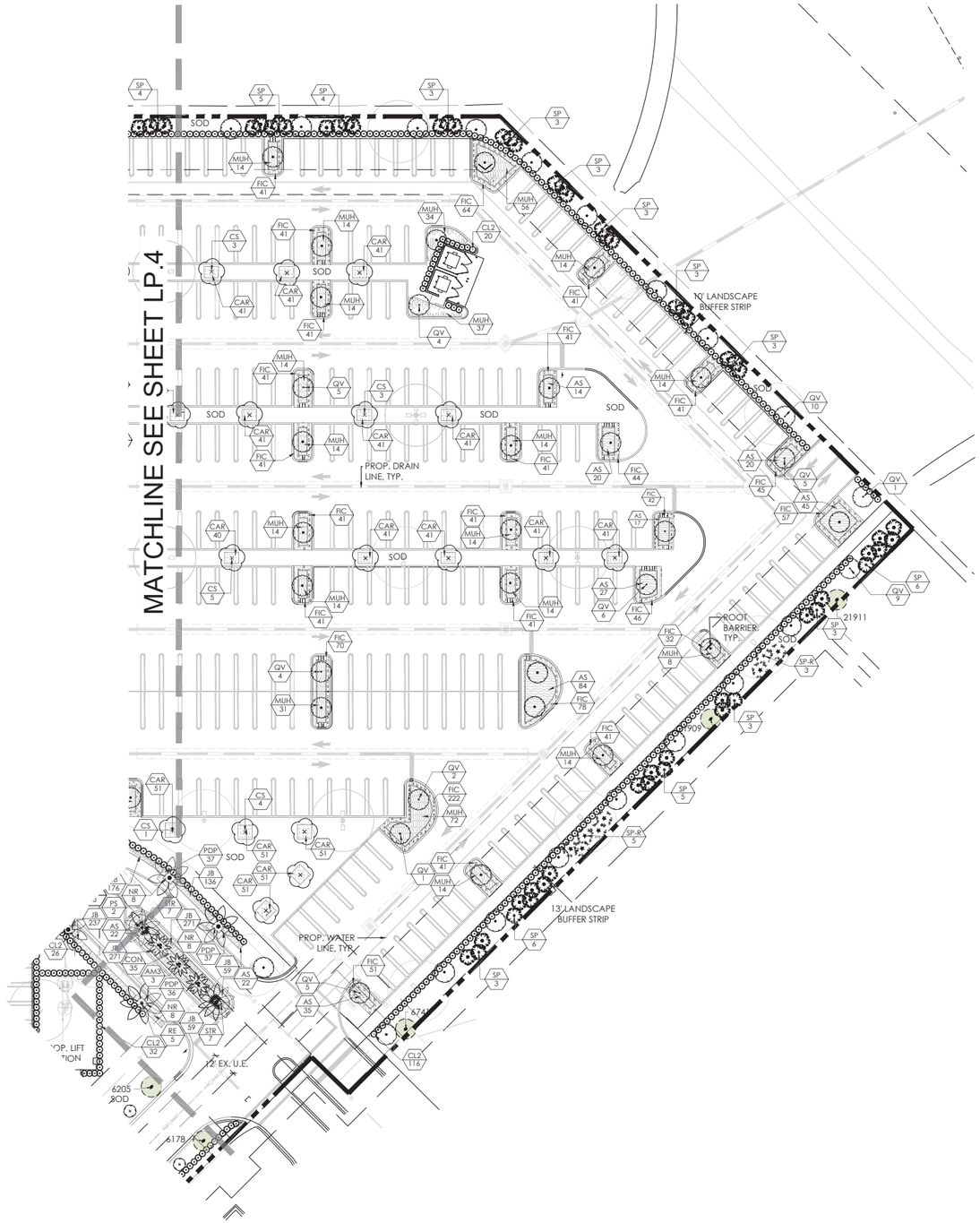
File Name:	LP_1440.dwg
Date:	09/05/2025

LANDSCAPE PLAN

SHEET #: LP.4



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM3	7	Adonidia merrillii / Christmas Palm	14' O.A. HT, TRIPLE-TRUNK, MATCHING
AB	3	Attalea butyracea / American Oil Palm	25' O.A., MATCHED
CR *	29	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 7` SPR.
CN	39	Cocos nucifera `Maypan` / Mypan Coconut Palm	20' - 30` G.W., STAGGERED HEIGHTS
CS *	44	Cordia sebestena / Orange Geiger Tree	14' HT. X 6' SPR., 2.5' C.T.,
FD	17	Filicium decipiens / Japanese Fern Tree	14` HT X 6` SPR, 2.5" CAL.
JM	3	Jacaranda mimosifolia / Jacaranda	14' HT X 7' SPR., 3" CAL., SINGLE TRUNK
LN	30	Lagerstroemia / Queen Crape Myrtle	14' HT. X 7' SPR., 3.5" CAL. 6' C.T., SYMMETRICAL, SINGLE TRUNK.
PS	40	Phoenix dactylifera 'Medjool' / Medjool Date Palm	24' C.T., DAIMOND CUT, FLORIDA FANCY
PR	1	Phoenix reclinata / Senegal Date Palm	20-22' O.A. HT X 7' SPR, 9 TRUNKS MIN.
PE	21	Ptychosperma elegans / Alexander Palm	10' C.T, 16`-18' O.A., STAGGER HTS, SINGLE TRUNK
QV *	113	Quercus virginiana / Southern Live Oak	16` HT. X 8` SPR. 5" CAL.
RE *	23	Roystonea elata / Florida Royal Palm	14 - 20` C.T. MIN. MATCHED, CONTINUOUS TRUNK DIAMETER, STAGGERED HEIGHTS
SP *	74	Sabal palmetto / Cabbage Palmetto	8' C.T.,14` O.A. HT.
VM2	19	Veitchia montgomeryana / Montgomery Palm	14-16' O.A. HT, 6` G.W. MIN. DOUBLE TRUNK
VM3	29	Veitchia montgomeryana / Montgomery Palm	14-16' O.A. HT, 6` G.W. MIN. TRIPLE TRUNK
MITIGATION TREES			
CR-M*	15	Clusia rosea `Pitch Apple` / Balsam Apple	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
CE-M *	15	Conocarpus erectus `Sericeus` / Silver Buttonwood	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
IC-M*	37	Ilex cassine / Dahoon Holly	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
QV-M *	3	Quercus virginiana / Southern Live Oak	14` HT. X 6` SPR., 3" CAL. (MITIGATION TREE)
RELOCATED TREES			
QV-R*	4	Quercus virginiana / Southern Live Oak	Relocated
RE-R *	15	Roystonea elata / Florida Royal Palm	Relocated
SP-R *	8	Sabal palmetto / Cabbage Palmetto	Relocated
SHRUBS			
AAT	16	Agave attenuata / Foxtail Agave	18" HT X18" SPR
ALC	2	Alcantarea imperialis / Imperial Bromeliad	24" HT. X 24" SPR.
BK	50	Bougainvillea 'Imperial Thai Delight' / Bougainvillea	5' HT. X 30" SPR., STD., 3' C.T.
CL2	1,635	Clusia guttifera / Small Leaf Clusia	5-6` HT X 36" SPR
STR	311	Strelitzia reginae / Bird Of Paradise	36" HT X 36" SPR.
SHRUB AREAS			
AS	1,169	Allamanda schottii / Bush Allamanda	124" HT. X 24" SPR. @ 24" O.C.
AC	119	Alocasia odora `California` / California Elephant Ear	24" HT X 24" SPR. @ 24" O.C.
CAR	5,409	Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa	10" HT X 10" SPR @ 12" O.C.
CHH *	447	Chrysobalanus icaco 'Horizontalis' / Horizontal Coco Plum	18" HT X 24" SPR @ 30" O.C.
COC *	42	Coccoloba uvifera / Sea Grape	36` HT. X 36" SPR. @ 36" O.C.
COD *	477	Codiaeum variegatum `Magnificent` / Croton	24" HT X 24" SPR @ 24" O.C.
CON *	1,670	Conocarpus erectus `Sericeus` / Silver Buttonwood	24" HT. X 24" SPR. @ 24" O.C.
DIA	736	Dianella tasmanica `Blueberry` / Blueberry Flax Lily	12" HT X 12" SPR @ 18" O.C.
FIC	6,412	Ficus microcarpa `Green Island` / Green Island Ficus	10" HT X 10" SPR @ 18" O.C.
GAL	735	Galphimia glauca / Thryalis	24" HT. X 24" SPR. @ 36" O.C.
LIR	1,187	Liriope muscari / Lilyturf	8" HT X 8" SPR @ 12" O.C.
MUH *	1,840	Muhlenbergia capillaris / Pink Muhly	18" HT. X 18" SPR. @ 24" O.C.
NR	406	Neomarica caerulea 'Regina' / Giant Walking Iris	24" HT X 18" SPR, @ 18" O.C., PURPLE FLOWERS.
PBM	99	Philodendron x 'Burle Marx' / Burle Marx Philodendron	12" HT X 12" SPR. @ 18" O.C.
PDP	1,891	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Pringles	10" HT X 10" SPR @ 12" O.C.
SCH	83	Schefflera arboricola / Green Arboricola	36" HT X 36" SPR. @ 36 O.C.
TRI *	529	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	18" HT. X 18" SPR. @ 30" O.C.
GROUND COVERS			
JB	4,358	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	6" HT. X 6" SPR. @ 8" O.C.
OPH	1,187	Ophiopogon japonicus / Mondo Grass	6" HT x 6" SPR. @ 8" O.C.

NOTES:
1) * DENOTES NATIVE SPECIES
2) ALL SOD TO BE ST. AUGUSTINE

LANDSCAPE REQUIREMENT CHART

LOCATION / AREA	CODE REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE ISLANDS	1 TREE PER ISLAND (25% PALMS MAX.)	100 TREES (25 PALMS MAX.)	100 TREES (97 SHADE TREES/ 3 MULTI-TRUNK PALM TREES)
PERPENDICULAR LANDSCAPE STRIPS	5' LANDSCAPE STRIP 1 TREE / 40 LIN. FT. 12 SHRUBS / 40 LIN. FT.	5' LANDSCAPE STRIP (1,185 L.F.) 30 TREES 356 SHRUBS	7.5' LANDSCAPE STRIP 30 TREES 1,230 SHRUBS
FOUNDATION PLANTINGS	MIN. 3 TEIRS: TREES, SHRUBS, & GROUND COVERS	3 TIERS	3 TIERS (37 PALMS/1 TREE)
MIN. LANDSCAPE FOR OPEN SPACE	1 TREE / 1000 SQ. FT. 5 SHRUBS / 1000 SQ. FT.	170 TREES (170,203 S.F.) 851 SHRUBS	307 TREES 6,665 SHRUBS
BUFFER AREAS	3 TREES / 40 LIN. FT. (½ SHADE TREES MIN.) 12 SHRUBS / 40 LIN. FT. 3' HT. HEDGE OR WALL ALONG BUFFER	2,102 L.F. OF BUFFER 158 TREES (47 SHADE TREES MIN.) 631 SHRUBS 3' HT. HEDGE	187 TREES (95 SHADE) (29 COUNT TOWARD MITIGATION CREDIT) 3,359 SHRUBS 5' HT. HT HEDGE
NATIVE SPECIES	50% OF ALL REQUIRED PLANTINGS	793 NATIVES	5,362 NATIVES

NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

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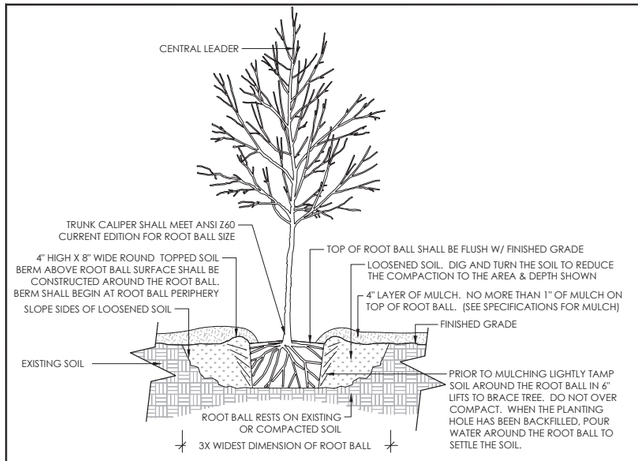
LANDSCAPE PLAN

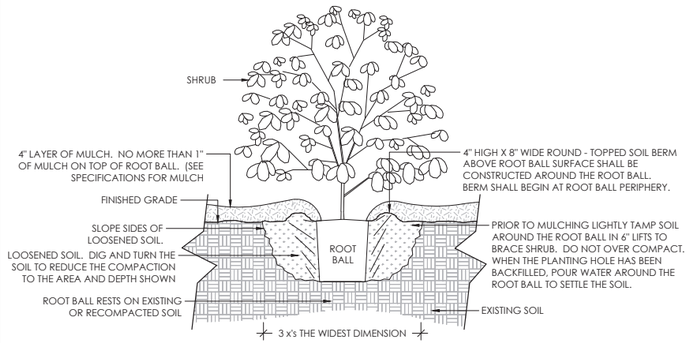
SHEET #: LP.5



1 TREE PLANTING DETAIL

SCALE: 1/2" = 1'- 0"

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

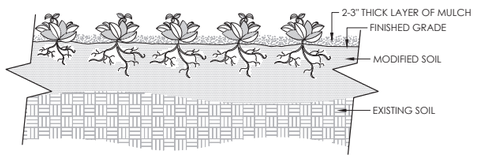


SECTION VIEW

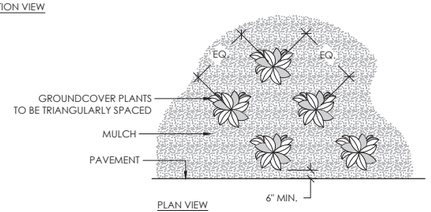
2 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'- 0"

NOTES:
1. SHRUB SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



SECTION VIEW

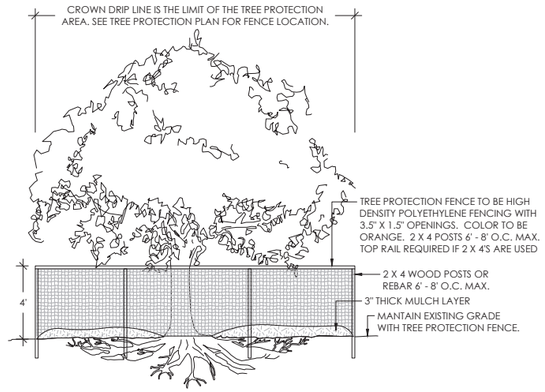


PLAN VIEW

3 GROUND COVER

SCALE: 3/4" = 1'- 0"

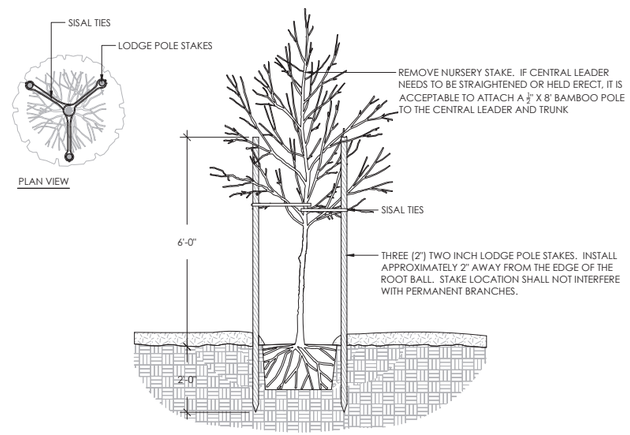
NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



4 TREE PROTECTION DETAIL

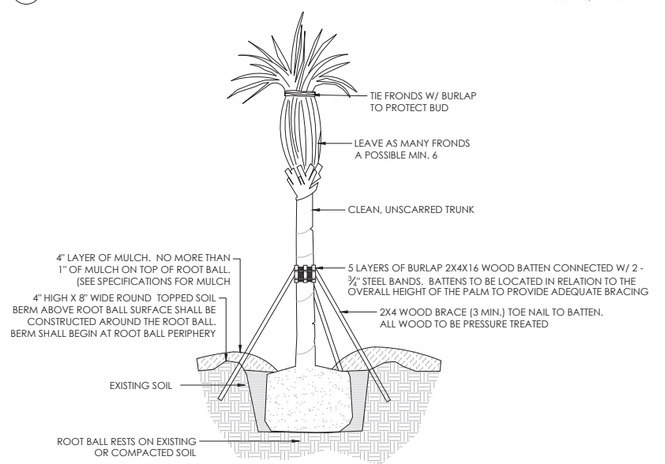
SCALE: 1/4" = 1'- 0"

NOTES:
1. KEEP OUT OF TREE PROTECTION AREA
2. FENCE TO BE INSTALLED ALONG DRIPLINE OF EXISTING TREES
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



5 TREE STAKING DETAIL

SCALE: 1/2" = 1'- 0"

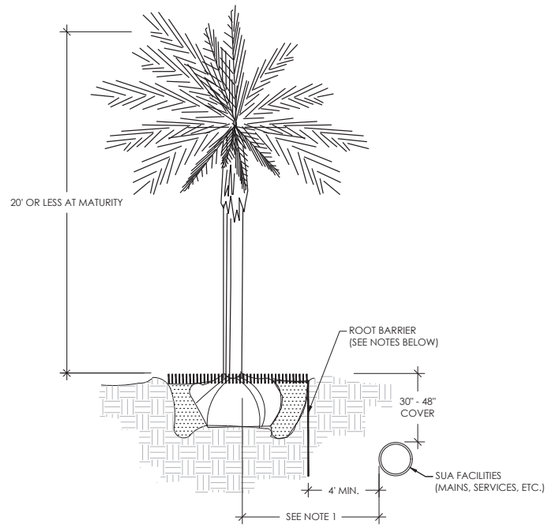


6 PALM STAKING DETAIL

SCALE: 1/4" = 1'- 0"

LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL EXISTING LANDSCAPE MATERIAL AS NOTED PER THE PLANS. IF ANY OF THE PROTECTED, PRESERVED, OR RELOCATED TREES DIE DURING CONSTRUCTION OR THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE THE LANDSCAPE MATERIAL IN KIND.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
4. CONTRACTOR RESPONSIBLE FOR ACHIEVING ADEQUATE PERCOLATION RATE (AS DESCRIBED ON THE LANDSCAPE NOTES) AND BACK FILLING WITH SPECIFIED SOIL/MATERIAL.
5. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. INSIDE OF ALL RETAINING WALLS AND RAISED PLANTERS SHALL BE SEALED WITH AN APPROPRIATE WATER-PROOFING SUBSTANCE, AND SHALL NOT BE VISIBLE ONCE SOIL IS BACKFILLED.
6. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
7. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
8. MAINTAIN EXISTING GRADE TO THE DRIP LINE OF EXISTING TREES.
9. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.
10. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
11. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
12. 'LA' INDICATES LANDSCAPE AREA. IN THESE AREAS, THE FILL SOIL SHALL BE OF A QUALITY OF SANDY LOAM ABLE TO SUPPORT PLANT LIFE, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE FREE OF ROCKS, SHELLS, OR RUBBLE.

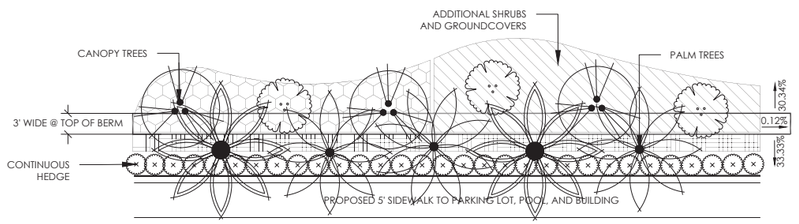


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT", "ROOT SOLUTIONS", AND "NDS EP SERIES".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

7 TREE PROTECTION DETAIL

SCALE: 1/4" = 1'- 0"



8 WESTERN BUFFER AND BERM DETAIL

SCALE: 1" = 10'

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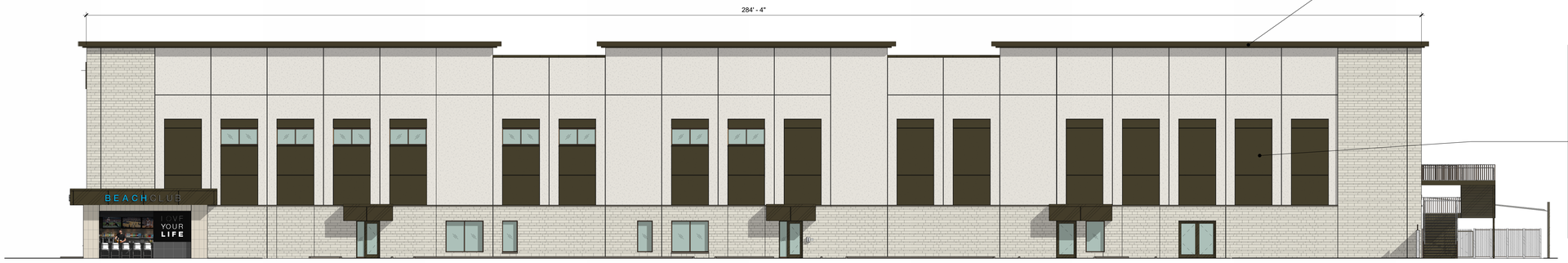
LANDSCAPE DETAILS

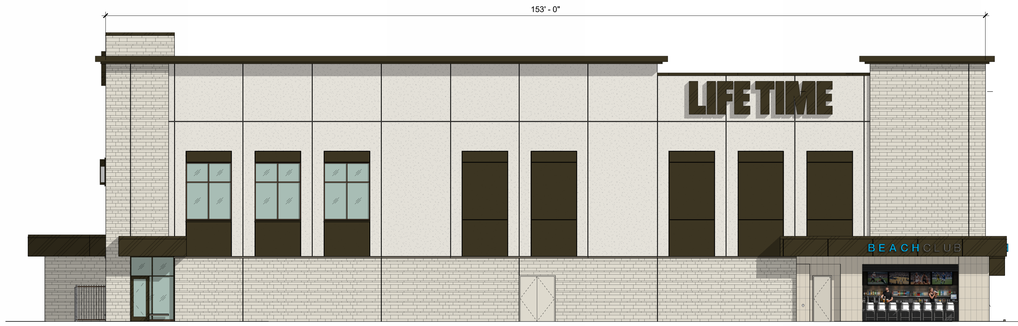
SHEET #: LP.6



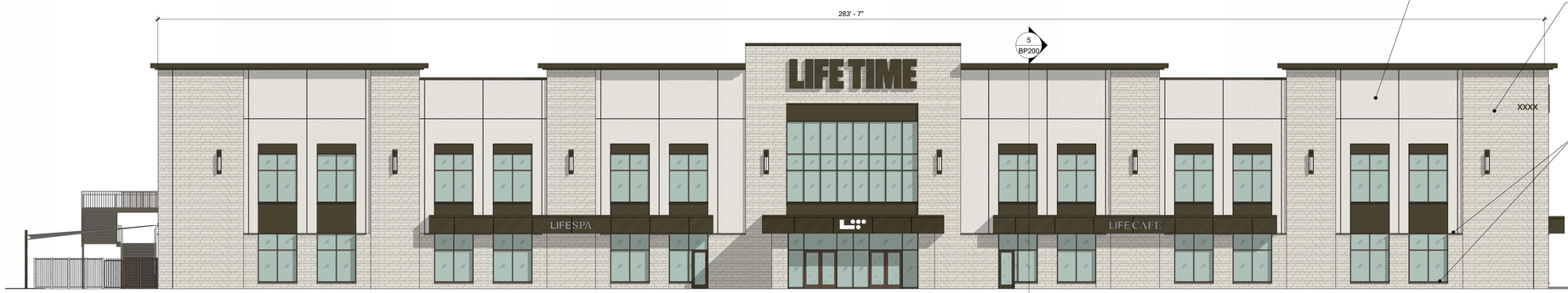
4 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

Aluminum Panel Cornice and Awning

Accent Color: Dark Bronze

Sand-blasted Precast Concrete

Stained to Match Accent Color: Dark Bronze
(or similar)

Sand-blasted Precast Concrete

Integral Color Mix to Match:

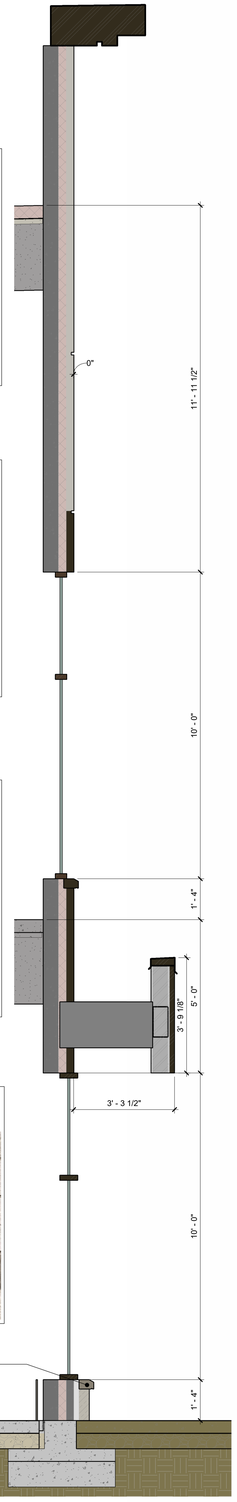
Sherwin Williams SW9173 Shiitake (or similar)

4" Limestone Veneer

Hedberg - Landmark Castle



PRECAST CONCRETE SILL TYPICAL AT ALL LIMESTONE TERMINATION LOCATIONS



5 WALL SECTION
1/2" = 1'-0" 1/ BP200

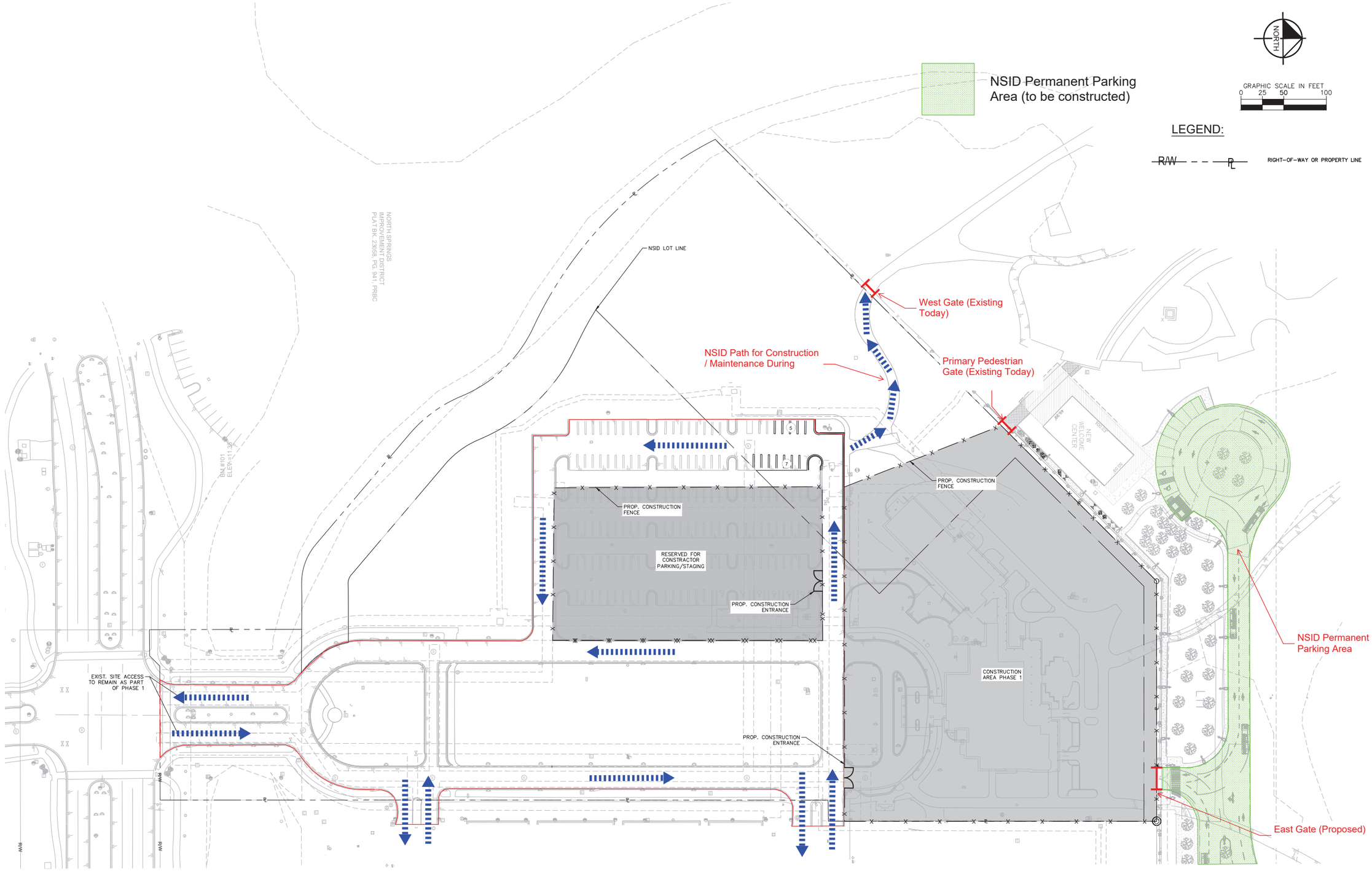
CORAL SPRINGS, FL

BP200 EXTERIOR ELEVATIONS

05/06/26

LIFE TIME
HEALTHY WAY OF LIFE


LIFE TIME
LIFE CAFE



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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

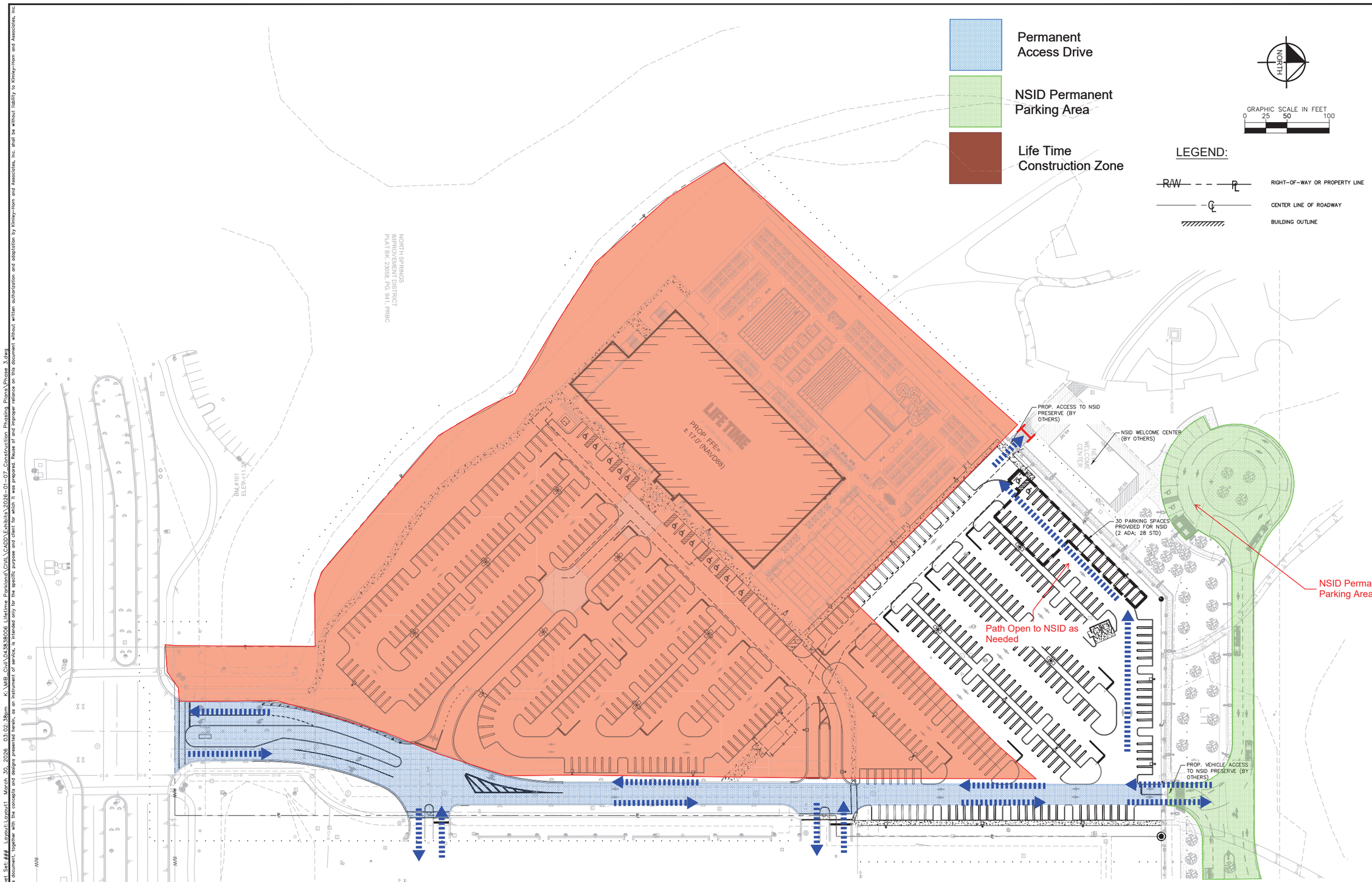
LIFE TIME CORAL SPRINGS

PHASE 1: LIFE TIME CLOSE / MOB UNTIL COMPLETION OF PERM. ACCESS DRIVE

DATES: September 2026 - Q1 2027

SHEET NUMBER

EX-01



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Kimley»Horn

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

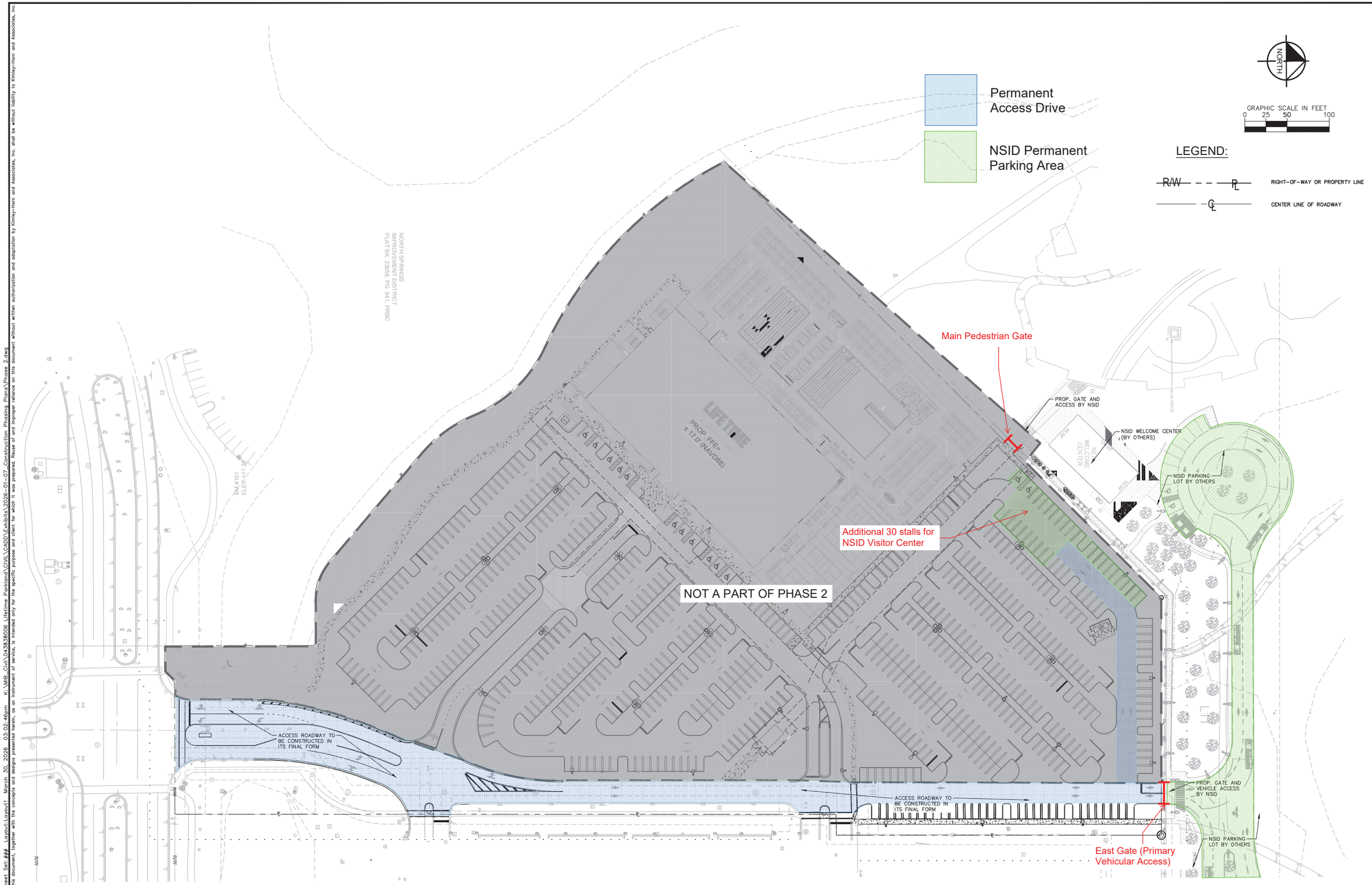
LIFE TIME CORAL SPRINGS

PHASE 2: REMAING DURARATION OF LIFE TIME CONSTRUCTION AFTER COMPLETION OF MAIN ACCESS DRIVE

DATES: Q1 2027 - Q1 2028

SHEET NUMBER

EX-03



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LIFE TIME CORAL SPRINGS

PHASE 3: FINAL CONDITION

DATES: Q1 2028

SHEET NUMBER

EX-02

LEGEND	
	TYPICAL CANOPY TREE PROVIDED: APPROX. 40' DIAMETER, 1,250 S.F.

SITE DATA	
APPLICATION NAME	LIFE TIME
ADDRESS	11801 HERON BAY BLVD.
FOLIO'S	484106010016, 484106010010
EXISTING ZONING	GC - GOLF COURSE
PROPOSED ZONING	B2 - BUSINESS
GROSS AREA	571,153 SF (13.1 AC)
BUILDING FOOTPRINT	84,000 SF (2-STORY)
TOTAL PARKING PROVIDED	581 SP.
HANDICAP SPACES PROVIDED	12 SP.

CANOPY COVERAGE CHART	
APPROXIMATE SPREAD PER TREE	40' DIAMETER
APPROXIMATE CANOPY COVERAGE PER TREE	1,250 S.F.
TREES PROVIDED	98
APPROX. CANOPY COVERAGE PROVIDED	122,500 S.F.

insite studio
planning + landscape architecture
3401 PGA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 |email: info@insitestudio.com
www.insitestudio.com |License#:LC26000606

Consultants:

Revisions:

LIFE TIME
11801 Heron Bay Blvd.
Coral Springs, Florida

NORTH

0 25' 50' 100'
SCALE: 1" = 50'-0"

Drawn By:	JG
Drawing #:	1440
Date:	9/29/2025

5' MEDIAN COVERAGE EXHIBIT

SHEET # EX.1

LEGEND	
	TYPICAL CANOPY TREE PROVIDED: APPROX. 40' DIAMETER, 1,250 S.F.

SITE DATA	
APPLICATION NAME	LIFE TIME
ADDRESS	11801 HERON BAY BLVD.
FOLIO'S	484106010016, 484106010010
EXISTING ZONING	GC - GOLF COURSE
PROPOSED ZONING	B2 - BUSINESS
GROSS AREA	571,153 SF (13.1 AC)
BUILDING FOOTPRINT	84,000 SF (2-STORY)
TOTAL PARKING PROVIDED	581 SP.
HANDICAP SPACES PROVIDED	12 SP.

CANOPY COVERAGE CHART	
APPROXIMATE SPREAD PER TREE	40' DIAMETER
APPROXIMATE CANOPY COVERAGE PER TREE	1,250 S.F.
TREES PROVIDED	128 TREES
APPROX. CANOPY COVERAGE PROVIDED	160,000 S.F.

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Consultants:

Revisions:

LIFE TIME
11801 Heron Bay Blvd.
Coral Springs, Florida

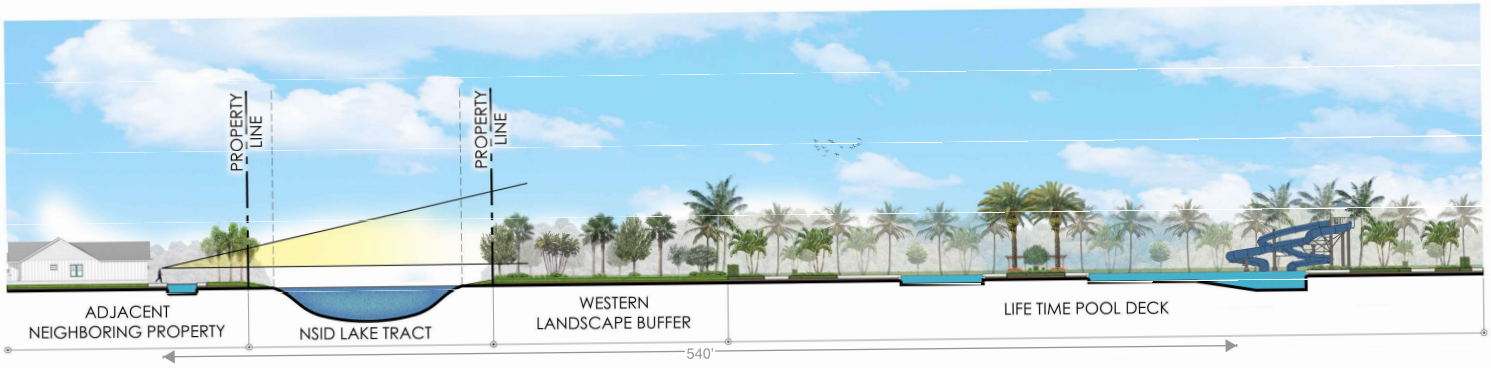
NORTH

0 25' 50' 100'
SCALE: 1" = 50'-0"

Drawn By:	JG
Drawing #:	1440
Date:	9/29/2025

7.5' MEDIAN COVERAGE EXHIBIT

SHEET # EX.1



CROSS SECTION C



Joe Cuschieri, P. E. , Ph. D
Acoustics and Vibration Consultant

Noise Control Services
2398 NW 38th Street
Boca Raton, Florida, 33431
TEL: 561 289 7091
FAX: 561 852 1784
Email: joe@cuschieri.us

April 7, 2026

Ms. Jenna Lane
Planning Manager,
Development Services Dept.
City of Coral Springs
9500 West Sample Road,
Coral Springs, FL 33065

Re: Proposed LifeTime Heron Bay, Coral Springs, Florida.
Comments on Revised Updated Report

Dear Ms. Lane:

This letter provides comments related to the latest of the revised Environmental Noise Assessment report, dated December 12, 2025, and the Noise Study Response to Comments also dated December 12, 2025, both prepared by Luke Saxelby, INCE Bd. Cert., of Saxelby Acoustics LLC on behalf of Life Time Inc. of Minnesota. This second revised report and response letter are in reply to comments provided on November 30, 2025.

In the comments provided on November 30, 2025, there were two outstanding issues that still required clarification:

1. The HVAC equipment on the roof of the Life Time Inc. building
2. The impact noise from the Picket Ball courts.

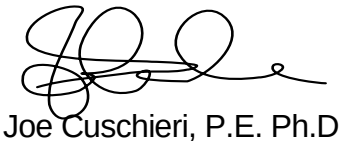
In the latest version of the Environmental Noise Assessment report, dated December 12, 2025, it is stated that while there will be 18 HVAC units located on the roof of the Life Time Inc. building, these units may not all operate at the same time and that these units are scattered around throughout the building roof. Furthermore, the distance considered to the nearest residential property is the distance to the façade, instead of the distance to the property line. Assuming a nominal average location of the HVAC units to be the center of the building roof, the distance to the most sensitive residential property doubles as compared to the nearest location. Taking also into account the 3 feet high parapet around the perimeter of the roof that will act as a partial noise barrier, the calculated L50 noise level, by Saxelby Acoustics LLC, at the façade of the nearest property is predicted to be 33 dBA, which is below the nighttime L50 noise level of 50 dBA allowed by the City of Coral Springs Noise Ordinance and below the measured ambient L50 noise levels of approximately 44 dBA to 47 dBA during nighttime hours.

The latest revision of the Environmental Noise Assessment report also provides a prediction of the anticipated noise levels from activities on the pickleball courts. The predictions are based on both L50, the metric used by the Coral Springs Noise Ordinance and Lmax, the metric used to assess annoyance from pickleball noise which is based on the sound quality of Pickleball. Literature provides a criterion that compares the noise levels generated by pickleball to ambient background noise levels as a means to correlate pickleball noise with annoyance. Saxelby Acoustics LLC performed modelling analysis for both L50 and Lmax (results shown in Figure 8 of the latest report) and based on this analysis the maximum noise level (Lmax) generated by pickleball activities are predicted to range between 47 dBA to 50 dBA at the nearest residential sensitive receptor. The L50 sound levels have been shown in previous reports that these would also be below the L50 noise levels allowed by the City of Coral Springs Noise Ordinance. It is concluded by Saxelby Acoustics LLC that based on these calculations the noise from the use of the pickleball courts complies with the recommended standard for both daytime and nighttime hours and the City of Coral Springs Noise Ordinance.

Taking into consideration the analysis and predictions of the sound levels provided by Saxelby Acoustics LLC, the proposed LifeTime Heron Bay, Coral Springs, Florida, facility would be in compliance with the City of Coral Springs Noise Ordinance.

Please do not hesitate to contact me if you have any questions once you have time to review this information.

Sincerely,



Joe Cuschieri, P.E. Ph.D.
Acoustic Consultant

TRAFTECH
ENGINEERING, INC.

April 7, 2026

Ms. Jenna Lane – Planning Manager
Development Services Department
City of Coral Springs
9500 W. Sample Road
Coral Springs, Florida 33065

Re: Lifetime – Review of Site Plan (2nd Submittal Dated April 3, 2026)

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the updated site plan associated with the proposed Lifetime athletic club planned to be located at 11801 Heron Bay Boulevard in the City of Coral Springs. The site plan was prepared by Kimley-Horn and Associates, Inc. and dated April 3, 2026. The following comment is provided based on our review:

- All site plan comments documented in the February 5, 2026 memorandum have been adequately addressed. We have no further comments.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TRAFTECH
ENGINEERING, INC.

May 11, 2026

Ms. Jenna Lane – Planning Manager
Development Services Department
City of Coral Springs
9500 W. Sample Road
Coral Springs, Florida 33065

Re: Lifetime – Review of Supplemental Evaluation
Signal Warrant Study for Heron Bay Boulevard and NW 118th Avenue

Dear Jenna:

Traf Tech Engineering, Inc. reviewed the preliminary signal warrant study prepared by Kimley-Horn and Associates, Inc. (report dated April 30, 2026) for the intersection of Heron Bay Boulevard and NW 118th Avenue. Additional crash data provided by the City of Coral Springs Police Department was also reviewed as part of this effort. The following is a summary of our findings:

- Based on projected traffic volumes, crash data during the last 36 months, and analyses presented in the Kimley-Horn report, a traffic signal is not warranted at the intersection of Heron Bay Boulevard and NW 118th Avenue.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

CORAL SPRINGS
EVERYTHING UNDER THE SUN

April 7, 2026

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

Re: Letter of Support for the Approval of Life Time Inc.

Dear Ms. Jou,

The Coral Springs Office of Economic Development has reviewed the request for a rezone, comprehensive plan amendment and special exception and supports approval. The property is currently underutilized and the approvals will allow for much needed improvements.

The project will create jobs and enhance the tax base by adding a new facility to the tax roll. Life Time provides a wide range of amenities to its members such as physical fitness and sports and recreational programs that go above and beyond the typical gym. It also meets several of the City's Strategic Goals including "A Family-Friendly Community; An Active, Healthy Community; and A Thriving, Resilient Business Community."

Best regards,

Kristi J. Bartlett

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

Summary Sheet

Agenda Item: 11.

Meeting Date: June 17, 2026

Subject: Resolution 2026-013, CDBG FY 2026-2027 Annual Action Plan (Tina Jou)

Requested Action: Request to hold a public hearing for public review and comment regarding the Community Development Block Grant FY 2026-2027 Annual Action Plan, adopt Resolution 2026-013 approving the Annual Action Plan, and authorize staff to transmit the Plan with supporting resolution to the U.S. Department of Housing and Urban Development (HUD) for approval.
Funding Source: Receiving Grant to Expend.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO HOLD PUBLIC HEARING, ADOPT, AUTHORIZE)

Funding Source: Receiving Grant to Expend

Placement: Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
#1 - Resolution 2026-013
#2 - FY 2026-2027 Annual Action Plan

Background / Description: The City of Coral Springs has participated in the U.S. Department of Housing and Urban Development (HUD) entitlement allocation formula as a recipient of federal funds since 2000. In July 2020, the City Commission approved a Five-Year Consolidated Plan that assessed local housing and community development needs and resources, and socio-economic impediments toward building viable neighborhoods. The Annual Action Plan must meet the goals and objectives identified in the Consolidated Plan. In Fiscal Year 2026-2027, the City of Coral Springs will receive an estimated $782,867.00 in Community Development Block Grant (CDBG) funds, which is allocated towards projects identified in this year's Action Plan.

The federal requirements for the HUD CDBG grant programs set forth three basic goals, which are closely related to the major commitments and priorities of HUD. Each of these goals must primarily benefit very low-, low- and moderate-income persons within the context described below:

1. To provide a suitable living environment
2. To provide decent housing
3. To expand economic opportunities

Presenting: Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: June 17, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID:3423

SUBJECT: Resolution 2026-013: CDBG FY 2026-2027 Annual Action Plan

PLACEMENT: Public Hearing

REQUESTED ACTION: Request to hold a public hearing for public review and comment regarding the Community Development Block Grant FY 2026-2027 Annual Action Plan, adopt Resolution 2026-013 approving the Annual Action Plan, and authorize staff to transmit the Plan with supporting resolution to the U.S. Department of Housing and Urban Development (HUD) for approval. Funding Source: Receiving Grant to Expend. Strategic Goal: A Family-Friendly Community. (REQUEST TO HOLD PUBLIC HEARING, ADOPT, AUTHORIZE)

PRIOR ACTION:

May 11, 2026	Planning and Zoning Board voted unanimously (3-0, Campbell and Minoff absent) to forward a favorable recommendation of the FY 2026-2027 Annual Action Plan.
June 18, 2025	Commission approved the FY 2025-2028 Consolidated Plan and FY 2025-2026 Annual Action Plan
May 12, 2025	Planning and Zoning Board voted unanimously to forward a favorable recommendation of Community Development Block Grant (CDBG) 2025-2029 Consolidated Plan and FY 2025-2026 Annual Action Plan.
June 26, 2024	Commission approved the 2024-2025 Annual Action Plan.
June 10, 2024	Planning and Zoning Board voted unanimously (3-0, Schwartz absent) to forward a favorable recommendation of the FY 2024-2025 Annual Action Plan.
August 2, 2023	Commission approved the FY 2023-2024 Annual Action Plan.
July 20, 2022	Commission approved the FY 2022-2023 Annual Action Plan.
July 21, 2021	Commission approved the FY 2021-2022 Annual Action Plan.
July 15, 2020	Commission approved the FY 2020-2025 Consolidated Plan.

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

1. **HOLD A PUBLIC HEARING TO SOLICIT INPUT FOR THE PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2026-2027 ANNUAL ACTION PLAN;**
2. **ADOPT RESOLUTION 2026-013 TO APPROVE THE FY 2026-2027 ANNUAL ACTION PLAN; AND**
3. **AUTHORIZE STAFF TO TRANSMIT THE APPROVED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2026-2027 ANNUAL ACTION PLAN WITH SUPPORTING RESOLUTION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AS REQUIRED.**

ATTACHMENTS:
#1 - Resolution 2026-013
#2 - FY 2026-2027 Annual Action Plan

City of Coral Springs
Commission Meeting Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: CDBG FY 2026-2027 Annual Action Plan

PUBLIC HEARING: REQUEST OF THE COMMUNITY DEVELOPMENT DIVISION FOR PUBLIC REVIEW AND COMMENTS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FY 2026-2027 ANNUAL ACTION PLAN.

BACKGROUND:

The City of Coral Springs has participated in the U.S. Department of Housing and Urban Development (HUD) entitlement allocation formula as a recipient of federal funds since 2000. In July 2020, the City Commission approved a Five-Year Consolidated Plan that assessed local housing and community development needs and resources, and socio-economic impediments toward building viable neighborhoods. The Annual Action Plan must meet the goals and objectives identified in the Consolidated Plan. In Fiscal Year 2026-2027, the City of Coral Springs will receive an estimated $782,867.00 in Community Development Block Grant (CDBG) funds, which is allocated towards projects identified in this year's Action Plan.

The federal requirements for the HUD CDBG grant programs set forth three basic goals, which are closely related to the major commitments and priorities of HUD. Each of these goals must primarily benefit very low-, low- and moderate-income persons within the context described below:

1. To provide a suitable living environment
2. To provide decent housing
3. To expand economic opportunities

ANALYSIS

As a part of the development of the Annual Action Plan, the City's Public Works, Parks and Recreation, Budget and Strategy, Finance, and Development Services Departments met to review the needs of the City in the Target Area, eligible projects for the upcoming fiscal year and progress of the program. Staff also examined ways to reduce the City's General Fund and Capital Improvement expenditures by utilizing CDBG funding on eligible projects. The City published notice of the Annual Action Plan in the Sun Sentinel on April 26, 2026 (15 days before the public hearing) to comply with the City's Citizens Participation Agreement.

ANNUAL ACTION PLAN - CDBG PROJECTS

Below is a summary of the eligible projects that are included in the Annual Action Plan during this program year to address the priority needs and specific objectives identified in the Consolidated Plan. Capital Improvement project costs are estimated by calculating current construction expenditures and on-going projects to determine a projected budget.

HOME REPAIR - $100,653.00

Funding provides home repair assistance to homeowners who experience conditions that pose a threat to their health, safety and welfare.

YOUTH SCHOLARSHIP PROGRAM - $28,000.00

Funds are used to provide scholarships to low- to moderate-income youth residing in the City of Coral Springs for summer/seasonal camps, recreational sports programs, STEM and Art Therapy.

SENIOR RECREATION AND FUNCTIONAL TRAINING - $38,530.00
Funding will assist in providing seniors residents who live in Coral Springs the opportunity to maintain an active lifestyle. Classes are held at the Sartory Senior Center at Mullins Park and the Aquatic Complex and include circuit training and functional training.

SENIOR RECREATION AND THERAPEUTIC PROGRAM - $39,026.00
Funds are used to provide free classes to seniors residents and include arts and crafts, dancercise, line dancing, tai chi and yoga. Classes are held at the Sartory Senior Center at Mullins Park.

MULLINS PARK FENCING - $180,085.00
Funds will be used to fence park areas, which will enhance safety.

MULLINS PARK LIGHTING - $240,000.00
Funds will be used to install lighting, which will enhance safety and allow for extended use of the park.

PLANNING AND ADMINISTRATION - $156,573.00
The funds are allocated to costs associated with administering the Community Development Block Grant (CDBG) program and preparation of the Plans.

SUMMARY:

Staff has reviewed each project for eligibility within the Action Plan and recommends the proposed projects for FY 2026-2027 CDBG funding and approval of the Annual Action Plan.

INTERVENING ACTION FROM THE MAY 11, 2026 PLANNING & ZONING BOARD MEETING:

On May 11, 2026, the Planning & Zoning Board held a public hearing and voted unanimously (3-0, Campbell and Minoff absent) to forward a favorable recommendation of the FY 2026-2027 Annual Action Plan to the City Commission for consideration at the June 17, 2026 meeting.

RESOLUTION 2026-013

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROPOSED FY 2026-2027 ANNUAL ACTION PLAN; AUTHORIZING STAFF TO TRANSMIT THE APPROVED ANNUAL ACTION PLAN, AND SUPPORTING RESOLUTION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2000, the City began receiving Community Development Block Grant ("CDBG") funds directly from the Department of Housing and Urban Development ("HUD"); and

WHEREAS, in order to receive funds, HUD requires the City submit an Annual Action Plan; and

WHEREAS, the City FY 2026-2027 allocation is $782,867.00 and will be expended for various projects, plan preparation, follow-up reporting and administrative related costs; and

WHEREAS, the Annual Action Plan details the proposed projects which are slated for funding; and

WHEREAS, the City Commission of the City of Coral Springs, Florida, concurs with staff's recommendation and deems it to be in the best interest of the City and its citizens to approve the CDBG FY 2026-2027 Annual Action Plan.

NOW, THEREFORE, BE IT RESOLVED 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 Resolution.

SECTION 2. The FY 2026-2027 Annual Action Plan attached hereto and incorporated herein as Composite Exhibit "A," is hereby approved.

SECTION 3. The appropriate staff is authorized and directed to transmit the FY 2026-2027 Annual Action Plan and this Resolution to the U.S. Department of Housing and Urban Development.

SECTION 4. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED the _____ day of _____, 2026.

_____
SCOTT BROOK, Mayor

ATTEST:

_____
GEORGIA ELLIOTT, CMC, City Clerk

Unanimous ___
Motion /2nd ___

			Yes	No
___	___	MAYOR BROOK	___	___
___	___	COMMISSIONER CERRA	___	___
___	___	COMMISSIONER MCHUGH	___	___
___	___	COMMISSIONER SIMMONS	___	___

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

ANNUAL ACTION PLAN- FISCAL YEAR 2026-2027

PREPARED BY:

CITY OF CORAL SPRINGS

COMMUNITY DEVELOPMENT DIVISION

DEVELOPMENT SERVICES DEPARTMENT

SUBMITTED TO:

THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

MIAMI FIELD OFFICE

July 15, 2026

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Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

This Annual Action Plan (AAP) is the second year (FY 2026/2027) of the Five-Year Consolidated Planning period, which covers years 2025 to 2029. The AAP outlines the activities the City will take in the program year 2026/2027 with an allocation of $782,867.00. The City of Coral Springs receives funds from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program. The projects identified in this Plan will be primarily used to benefit low- to moderate-income residents and neighborhoods, identified as Target Areas with low- to moderate-income residents. This funding source has aided the City to achieve priority housing and community development goals.

The City's Mission Statement is, "To provide an innovative, sustainable, high-preforming organization that strives to make decisions and measure progress based on economic, social, and environmental factors improving the quality of life for the residents, businesses and visitors of the diverse community we serve". The Vision of the Consolidated Plan supports this mission in prioritizing resources and adopting objectives for meeting the goals for decent housing, a suitable living environment, and expanding economic opportunities for very low- to moderate-income residents. These priorities will expand and strengthen partnerships throughout the City and foster joint ventures between government agencies, private and nonprofit organizations in the production and operation of affordable housing, job training, job creation, community services and commercial and neighborhood revitalization. The City of Coral Springs has already committed itself to similar goals through its Neighborhood Partnership Program, Neighborhoods with Integrity Program, Capital Improvements Program and the Housing Incentives of the Comprehensive Plan.

In addition to CDBG, the City is a member of the Broward County HOME Consortium and receives HOME Investment Partnerships Program funds through the Consortium. The HOME Program is the largest federal block grant designed exclusively to create affordable housing for Low to Moderate Income (LMI) households. Eligible uses of HOME funds include new construction, rehabilitation, homebuyer assistance, and direct rental assistance. Under an Interlocal Agreement (ILA), the City receives an annual allocation of HOME funds through the Consortium; however, because Coral Springs is not a direct recipient of HOME funds from HUD, these funds are not programmed within this AAP.

2. Summary of the objectives and outcomes identified in the Plan [Needs Assessment] Overview

The City of Coral Springs has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, Market Analysis and community participation and stakeholder consultation process. Through these efforts, the City has identified five priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

☐	**Priority Need** **Decent Housing** Which includes:	☐	**Priority Need:** **Suitable Living Environment** Which includes:	☐	**Priority Need:** **Expanded** **Economic Opportunities** Which includes:
☐	assisting homeless persons obtain affordable housing	☒	improving the safety and livability of neighborhoods	☐	job creation and retention
☐	assisting persons at risk of becoming homeless	☐	eliminating blighting influences and the deterioration of property and facilities	☐	establishment, stabilization and expansion of small business (including micro-businesses)
☒	retaining the affordable housing stock	☒	increasing the access to quality public and private facilities	☐	the provision of public services concerned with employment
☐	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	☐	reducing the isolation of income groups within areas through spatial deconcentrating of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	☐	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
☐	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	☒	restoring and preserving properties of special historic, architectural, or aesthetic value	☐	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices

☐	providing affordable housing that is accessible to job opportunities	☒	conserving energy resources and use of renewable energy sources	☐	access to capital and credit for development activities that promote the long-term economic social viability of the community

3. Evaluation of past performance

As part of compliance with HUD regulations, the City develops an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress toward the strategic goals outlined in its Five-Year Consolidated Plan. In FY 2025, the City continued to focus CDBG resources on activities that primarily benefit low- to moderate-income (LMI) residents through infrastructure improvements, public services, and housing rehabilitation.

Public Facilities and Improvements (Living Environment)
The City made significant investments in neighborhood infrastructure to improve safety, accessibility, and overall livability. A total of 32,085 LMI persons benefited from these activities. Improvements included park facility upgrades, water and sewer enhancements, and sidewalk and ADA accessibility improvements. Notable efforts included the Forest Hills Lighting Project (Phases I & II), which improved safety and energy efficiency for approximately 6,700 residents, and various sidewalk and roadway improvements that benefited over 19,000 residents.

Public Services
Public service activities continued to be a strong component of the City's program. Senior programming remained highly utilized, serving 644 seniors through recreational, social, and therapeutic services. Additionally, youth scholarship programs supported 227 LMI youth by providing access to recreational and sports activities.

Home Repair Program (Housing)
The City's Home Repair Program remains a critical resource for maintaining and improving owner-occupied housing for LMI residents. In FY 2025, five (5) households received assistance for minor home repairs, including health and safety improvements and hurricane protection measures. The program continues to support the preservation of the City's affordable housing stock and improve living conditions for eligible residents.

4. Summary of citizen participation process and consultation process

The City of Coral Springs has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the AAP. The CPP provides details for public notice for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of Coral Springs and City Commission, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the

CPP, the City held a public comment period and public hearings. Details of these outreach efforts are provided below:

PUBLIC COMMENT PERIOD: The 30-day public comment period began on May 12, 2026 and ends on June 12, 2026. A draft copy of the FY 2026-2027 Action Plan was located at the City of Coral Springs Community Development Division, located at 9500 West Sample Road, Coral Springs, Florida 33065. Citizens were encouraged to comment on the FY 2026-2027 proposed Annual Action Plan activities.

PUBLIC HEARING: The City of Coral Springs Planning and Zoning Board held a Public Hearing on Monday, May 11, 2026 at 6:30 P.M. in the Commission Chambers, Coral Springs City Hall, located at 9500 West Sample Road, Coral Springs, Florida 33065.

A second public hearing was held during the City of Coral Springs City Commission meeting on June 17, 2026 at 6:30 P.M. in the City of Coral Springs Commission Chambers, Coral Springs City Hall, located at 9500 West Sample Road, Coral Springs, Florida 33065. Interested parties were encouraged to attend and participate.

5. Summary of public comments

PUBLIC COMMENT PERIOD: No comments received to date.

PUBLIC HEARING: No comments received to date.

PUBLIC MEETINGS: No comments received.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable

7. Summary

The Consolidated Plan serves as the City's five-year strategic plan for addressing housing and community development needs. The FY 2026 Annual Action Plan (AAP) outlines how federal resources will be allocated during the program year to advance the priorities and objectives identified in the Consolidated Plan. Each AAP is used to assess the City's progress in meeting these objectives. At the conclusion of the program year, the City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate performance and report accomplishments.

TECHNICAL ASSISTANCE

To ensure activities are carried out in compliance with Federal regulations, when technical assistance or training is appropriate, technical assistance will be provided.

TIMELINESS

The timely expenditure of funding on eligible programs is an important element of the Consolidated Plan. Projects and activities will be monitored to ensure they begin and are implemented in a timely manner.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source received.

Table 1- Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	CORAL SPRINGS	DEVELOPMENT SERVICES DEPARTMENT/ COMMUNITY DEVELOPMENT DIVISION
CDBG Administrator	CORAL SPRINGS	DEVELOPMENT SERVICES DEPARTMENT/ COMMUNITY DEVELOPMENT DIVISION
HOPWA Administrator	N/A	
HOME Administrator	BROWARD COUNTY	BROWARD COUNTY FINANCE & HOUSING DIVISION
HOPWA-C Administrator	N/A	

Narrative

The City of Coral Springs Development Services Department - Community Development Division is the lead agency and is responsible for HUD entitlement CDBG grants. The Division is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER).

During the preparation of the Consolidated Plan and first year Annual Action Plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

Consolidated Plan Public Contact Information

Tina Jou
Director of Development Services
City of Coral Springs
9500 W Sample Road
Coral Springs, FL 33065
TJou@coralsprings.gov Tel. 954-344-1157

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Coral Springs conducts extensive outreach to local organizations and the public to solicit input in the development of the 2025-2029 Consolidated Plan and this 2026 Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City conducted a stakeholder survey to gather input from local agencies and nonprofits. This feedback provided valuable insights into priority housing and community development needs, as well as funding priorities for the City. The following section highlights these relationships, and the agencies and organizations consulted.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Coral Springs enhances coordination among housing providers, nonprofit organizations, health agencies and public sector partners to address housing stability, public services and homelessness. The Community Development Division within the Development Services Department leads these efforts, administering CDBG funds to support public services, housing rehabilitation and infrastructure improvements for low- to moderate-income households.

Extensive interdepartmental coordination has occurred this year to define the needs of neighborhoods. Additionally, the City meets regularly with local stakeholders and providers to exchange solutions in addressing the obstacles facing those experiencing homelessness or those at risk of becoming homeless. This consorted awareness has added a valuable layer of care for those we serve. The City of Coral Springs is an active member in the Broward County Consumer Advocacy Committee (CAC), Broward HOME Consortium and participates in the homeless Continuum of Care (CoC).

Coral Springs works closely with the Broward County Continuum of Care (CoC) through its participation in the Broward County Homeless Initiative Partnership (HIP). As an active CoC participant, the City contributes to coordinated planning and supports collaborative efforts to address homelessness, including prevention, emergency shelter, transitional and permanent housing and wraparound services. The City also partners with the Housing Options, Solutions, and Support Division (HOSS-D) to support programs that serve individuals with mental health conditions, disabilities, and those in recovery, with a focus on expanding supportive housing and improving service access.

The Public Works Department, Police, Fire and ACE Departments collaborate with Broward County to assess and mitigate local hazards, including flood risks and infrastructure vulnerabilities, as part of its broader emergency preparedness efforts. The City integrates resiliency strategies into its capital planning and infrastructure projects, ensuring improved public safety and responsiveness to extreme weather events.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Although the City of Coral Springs does not receive ESG funds, it actively participates in the evaluation of the and implementation of written standards with local stakeholders to address funding or resources that impact the homeless.

Homeless services in Broward County are delivered through a coordinated network of government agencies, nonprofit providers, housing developers, and support organizations for veterans, youth, and persons with disabilities. The City of Coral Springs actively participates in the Broward County Continuum of Care (CoC) through partnerships with the Homeless Initiative Partnership (HIP) and the Housing Options, Solutions, and Support Division (HOSS-D).

The CoC addresses all aspects of homelessness, including prevention, outreach, emergency shelter, transitional and permanent housing and supportive services. Broward County operates three regional Homeless Assistance Centers and has introduced innovative programs such as the County's first homeless medical respite care facility.

Coral Springs collaborates with HIP and HOSS-D to align services and expand capacity for those most in need. Efforts include applying best practices, enhancing supportive housing for individuals with disabilities and mental health needs, improving discharge planning, and increasing access to mainstream benefits and mentoring programs. Although the City does not receive ESG funds directly, its participation ensures residents can access services through the County's coordinated entry system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Although the City of Coral Springs does not receive ESG funds, it actively participates in the evaluation and implementation of written standards with local stakeholders to address funding or resources that impact the homeless. Its participation ensures residents can access services through the County's coordinated entry system.

Nonetheless, Coral Springs benefits from the regional administration of the Homeless Management Information System (HMIS) from HIP, the lead agency for the regional CoC. HMIS is a web-based software application to collect demographic information and service outcome information on people served. HMIS is utilized to record and store client-level information about the numbers, characteristics, and information of the homeless population that receives assistance over time. The goal of HMIS is to understand the extent and nature of the homeless population, understand patterns of service use, and measure the effectiveness of programs. Policies and procedures of the HMIS system can be viewed at the CoC website: https://www.broward.org/Homeless/Documents/HMIS-Policies-Procedures-Manual.pdf

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Broward County Family Success Center
	Agency/Group/Organization Type	Housing Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs has a close partnership with Broward County Family Success Center to discuss topics such as housing needs and program guidance to financial stability
2	**Agency/Group/Organization**	FL-601 Broward County Homeless Initiative Partnership
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs partners with Broward County's HIP in homeless prevention and response strategies.
3	**Agency/Group/Organization**	Broward County Minority Builders Coalition, Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs partners with Broward County Minority Builders Coalition with regular discussions on program regulations and eligibility.

4	**Agency/Group/Organization**	Center for Independent Living
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs has a partnership with the Center of Independent Living for individuals and families with disabling conditions to receive, training, and other resources for affordable housing and sustainable living.
5	**Agency/Group/Organization**	Coral Springs Community Chest
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City is fortunate to partner with the Coral Springs Community Chest who assist residents within Coral Springs with emergency housing assistance, temporary shelter placement, rental assistance and financial stability training.
6	**Agency/Group/Organization**	Broward Housing Solutions
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs has a close partnership with Broward Housing Solutions to discuss topics such as housing needs and program guidance to financial stability.
7	**Agency/Group/Organization**	Broward County Housing Authority
	Agency/Group/Organization Type	Housing PHA (Public Housing Authority) Services - Housing Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Broward County Housing Authority is the local PHA in the area and consults with the housing needs assessment and public housing needs in the plan.
8	**Agency/Group/Organization**	City of Coral Springs Parks and Recreation Department
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Parks and Recreation Department utilizes CDBG funding to support senior and youth programs.
9	**Agency/Group/Organization**	Habitat for Humanity
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs partners with Habitat for Humanity to discuss topics such as housing needs and program regulations and eligibility. The City gave land to Habitat and granted $375,000.00 to develop 13 townhomes.

Table 3- Other Local/Regional/Federal efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Housing Options Solutions and Support Division (HOSSD)	The City does not receive public or private funds to address homeless needs. The City participates in Broward County's Continuum of Care Program which includes the following fundamental components; Homelessness Prevention, Outreach and assessment to identify individuals or family's needs to make connections to facilities and services, immediate shelter and safe haven, decent alternatives to the streets; transitional housing and necessary social services, independent living skills, etc. and permanent housing or permanent supportive housing.
City of Coral Springs Comprehensive Plan	City of Coral Springs	The Comprehensive Plan promotes affordable housing, mix of housing types, economic development and community development efforts.
City of Coral Springs Capital Improvement Plan (CIP)	City of Coral Springs	The CIP identifies goals to install and improve needed public improvements and facilities to address community needs.
City of Coral Springs Strategic Plan	City of Coral Springs	City's overall goals and priorities as it related to affordable housing, economic development and community development efforts.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In preparing the Fiscal Year 2026 Annual Action Plan (AAP), the City of Coral Springs engaged internal departments, to shape strategies for affordable housing, public services and community development.

The Development Services Department, through its Community Development Division, led the coordination of these efforts.

The City consulted with key partners, including the Broward County Family Success Center, the Broward County Minority Builders Coalition, the Center for Independent Living and the Coral Springs Community Chest to assess community needs and identify service gaps. Feedback from these consultations helped inform the City's priorities, which include expanding access to housing rehabilitation, enhancing services for seniors and youth, and improving infrastructure in low- to moderate-income neighborhoods.

Coral Springs also participates in the Broward County Continuum of Care (CoC) through its collaboration with the Broward Homeless Initiative Partnership (HIP) and Housing Options, Solutions, and Support Division (HOSS-D). While the City does not receive ESG funding directly, it supports regional efforts to prevent and reduce homelessness through coordinated entry, shelter placement and supportive services for vulnerable populations.

The City remains committed to fostering partnerships, maximizing federal resources and coordinating with local and county agencies to address the evolving needs of its low- and moderate-income residents.

AP-12 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

The Citizen Participation Plan (CPP) in accordance with the Housing and Community Development Act of 1974, as amended and 24 CFR Part 91, Subpart B: Citizen Participation and Consultation set forth the citizen participation plan requirements. This section of the Act provides for and encourages citizen participation with emphasis on persons of very low- to moderate-income, in addition to identified targeted areas of slum and blighted. Consistent with the Act, the City of Coral Springs provides citizens reasonable and timely access to local meetings, information and records. Technical assistance is also available to those residents who are in need and/or representative groups. The CPP details the process of identifying needs, reviewing proposed activities and evaluating program performance by conducting hearings and advertising meeting details and materials.

The CPP sets forth the City's policies and procedures for citizen participation in developing the Consolidated Plan, annual action plans, any substantial amendments to such plans, and development of the Consolidated Annual Performance and Evaluation Report (CAPER).

The CPP is available to the general public. Upon request, the City will provide the CPP in a form accessible to persons with disabilities (i.e. oral or large print for visually impaired). In addition, copies can be delivered to interested parties if requested.

Advertisement

The City of Coral Springs will make available to citizens, public agencies, and other interested parties the summary of proposed projects and the amount allocated to each project. This information will be published for comment on the Broward County Legal Notice webpage and may be published in other local newspapers at the City's discretion.

The City responds to all complaints from citizens related to the plan, amendment of the plan, or the performance report. The City will provide a timely, substantive written response to every written citizen question and/or concern within 15 working days, where practicable.

Citizen Participation Outreach

Table 4– Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Planning and Zoning Board Meeting Public Hearing Legal Notice	Non-targeted/ broad community	The City of Coral Springs' Planning and Zoning Board conducted a public hearing on the Annual Action Plan on May 11, 2026 at 6:30 P.M. in the City of Coral Springs Commission Chambers, Coral Springs City Hall, located at 9500 West Sample Road, Coral Springs, Florida 33065.	No public comments received to date.	All comments accepted.	
2	Public Comment Period	Non-targeted/ broad community	A 30-day public comment period was held from May 12, 2026 through June 12, 2026 to give the public an opportunity to review and make comments. A draft copy of the FY 2026-2027 Action Plan was located at the City of Coral Springs Community Development Division, located at 9500 West Sample Road, Coral Springs, Florida 33065.	No public comments received to date.	All comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing Legal Notice	Non-targeted/broad community	A second public hearing was held at the City Commission Meeting on June 17, 2026 at 6:30 P.M. in the Commission Chambers, Coral Springs City Hall, located at 9500 West Sample Road, Coral Springs, Florida 33065.	No public comments have been received to date.	All comments accepted.	

Expected Resources

AP-15 Expected Resources -91.420(b), 91.220(c)(1,2)

Introduction

This Annual Action Plan is the second year (FY 2026-2027) of the Five-Year Consolidated Planning period, which covers years 2025 to 2029. The Annual Action Plan outlines the activities the City will undertake in the program year 2026-2027. The City of Coral Springs receives funds from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program. The projects identified in this Plan will be primarily beneficial to very low- to moderate-income residents and neighborhoods, identified as Target Areas with very low- to moderate-income residents. This funding source has aided the City in achieving priority housing and community development goals.

The City of Coral Springs' CDBG projected allocation for FY 2026-2027 is $782,867.00. The City proposes to set aside 15% of the grant to fund Public Services for the Senior Activities and Youth Recreation Programs. The balance of the funds will provide for public facilities and improvements, home repair and program planning and administration. The City does not generate program income from its program activities.

Anticipated Resources

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Admin and Planning Economic Development Housing Public Improvements Public Services	$782,867	$0.00	$0.00	$782,867	$2,348,601	FY 2026 is the second program year of the ConPlan. The expected amount available remainder of the ConPlan is 3x years of the annual allocation.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City of Coral Springs leverages its general funds with CDBG toward capital improvement projects. The City also leverages state funds when received through the SHIP program for home repair projects, rapid rehousing, and foreclosure prevention.

The City is a member of the Broward HOME Consortium and receives HOME Investment Partnerships funds through this consortium. HOME funds require a 25% match, meaning that for every dollar spent from the HOME program, an additional 25% in general funds must be contributed for projects within the program year. The HOME match is tracked using a Match log. It is important to note that HOME funds are not included in the table above, as the Broward HOME Consortium is the direct recipient of these funds and is responsible for the planning and reporting of HOME funds to HUD.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.420, 91.220(c)(3)&(e)

A. LIVING ENVIRONMENT

The goal of providing a suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographic area through the spatial distribution of housing opportunities for persons of lower income; the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural or aesthetic value; and conservation of energy resources.

Priority IA- Provide upgraded physical improvements such as sanitary sewers, storm sewers, sidewalks, street lighting, and improved public streets.

This is accomplished through:

1. Improvements to deteriorated infrastructure; and
2. Provision of road and drainage improvements.

Priority IIA- Expand and diversify public and private resources committed to creating safe neighborhoods.

This is accomplished through:

1. Projects matched with local, state and federal funding sources.

This is accomplished through programs for:

1. Senior Citizens: Expand and diversify facilities and programs available to seniors;
2. Youth: Provide youth scholarships for low- to moderate-income youth/teens in the City; and
3. Special Populations: provide local incentives for program site locations.

B. HOUSING

The goal of decent housing includes assisting homeless persons to obtain appropriate housing and assisting at-risk persons to sustain housing; retention of the affordable housing stock; and increasing the availability of affordable permanent housing in standard conditions to low-income and very-low-income families, particularly to members of disadvantaged minorities, without discrimination based on race, color, religion, sex national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence.

Priority IB - Maintain and improve conditions of dwellings owned and occupied by low- to moderate-income persons in the City by implementing:

- Home Rehabilitation Program; and
- Barrier Free Program

Priority IIB - Support non-homeless services for the special needs population.

This is accomplished by:

- Providing support and technical assistance to agencies;
- Supporting initiatives that address homelessness needs; and

- Rapid Rehousing and Foreclosure Prevention of very low to moderate income households

Table 6 – Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Housing	2026	2027	Affordable Housing	Citywide	Priority IB Priority IIB	CDBG: $100,653.00	Homeowner Housing Rehabilitated: 2 Households Assisted
Living Environment	2026	2027	Non-Housing Community Development	Citywide	Priority IA Priority IIA	CDBG: $105,556.00	Public service activities other than Low/Moderate Income Housing Benefit: 950 Persons Assisted Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,365 Persons Assisted
Planning and Administration	2026	2027	Non-Housing Community Development	Citywide	Priority IA Priority IIA Priority IB Priority IIB	CDBG: $156,573.00	Other: 1

Estimate the number of extremely low-income, low-income and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

In FY 2026-2027, the City will allocate $100,653.00 to provide home repair assistance for eligible applicants. These funds will be added to the Home Repair Program, which is also funded through SHIP. The CDBG portions will assist at least two eligible applicants. Each applicant can receive up to $65,000.00 in assistance.

Projects

AP-35 Project Summary – 91.420, 91.22(d)

Project Summary Information

Table 24 – Project Summary

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Home Repair	Citywide	Decent Housing	IB, IIB	$100,653.00
Youth Scholarship	Citywide	Suitable Living Environment	IIA	$28,000.00
Senior Recreation and Functional Training	Citywide	Suitable Living Environment	IIA	$38,530.00
Senior Recreation and Therapeutic Program	Citywide	Suitable Living Environment	IIA	$39,026,.00
Mullins Park Fencing	Census Tract	Suitable Living Environment	IA	$180,085.00
Mullins Park Lighting	Census Tract	Suitable Living Environment	IA	$240,000.00
Planning and Administration	Citywide	Planning and Administration	IA, IIA, IB, IIB	$156,573.00
TOTAL				**$782,867.00**

Figure #1 – Proposed Projects

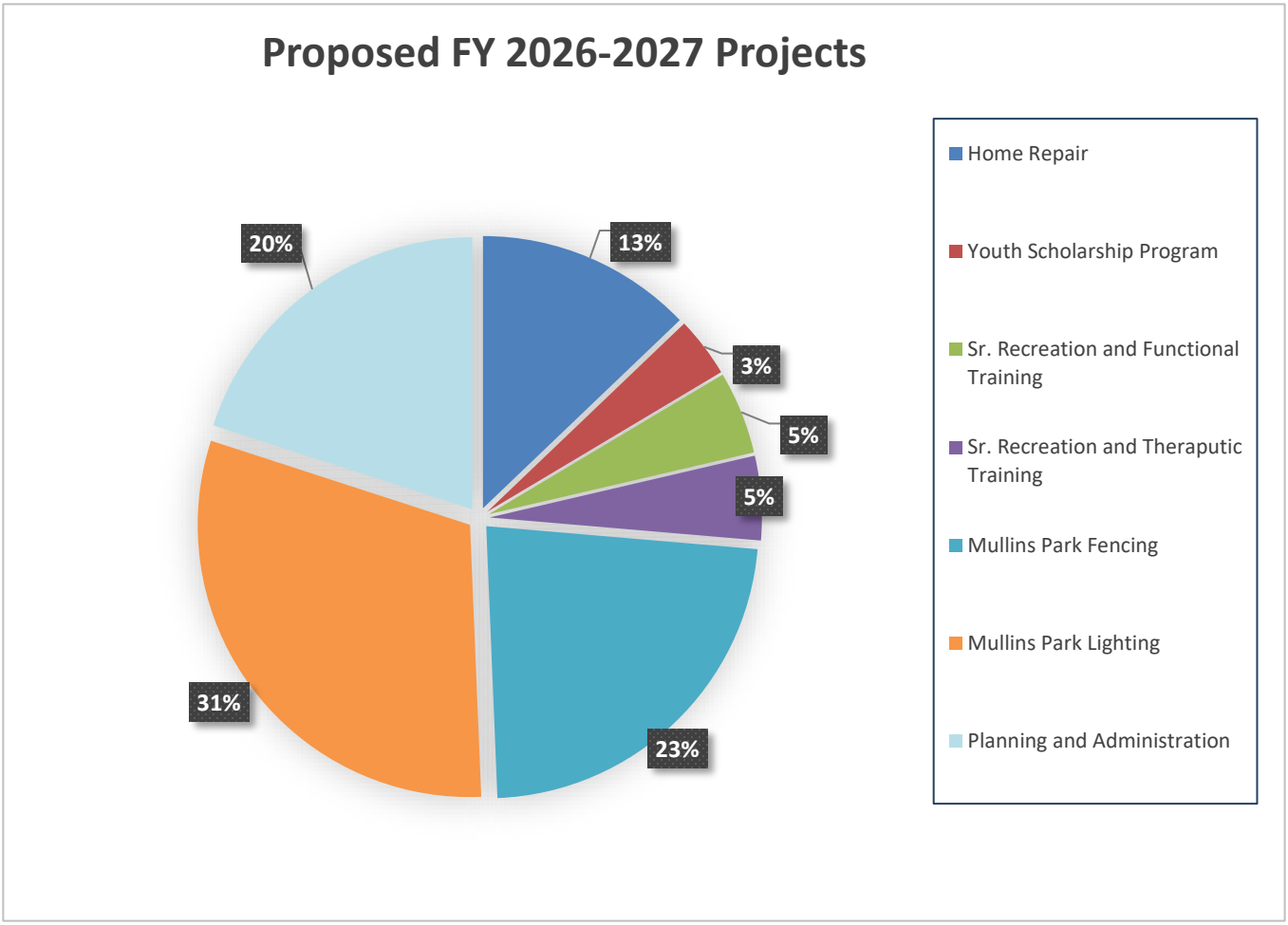


Table 25 - Resources

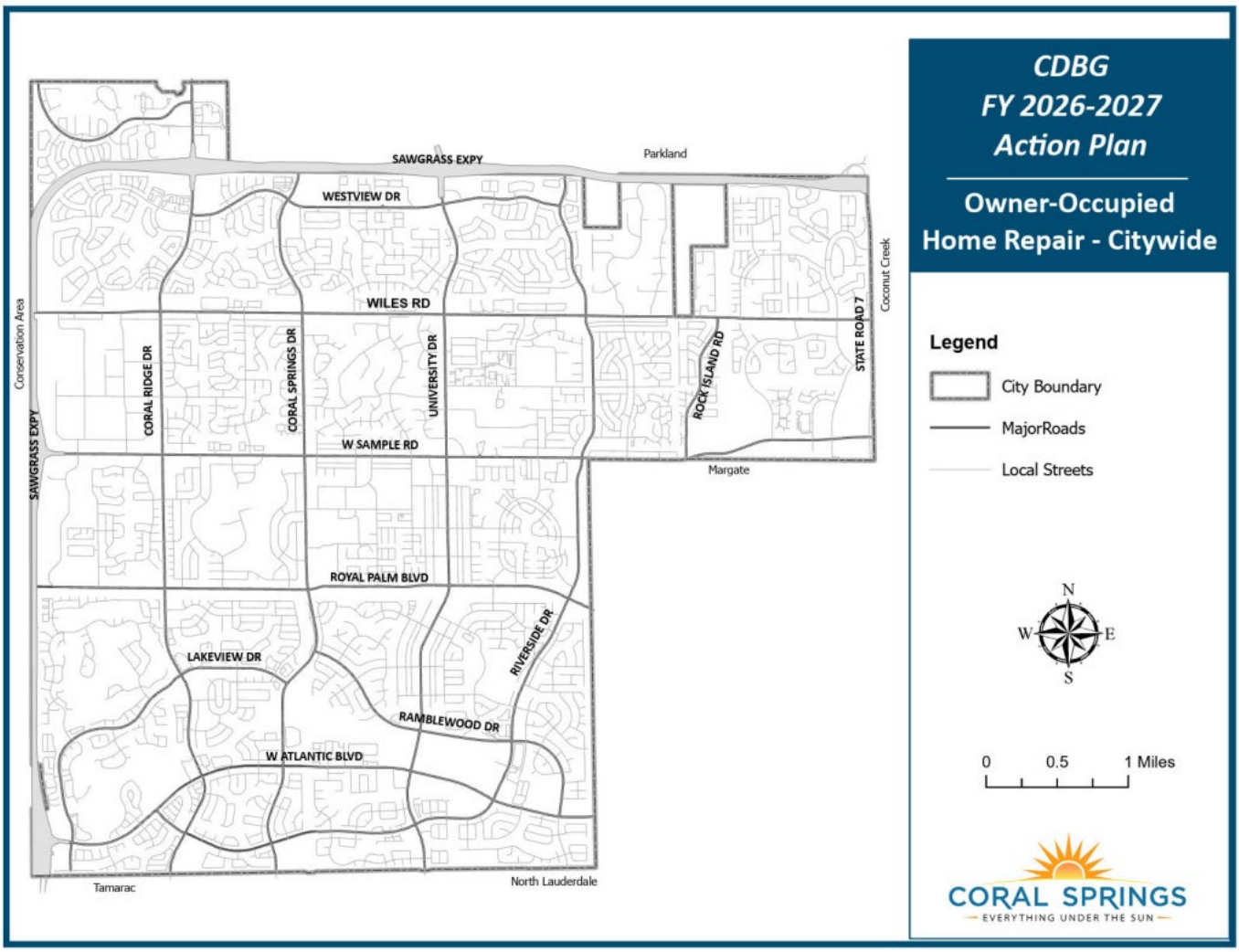
Funding Sources	Amount
CDBG	$782,867.00
HOME	$264,483.00
SHIP	$1,035,486.00
Total	**$2,082,836.00**

PROJECT NAME: Home Repair
AMOUNT REQUESTED: $100,653.00

PROJECT DESCRIPTION: Funding provides home repair assistance to homeowners who experience conditions that pose a threat to their health, safety and welfare.

Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide
National Objective: 570.208 (a) (3) Low/Mod Housing Benefit
Eligible Category: 570.202 (a) (1) Eligible rehabilitation and preservation activities

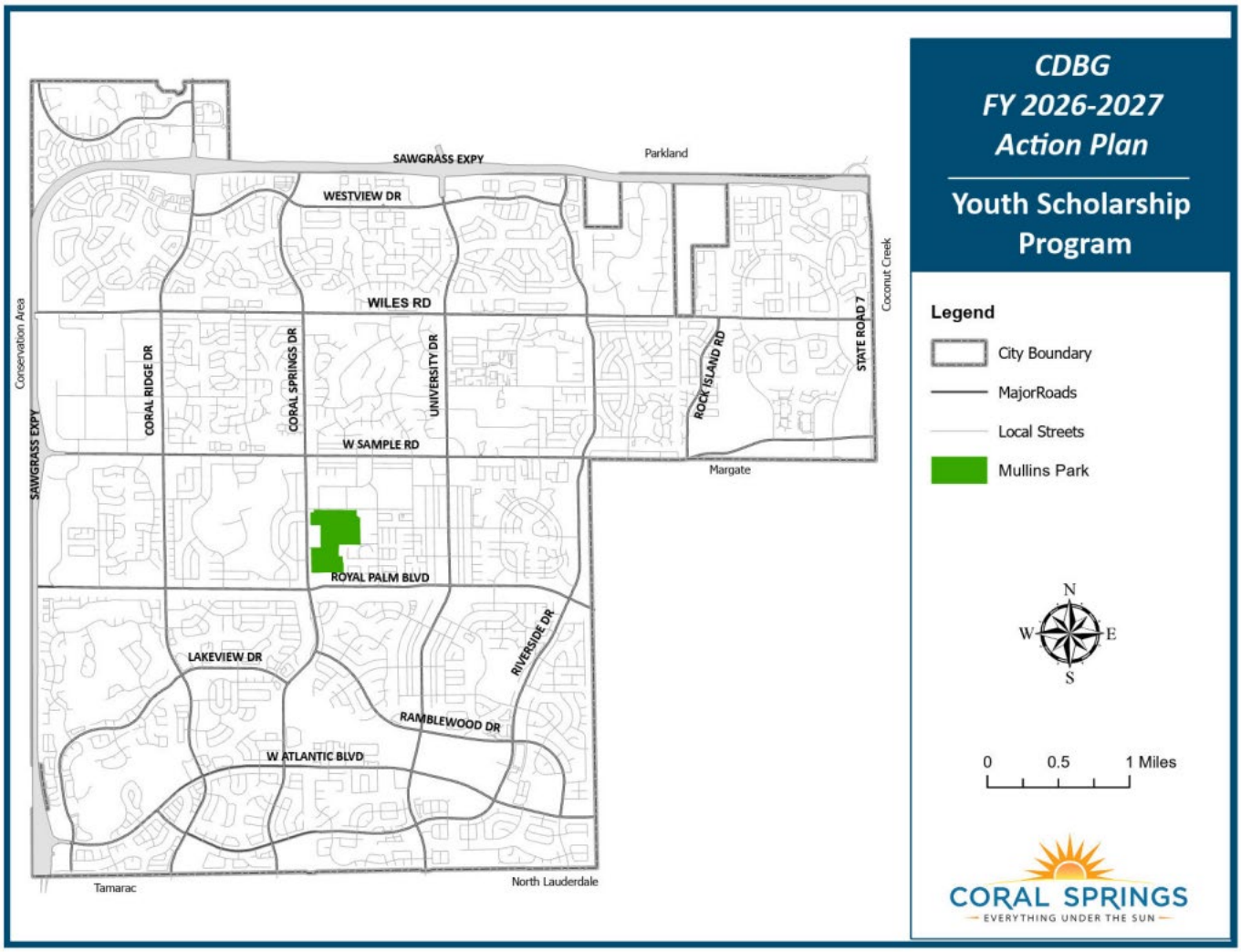
Goals Supported: Housing
Needs Addressed: IB, IIB
Proposed Outcome: Affordable Housing
Performance Measure: 5 completed projects



PROJECT NAME: Youth Scholarship Program
AMOUNT REQUESTED: $28,000.00

PROJECT DESCRIPTION: Funds are used to provide scholarships to low- to moderate-income youth residing in the City of Coral Springs for summer/seasonal camps, recreational sports programs and art and STEM programs.

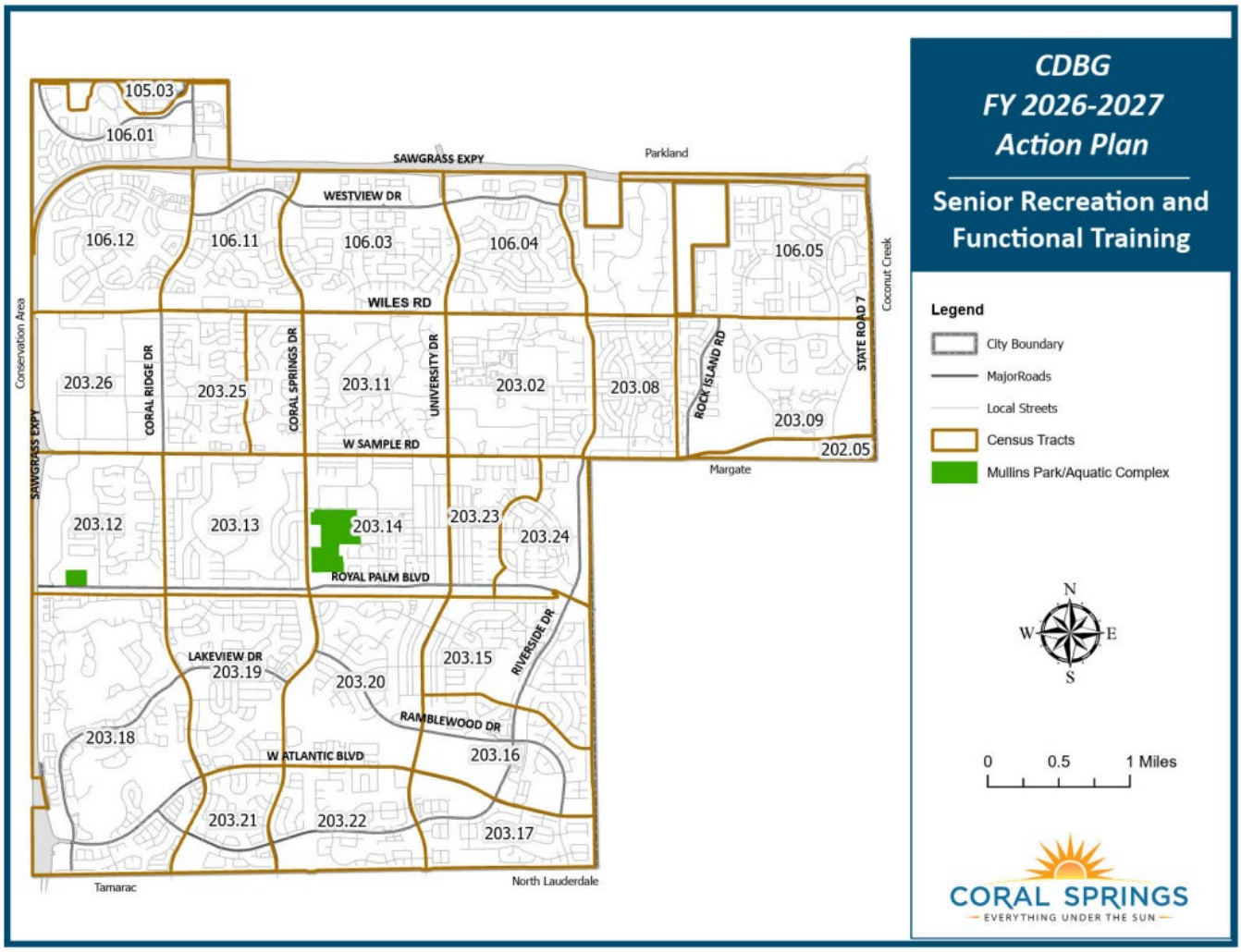
Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide
National Objective: 570.208 (2) Limited Clientele
Eligible Category: 570.201 (e) Public Service
Goals Addressed: Suitable Living Environment
Needs Addressed: IIA
Performance Measure: 250 scholarships



PROJECT NAME: Senior Recreation and Functional Training
AMOUNT REQUESTED: $38,530.00

PROJECT DESCRIPTION: Funding will assist in providing seniors residents who live in Coral Springs the opportunity to maintain an active lifestyle. Classes are held at the Sartory Senior Center in Mullins Park and the Aquatic Complex, and include circuit training and functional training.

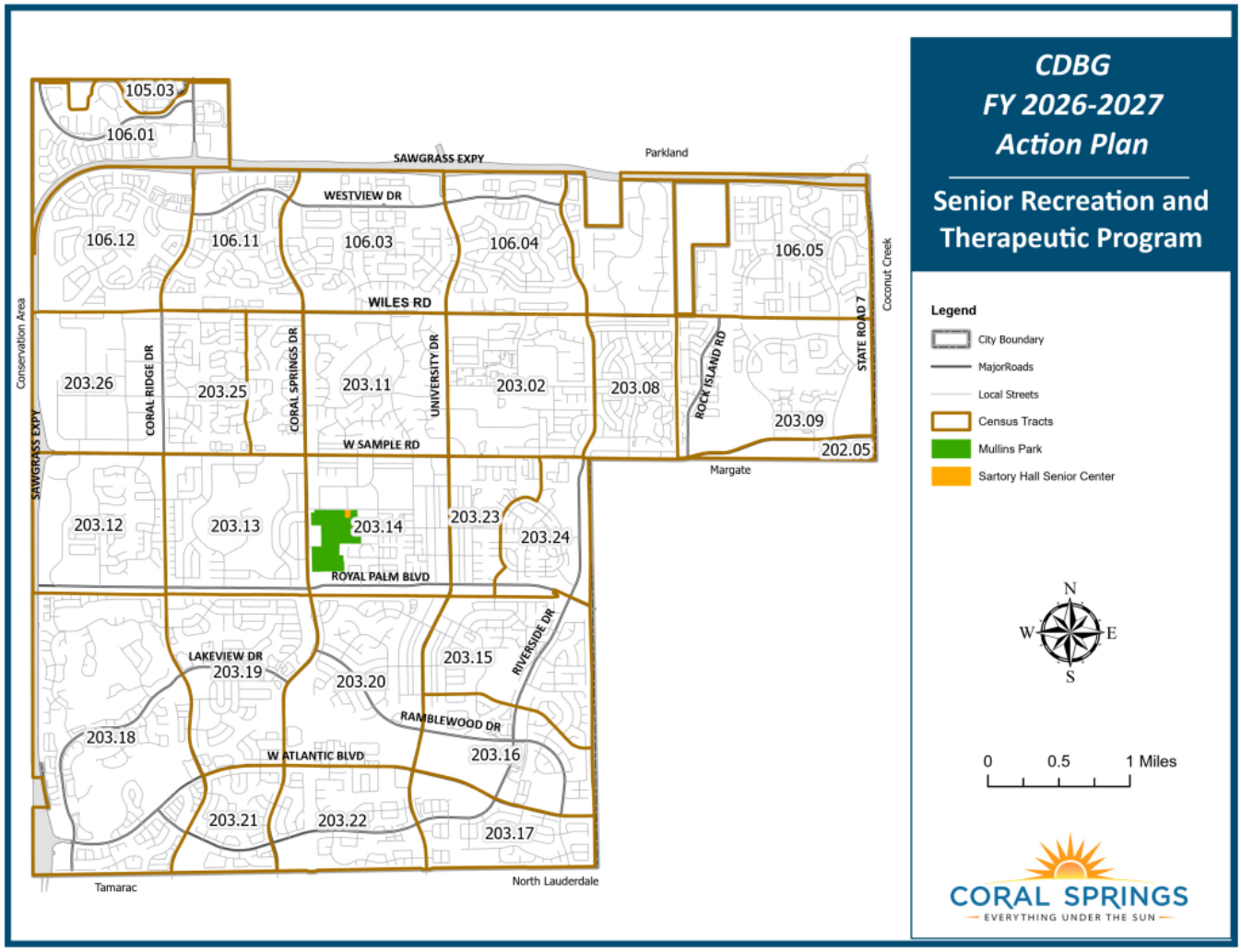
Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide
National Objective: 570.208 (2) Limited Clientele
Eligible Category: 570.201 (e) Public Service
Goals Addressed: Suitable Living Environment
Needs Addressed: IIA
Performance Measure: 200 seniors



PROJECT NAME: Senior Recreation and Therapeutic Program
AMOUNT REQUESTED: $39,026.00

PROJECT DESCRIPTION: Funds are used to provide free classes to senior residents and include arts and crafts, dancercise, line dancing, tai chi and yoga. Classes are held at the Sartory Senior Center in Mullins Park.

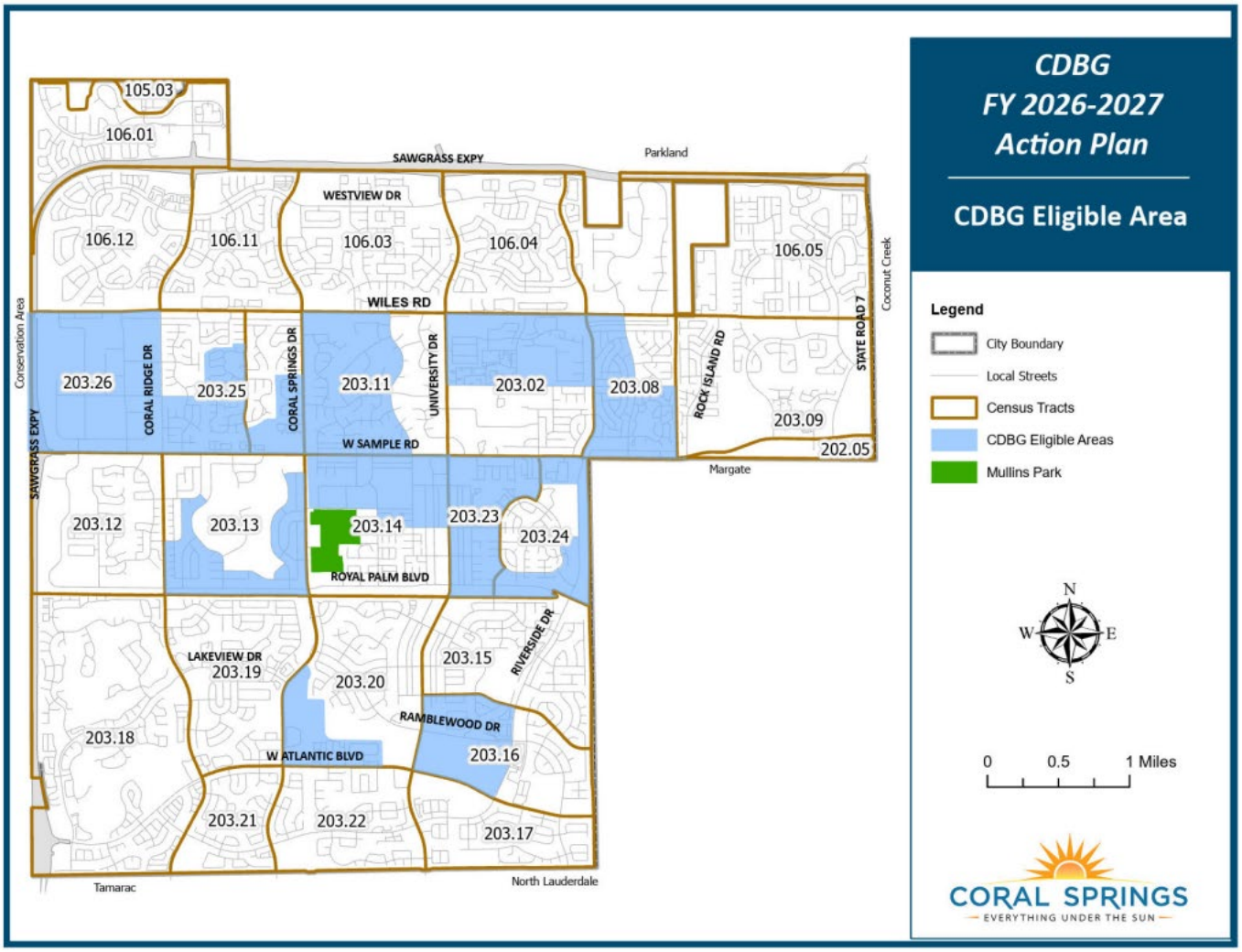
Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide and/or eligible neighborhoods
National Objective: 570.208 (2) Limited Clientele
Eligible Category: 570.201 (e) Public Service
Goals Addressed: Suitable Living Environment
Needs Addressed: IIA
Performance Measure: 500 seniors



PROJECT NAME: Mullins Park
AMOUNT REQUESTED: $180,085.00

PROJECT DESCRIPTION: Funds will be used to replace the fencing, which will enhance safety.

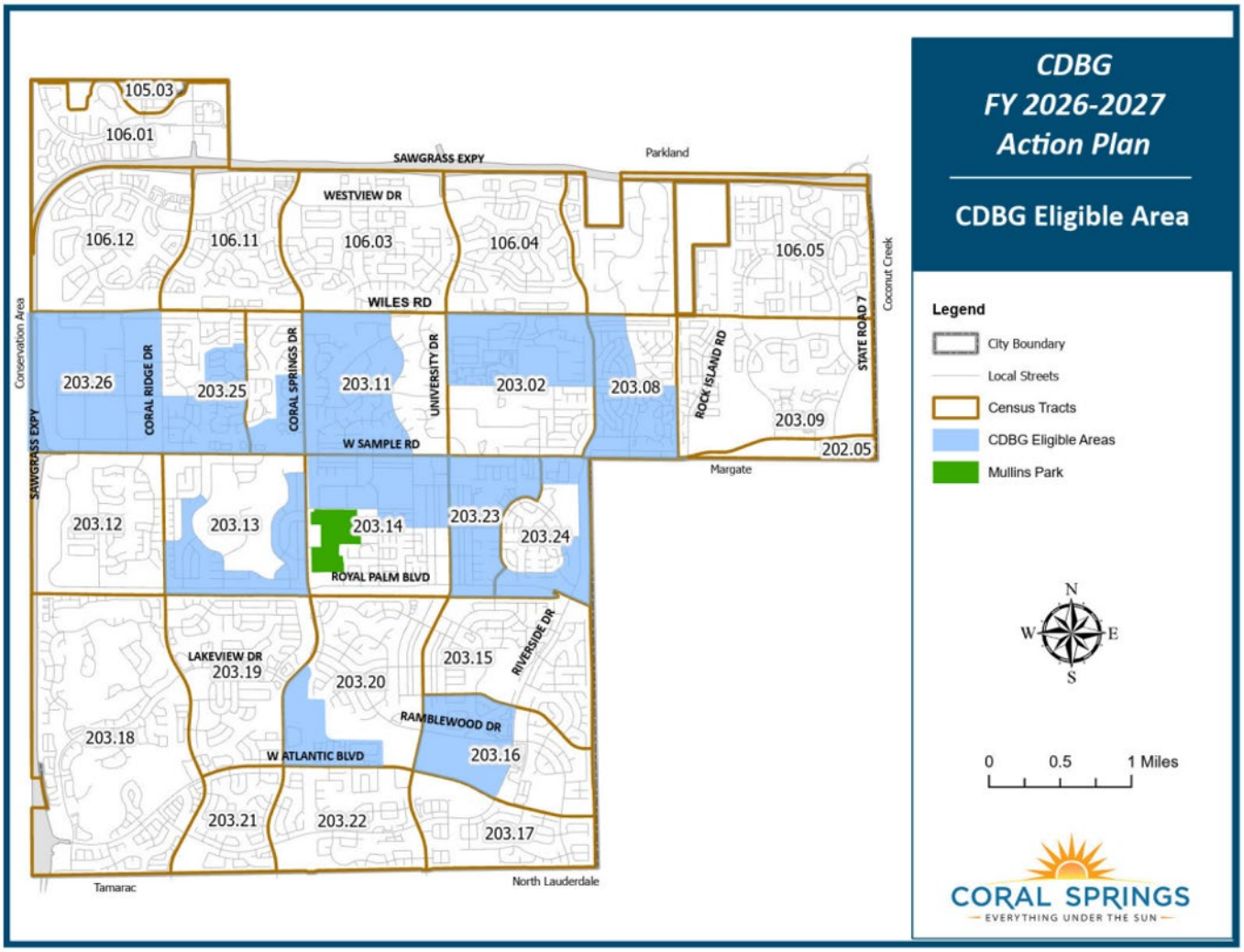
Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide, CDBG eligible areas
National Objective: 570.208 (a) (1) Low/Mod Area Benefit
Eligible Category: 570.201 (C) Public Facilities and Improvements
Goals Addressed: Suitable Living Environment
Needs Addressed: IA
Proposed Outcome: Sustainability
Performance Measure: 2,365 Persons



PROJECT NAME: Mullins Park
AMOUNT REQUESTED: $240,000.00

PROJECT DESCRIPTION: Funds will be used to install lighting, which will enhance safety.

Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide, CDBG eligible areas
National Objective: 570.208 (a) (1) Low/Mod Area Benefit
Eligible Category: 570.201 (C) Public Facilities and Improvements
Goals Addressed: Suitable Living Environment
Needs Addressed: IA
Proposed Outcome: Sustainability
Performance Measure: 2,365 Persons



PROJECT NAME: Planning and Administration
AMOUNT REQUESTED: $156,573.00

PROJECT DESCRIPTION: Cost associated with administering the CDBG program and preparation of the Annual Action Plan.

Eligible Category: 570.206 Eligible Program Administrative Cost
Goals Addressed: Planning and Administration
Needs Addressed: IA, IIA, IB, IIB
Proposed Outcome: Available/Accessibility
Performance Measure: 70% Low/Mod income program beneficiaries over a three-year period.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Coral Springs has identified five priority needs that will be funded in the Consolidated Plan, however, due to funding limitations not all needs can be addressed in each year of the five-year plan. In 2026, the City will focus on housing rehabilitation, public services, public facilities and infrastructure improvements.

Public services are a priority, however there is a grant cap of 15% allowed for funding public service activities. Eligible persons must be LMI, and activities will focus on providing basic needs and services for seniors, youth and individuals and families at-risk of homelessness.

Housing rehab for LMI homeowners has also been identified as a high need. Housing rehab activities will be undertaken in the Home Repair Program and will include emergency home repairs and rehabilitation for single-family units for eligible Coral Springs residents.

Public facility and infrastructure improvements in low/mod income areas are a priority. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. The City will also expand and improve public infrastructure in low/mod areas, including activities such as improvements to streets, signage, and ADA improvements to sidewalks.

The major obstacle the City faces is the general lack of funds to address all priority needs in each annual plan. Economic development opportunities are also a priority. Small businesses will be provided technical assistance with the purpose of job creation and/or retention. This priority however will not be funded in this program year. Eligible project proposals that benefit Low/Mod income areas in the City will be considered for future funding. The City will continue to explore additional funding opportunities through leveraging the resources it currently has.

AP-50 Geographic Distribution – 91.420, 91.220(f)

Description of the geographic areas of entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Coral Springs has a CDBG Target Area which includes Census Block Groups with 51% of households that are low– to moderate-income.

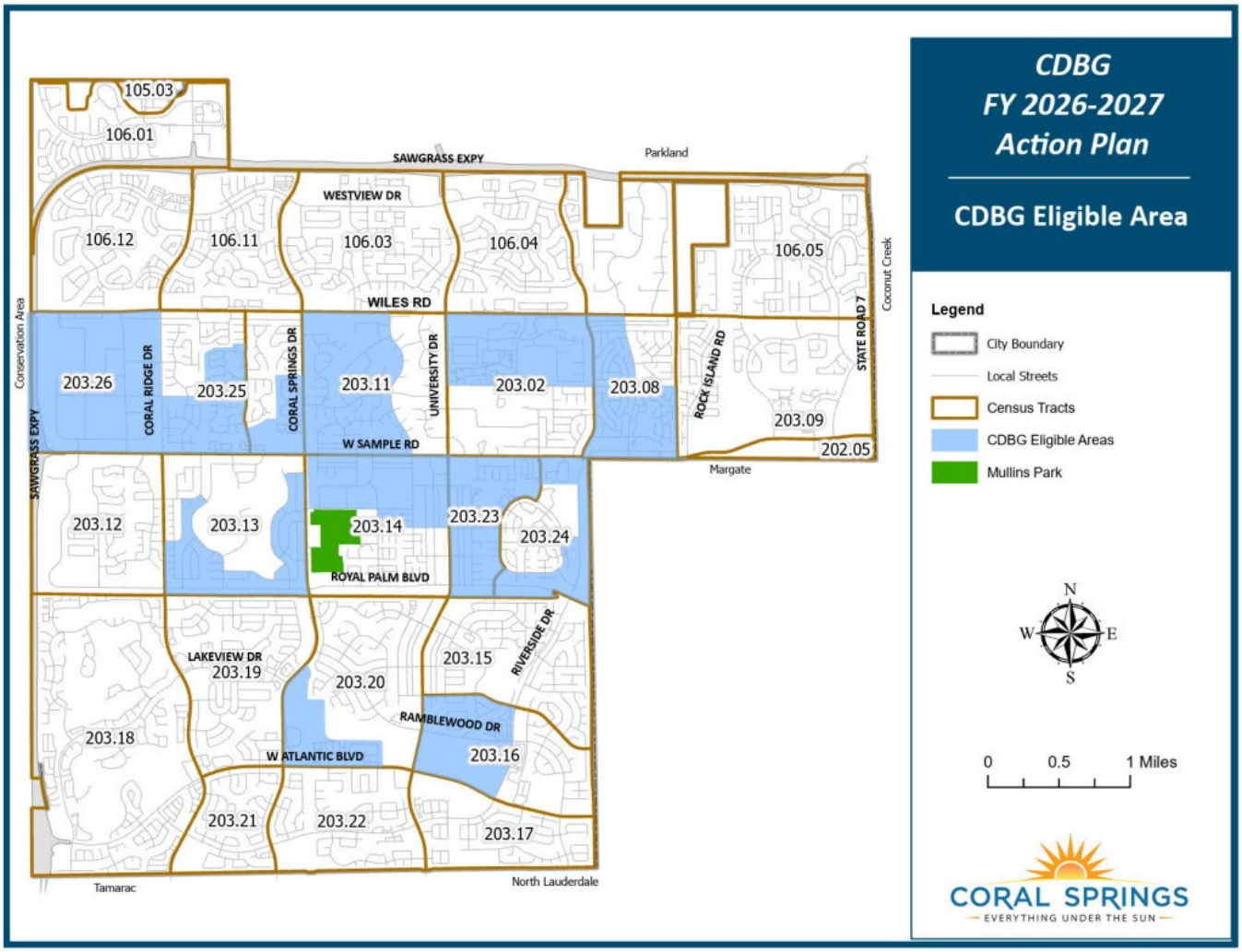


Table 26 – Project Summary

TRACT	*BLKGRP*	*LOW*	*LOWMOD*	*LMMI*	*LOWMODUNIV*	*LOWMOD_PCT*	*MOE_LOWMODPCT*
020302	1	790	1,180	1,660	**1,755**	67.20%	+/-14.40%
020302	2	525	620	635	**1,575**	39.40%	+/-29.70%
020302	3	735	1,270	1,475	**1,875**	67.70%	+/-16.30%
020302	4	740	1,255	1,680	**2,660**	47.20%	+/-21.80%
020302	5	130	460	460	**555**	82.90%	+/-19.70%
020308	1	680	1,105	1,645	**2,365**	46.70%	+/-13.80%
020308	2	500	990	1,360	**1,700**	58.20%	+/-17.50%
020308	3	1,250	1,455	1,925	**2,190**	66.40%	+/-24.40%
020311	1	1,175	1,515	1,770	**2,640**	57.40%	+/-12.80%
020313	1	205	915	1,260	**1,615**	56.70%	+/-21.70%
020313	2	840	1,065	1,815	**2,295**	46.40%	+/-16.30%
020314	1	425	1,045	1,260	**1,660**	63.00%	+/-16.30%
020316	1	590	875	1,160	**1,645**	53.20%	+/-15.10%
020320	2	650	1,290	1,985	**2,465**	52.30%	+/-13.50%
020323	1	445	1,130	1,285	**1,525**	74.10%	+/-16.50%
020323	2	745	1,445	2,080	**2,485**	58.10%	+/-12.60%
020324	2	715	1,415	1,880	**2,090**	67.70%	+/-18.40%
020324	3	765	1,645	2,310	**2,515**	65.40%	+/-16.50%
020325	1	395	960	1,495	**2,105**	45.60%	+/-19.50%
020326	1	110	230	340	**500**	46.00%	+/-26.40%
020326	2	380	1,515	1,970	**2,760**	54.90%	+/-17.20%

LEGEND FOR THE ABOVE DATA TABLE

TRACT	The numeric code for the census tract. In other publications or reports, the code sometimes appears as a 2 digit decimal XXXX.XX
BLKGRP	The block group code
LOW	Low income
LOWMOD	The count of Low Mod Persons. Synonyms for PMOD. This is he revised count of low/mod persons
LMMI	Low-moderate income person
LOWMODUNIV	Person with the potiential for being deemed Low mod. Use as the denominator for MOD, LOW, and VLOW %'s
LOWMOD_PCT	The percentage of person who are low/moderate income; calculated by LOWMOD/LOWMODUNIV times 100. This is the revised lowmod percentage
UNLOWMOD	The uncapped count of low- nad moderate income persons
UCLOWMOD_PCT	The precentage of uncapped Low-and Morderate-ncome persons. Calculated from UCLOWMOD
MOE_LOWMODPCT	The margin of error (MOE) for the UNCLOWMOD_PCT

AP-65 Homeless and Other Special Needs Activities – 91.420, 91.200(i)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City recognizes the need for sustainable affordable housing and has recently implemented strategies using state funds to prevent homelessness within the City. Although the City does not receive public or private funds to address homeless needs, the City actively participates in the Broward County Consumer Advocacy Committee, providing strategies, donations and other written standards to address those experiencing homelessness The City also participates in Broward County's Continuum of Care Program, which includes the following fundamental components:

- Homelessness prevention;
- Outreach and assessment to identify an individual's or family's needs and make connections to facilities and services;
- Immediate shelter and safe, decent alternatives to a place not meant for human habitation;
- Transitional housing and necessary social services. Such services include job training/placement, substance abuse treatment, short-term mental health services, independent living skills, etc.; and
- Permanent housing or permanent supportive housing arrangements.

The purpose of the program is to develop a long-term strategic plan and manage a year-round planning effort that addresses the identified needs of individuals and households experiencing homelessness; the availability and accessibility of existing housing and services while establishing a direct link to those services.

On January 23-25, 2025, Broward County Housing Options Solutions and Supports Division (HOSS-D) conducted The Point In Time (PIT) Count throughout Broward County. For 3 days, homeless services agencies, local stakeholders, faith-based, youth and other community-based organizations, volunteers and law enforcement combed through the county to identify those experiencing homelessness. The purpose of this annual census of all sheltered and unsheltered homeless individuals in Broward County. The PIT Count is required by the Department of Housing and Urban Development (HUD) in determining federal funding needed to provide homeless services and programs. The data from this count are still being tabulated and have not been released to the public.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City participates in Broward County's Homeless Continuum of Care (HCoC), which addresses all aspects of homelessness including prevention, outreach, emergency shelter, transitional and permanent affordable housing, and supportive services. This work includes:

- Facilitating community, business and governmental involvement in the homeless HCoC;
- Implementation of Federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act;
- Overseeing of the County's three regional Homeless Assistance Centers;
- Creating new and innovative programs to serve Broward's homeless population (such as the Homeless medical respite care facility, mobile shower units, outreach case management, housing navigator and

mobile behavioral assessment unit);

- Implement a homeless management information system through Homeless Initiative Partnership's leadership; and
- Participation in the creation of applications and requests for proposals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Helping low-income individuals and families who are in imminent danger of becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Coral Springs works in partnership with the Broward County HOSS-D, who maintains efforts to lessen the impact of homelessness in the community. This is accomplished by:

- Researching and incorporating appropriate best practices models to improve service delivery;
- Expanding supportive housing capacity for the mentally ill, those in recovery, and others with disabilities;
- Developing and implementing strategies to better address institutional discharge and access to mainstream resources;
- Expanding and enhancing mentoring opportunities for homeless persons; and,
- Researching methods to expand the stock of affordable housing in Broward County.

The Broward County Family Success Administration and the Urban League provides assistance to individuals and families to achieve economic and social stability. These programs offered by these agencies are encouraged through Self-Sufficiency Management Programs, that assist individuals and families in setting goals, learning skills and accessing services they need to become financially stable. Services provided include case management services, educational training, information or community referrals, written materials, childcare, and bus passes. The Northwest Family Success Center in the heart of Coral Springs, less than a mile from City Hall, providing services for residents in northwest area of Broward County.

The City of Coral Springs recently implemented a foreclosure prevention and rental intervention and rapid rehousing strategies using state funding to directly address the needs of those individuals and families in imminent danger of becoming homeless. These strategies will allow Coral Springs residents to remain in their homes while

offering housing counseling to build stronger economic opportunities.

AP-75 Barriers to affordable housing – 91.420, 91.220(g)

Although there remains a scarcity of affordable housing within Broward County, the City through its land development codes and Affordable Housing Ordinance implemented specific incentives to assist in reducing the barriers within the City's control.

The City's home repair program was designed to remove impediments, improve accessibility to the elderly applicants and households including one or more special needs, and to provide for health and safety repairs as needed by elderly and disabled persons to maintain their independence.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Listed below are the affordable housing incentives adopted by the City:

- The Building Department works closely with the Community Development Division staff to expedite building permits related to affordable housing programs. For example, the City has a process in place to expedite building permits related to the Home Repair and Barrier Free Programs;
- Not-for-profit organizations can waive the Planning and Zoning Board public hearing, thereby reducing the processing time of petitions by a month;
- Not-for-profit organizations can request the City Commission waive all applicable development and impact fees or petition fees for affordable housing or projects providing assistance for low- to moderate- income households;
- Not-for-profit organizations or residential development providing affordable housing can apply for a special exception from the City's Land Development Code to reduce the minimum rear setback for building affordable housing projects;
- Zero-lot-line configurations are permitted within various zoning districts;
- The City's land use and zoning districts concentrate residential density along major arterials thereby increasing the proximity of transit to a larger number of residents. This was supported by the Community Redevelopment Agency and Commission when initiative established the Local Activity Center mixed land use category and overall Downtown Plan.

AP- 85 Other Actions – 91.420, 91.220(k)

Introduction

The City in partnership with Broward County has identified the following factors as obstacles to meeting the need of its underserved population: insufficient funding resources, lack of livable wages, lack of affording housing inventory, inability of low- to moderate-income families to secure affordable home ownership and a need for more

cohesive service delivery system which promotes partnership between service providers.

The planned actions outlined below describe the City's efforts to address challenges in meeting the needs of underserved populations, ensuring affordable housing, reducing lead-based paint hazards, decreasing the number of families living in poverty, preserving institutional structures, and coordinating with service providers.

Actions planned to address obstacles to meeting underserved needs:

The main challenges in meeting the needs of underserved communities are insufficient funding and strict regulations. The City provides limited general and federal funds to both nonprofits and City departments to assist the most vulnerable residents, such as LMI youth, seniors, and those with housing instability. The City aims to address immediate needs while also working on long-term strategies to help individuals and families become self-sufficient. The City offers support for emergency situations, such as assistance for families and individuals struggling with home repairs. The overall goal is to promote stability and reduce poverty in the future. The City will host Rehabilitation and First time Home buyers workshops to assist homeowners in staying housed and preparing for homeownership respectively.

Actions planned to foster and maintain affordable housing:

Although some of the affordable housing barriers are out of the City's control, the City through its land development codes and ordinances have put in place affordable housing incentives to assist in reducing barriers within the City's control.

The City will continue its Home Repair program to maintain housing stock as well as continue with its Purchase Assistance program to increase the availability of affordable housing for low- to moderate-income families.

Listed below are Affordable Housing incentives undertaken by the City. They include:

- The Building Department works closely with the Community Development Division to expedite building permits related to affordable housing programs. For example, the City has a process in place to expedite building permits related to the Home Repair and Barrier Free Programs;
- Not-for-profit organizations can waive the Planning and Zoning Board public hearing, thereby reducing the processing time of petitions by a month;
- Not-for-profit organizations can request the City Commission waive all applicable development and impact fees or petition fees for affordable housing or projects providing assistance for low- to moderate- income households in the City;
- Not-for-profit organizations or residential development providing affordable housing can apply for a special exception from the City's Land Development Code to reduce the minimum rear setback for affordable housing projects providing assistance to low- to moderate-income households in the City.
- Zero-lot-line configurations are permitted within various zoning districts;
- The City's land use and zoning districts concentrate residential density along major arterials thereby increasing the proximity of transit to a larger number of residents. This was supported by the Community

Redevelopment Agency and Commission when initiative established the Local Activity Center mixed land use category and overall Downtown Plan.

Actions planned to reduce lead-based hazards:

All eligible and approved homes assisted through our owner-occupied home repair program are tested for lead-based paint if the home was constructed prior to 1978. The City has a low elevated amount of led-based positioning due to most construction of owner-occupied and renter-occupied units being built after 1970 according to Broward County Health Department. In Coral Springs and statewide, the percentages of home in Florida that may be contaminated with lead-based paint are substantially low. Notwithstanding that a very small percentage of the homes were built before 1970; whereas the prevalent paints in Florida were turpentine-based mineral spirits colored with pigments from zinc oxide rather than lead-based paints and widely manufactured for military and household uses.

Actions planned to reduce the number of poverty-level families:

According to Census.gov, Broward County has 12.7% of its population at or below the poverty level in 2023. With the City representing 6% of the total population of those living in Broward, the City has 9.9% of its residents living at or below the poverty level. These statistics drive the understanding of the need to provide a defined strategy to help reduce the varying poverty rate scattered throughout the City. A comprehensive poverty reduction strategy was designed to develop affordable housing, create jobs, and stimulate the economic environment for the benefit and enhancement of the entire City. An essential component of a poverty reduction strategy is the successful partnership of public and private social systems, which acknowledges and provides direct solutions to individual-economic factors (health, education, employment, job training, etc.).

The City's goal is to do its part in reducing the number of individuals and families, at or below the national poverty level, through affordable housing programs and other public service-related programs.

The City's objective is to assist residents in locating existing services within Broward County.

Actions planned to develop institutional structure:

The City will continue to work with the County, the Broward County Homeless Initiative Partnership, and other area service providers to reach our targeted populations. The City will continue to strive to meet those needs through partnerships with the various organizations and agencies that work to meet the needs of underserved individuals and families in Coral Springs.

City staff and partners will implement the Consolidated Plan and subsequent Annual Action Plans based on established priorities as identified through citizen input during the development of the plan. The City is responsible for coordinating the efforts of all the entities involved in the institutional structure. Continuing these successes will help strengthen and develop the institutional structure of the CDBG program in Coral Springs.

Actions planned to enhance coordination between public and private housing and social service agencies:

A list of providers was generated to include providers in housing, social service agencies, and other entities; those focused on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and those experiencing homelessness. The City maintains contacts with key non-profits and outside agencies that have a working relationship with these specific groups to exchange resources and expand its ability to service its residents.

Program Specific Requirements

AP-90 Program Specific Requirements -91.420, 91.22(I)(1,2,4)

Introduction

This section describes the CDBG program's specific requirements. The City does not anticipate receiving program income in 2025.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds are expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Table 27 – Program Income

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	0
2. The amount of proceeds from Section 108 loan guarantees funding used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements.	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities.	0
Total Program Income:	**$0**

Table 28 – Other CDBG Requirements

1. The amount of urgent need activities.	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of extremely low- to moderate-income. Overall benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of extremely low- to moderate-income. Specify the years covered that include this Annual Action Plan.	100.00%

FAIR HOUSING

The City of Coral Springs submitted an update to its Analysis of Impediment (AI) to HUD in August of 2020 as a member of the Broward County Consortium. In February 2025, the administration terminated the 2021 Affirmative Furthering Fair Housing (AFFH) rule, as a result, the Broward County Consortium suspended updating the AI at this time.

In FY 2026-2027, the City will complete the following fair housing activities:

- Increase awareness of fair housing laws, rights and enforcement by printing fair housing ads and PSAs.
- Provide fair housing information on the City's website at https://www.coralsprings.gov/Government/Departments/Community-Development/Housing-Assistance/Fair-Housing to the general public about the identification and reporting of discrimination.
- Attend and promote the Broward County Fair Housing Workshop.
- Annually, the City proclaims April as Fair Housing month in support of Title VIII of the Civil Rights Act of 1968.

MONITORING

HUD's Community Planning and Development Office has developed a monitoring guide to monitor grantees. The City utilizes the guide as a standard for monitoring the implementation of the program. Other applicable regulations and policies such as those from the Department of Labor and U.S. Office of Management and Budget, and Office of Fair Housing and Equal Opportunity, and Department of Environmental Protection Agency are also used as the standard for any monitoring tools and procedures developed for housing and community development programs.

TIMELINESS

The timely expenditure of funding on eligible programs is an important element of the Consolidated Plan. Projects and activities are monitored to ensure they begin and are implemented in a timely manner.

PLAN PROCEDURES

The Community Development Division's staff shall monitor the City's housing program level of service to ensure that statutory and regulatory requirements are met and that the information submitted to HUD's Integrated Disbursement and Information System (IDIS) is correct and complete. Monitoring will take place at the following intervals:

- Quarterly;
- Annually (beginning and end of the year); and
- As needed by HUD.

On an annual basis, Staff reviews each program to determine if they are being completed in a timely manner, and whether they meet the goals of the City's Annual Action Plan.

- At the end of each program year, Staff develops a Consolidated Annual Performance and Evaluation Report (CAPER) detailing Annual Action Plan goals, objective and accomplishments.
- Staff provides Federal Cash Transactions reports on a quarterly basis, as required by HUD.
- The City of Coral Springs requires citizen participation in the planning and amendment process of the Consolidated Plan and Annual Action Plans, as required by HUD, 24 CFR 91.105.
- Review request for payment or reimbursement to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations and authorized under the sub-recipient agreement.
- Ensure compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

SUB-RECIPIENT MONITORING

The Community Development Division is responsible for oversight of all designated sub-recipients of CDBG funds and will perform the following tasks:

- Distinguish between sub-recipients, contractors, and other entities;
- Execute written agreements containing all required elements before providing funds to sub-recipients;
- Periodically review sub-recipients in order to determine that program requirements are being met; and
- Take effective corrective and remedial actions toward sub-recipients who do not comply.

LEAD-BASED PAINT

Lead based paint is defined as paint or other surface coatings that contain lead in excess of limits established under Section 302(c) of the Lead-Based Paint Poisoning Prevention Act. The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, amended the Lead-Based Paint Poisoning Prevention Act of 1971 (Lead Act), which established the current federal lead-based paint requirements. Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

HUD has issued a new regulation to protect young children from the poisoning hazards of lead-based paint in housing that is financially assisted or sold with federal government resources. Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, on April 22, 2008, EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning April 22, 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

The regulation does not apply to housing built after January 1, 1978, when lead-based paint was banned for residential use.

The City of Coral Springs has a low amount of lead based poisoning due to most construction of owner-occupied and renter-occupied housing units occurred after 1970 according to the Broward County Health Department. In Coral Springs and statewide, the percentages of homes in Florida that may be contaminated with lead-based paint are quite low. Not only is there the small percentage of the houses that were built before 1970, the prevalent paints in Florida were turpentine-based mineral spirits that were colored with pigments made from zinc oxide and linseed oil rather than lead based paint and widely manufactured, for military and household uses.

As part of any City administered housing program, the City ensures that all appropriate lead hazard disclosures, brochures and testing are done in compliance with Federal regulations for those homes that were built prior to 1978. If abatement is required, specifications by a certified lead contractor will be written and incorporated into rehabilitation specifications to be implemented by the City with CDBG funding. These actions will prevent lead poisoning and hazards in the community.

POVERTY REDUCTION

A comprehensive poverty reduction strategy was designed to develop affordable housing, create jobs, and stimulate the economic environment for the benefit and enhancement of the entire City. An essential component of a poverty reduction strategy is the successful partnership of public and private social systems, which acknowledges and provides direct solutions to individual-economic factors (health, education, employment, job training, etc.).

The City's goal is to reduce the number of individuals and families, at or below the national poverty level, through the City's affordable housing programs and other public service-related programs. The City's objective is to assist residents in locating existing services within Broward County.

Summary Sheet

Agenda Item: 12.

Meeting Date: June 17, 2026

Subject:

Resolution 2026-021, Amendment to State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) FY 2022-2025 (Tina Jou)

Requested Action: Request to hold a public hearing and amend the FY 2022-2025 Local Housing Assistance Plan (LHAP) to update the Rental Assistance strategy, adopt Resolution 2026-021 approving the amendment, and authorize staff to transmit approval and Resolution as required.
Funding Source: Receiving Grant to Expend.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO HOLD PUBLIC HEARING, AMEND, ADOPT, AUTHORIZE)

Funding Source: Receiving Grant to Expend

Placement: Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
#1 - Resolution 2026-021
#2 - Local Housing Assistance Plan (LHAP)

Background / Description: The State Housing Initiatives Partnership (SHIP) Program was created by the Florida Legislature to provide funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. SHIP funds are allocated on an annual basis through the Florida Housing Finance Corporation and are governed locally through an approved Local Housing Assistance Plan (LHAP).

The City of Coral Springs has participated in the SHIP Program for many years and receives annual allocations from the State of Florida to assist very low-, low-, and moderate-income households with housing-related needs. These funds are used in accordance with the City's adopted LHAP, which establishes local housing strategies, eligibility requirements, maximum award amounts, and program administration standards for a three-year period.

The FY 2022-2025 Local Housing Assistance Plan (LHAP) was developed to address the affordable housing needs of Coral Springs residents and to ensure compliance with Florida Statutes Chapter 420 and Rule Chapter 67-37, Florida Administrative Code. The LHAP identifies housing strategies including purchase assistance, owner-occupied rehabilitation, emergency repairs, rental assistance, and special housing accommodations designed to preserve and expand affordable housing opportunities within the City.

The LHAP also establishes income targeting requirements to ensure funds are prioritized for households most in need, while maintaining flexibility to address local housing market conditions and community priorities. Funding allocations are adopted annually and administered in accordance with State SHIP requirements and the City's approved housing strategies.

Implementation of the FY 2022-2025 LHAP allows the City to continue receiving SHIP funding from the State of Florida and implementing local affordable housing programs that support homeownership, housing preservation, and rental stability for eligible residents.

Presenting: Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: June 17, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 3476

SUBJECT: Resolution 2026-021: Amendment to State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) FY 2022-2025.

PLACEMENT: Public Hearing

REQUESTED ACTION: Request to hold a public hearing and amend the FY 2022-2025 Local Housing Assistance Plan (LHAP) to update the Rental Assistance strategy, adopt Resolution 2026-021 approving the amendment, and authorize staff to transmit approval and Resolution as required. Funding Source: Receiving Grant to Expend. Strategic Goal: A Family-Friendly Community. (REQUEST TO HOLD PUBLIC HEARING, AMEND, ADOPT, AUTHORIZE)

PRIOR ACTION:

02/16/2022 Commission approved Resolution 2022-014 adopting FY 2022-2025 Local Housing Assistance Plan (LHAP).

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1. **HOLD A PUBLIC HEARING TO AMEND THE FY 2022-2025 LHAP TO UPDATE THE RENTAL ASSISTANCE STRATEGY;**

2. **ADOPT RESOLUTION 2026-021 APPROVING THE AMENDMENT TO THE USE OF SHIP FUNDS; AND**

3. **AUTHORIZE STAFF TO SUBMIT THE AMENDED PLAN TO THE FLORIDA HOUSING FINANCE CORPORATION FOR APPROVAL AS APPROPRIATE.**

ATTACHMENTS:
#1 – Resolution 2026-021
#2 – Local Housing Assistance Plan (LHAP)

City of Coral Springs
Commission Meeting Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: Resolution 2026-021: Amendment to FY 2022-2025 LHAP

BACKGROUND

The State Housing Initiatives Partnership (SHIP) Program was created by the Florida Legislature to provide funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. SHIP funds are allocated on an annual basis through the Florida Housing Finance Corporation and are governed locally through an approved Local Housing Assistance Plan (LHAP).

The City of Coral Springs has participated in the SHIP Program for many years and receives annual allocations from the State of Florida to assist very low-, low-, and moderate-income households with housing-related needs. These funds are used in accordance with the City's adopted LHAP, which establishes local housing strategies, eligibility requirements, maximum award amounts, and program administration standards for a three-year period.

The FY 2022-2025 Local Housing Assistance Plan (LHAP) was developed to address the affordable housing needs of Coral Springs residents and to ensure compliance with Florida Statutes Chapter 420 and Rule Chapter 67-37, Florida Administrative Code. The LHAP identifies housing strategies including purchase assistance, owner-occupied rehabilitation, emergency repairs, rental assistance, and special housing accommodations designed to preserve and expand affordable housing opportunities within the City.

The LHAP also establishes income targeting requirements to ensure funds are prioritized for households most in need, while maintaining flexibility to address local housing market conditions and community priorities. Funding allocations are adopted annually and administered in accordance with State SHIP requirements and the City's approved housing strategies.

Implementation of the FY 2022-2025 LHAP allows the City to continue receiving SHIP funding from the State of Florida and implementing local affordable housing programs that support homeownership, housing preservation, and rental stability for eligible residents.

ANALYSIS:

Pursuant to the State Housing Initiatives Partnership (SHIP) Program, local governments receiving SHIP funds are required to adopt and amend their Local Housing Assistance Plan (LHAP) as needed to address changing community housing needs and ensure compliance with Florida Statutes and Florida Housing Finance Corporation requirements. Amendments to the LHAP are required when the City proposes to add, revise, or substantially change an approved housing assistance strategy.

The City has identified a growing need for rental assistance to support income-eligible households experiencing housing instability due to rising housing costs and other economic challenges. During the month of May, the Department received 27 rental assistance inquiries. In response to this need, staff is proposing an amendment to the FY 2022-2025 LHAP to revise the rental assistance strategy to provide temporary housing assistance to eligible Coral Springs residents.

Subject: Resolution 2026-021: Amendment to FY 2022-2025 LHAP

Current LHAP Rental Strategy	Proposed LHAP Rental Strategy
Funds will be awarded to renter households that need emergency assistance with first and last month's rent, security and utility deposits due to emergency circumstances not eligible under the Disaster Strategy. This strategy is to provide assistance for renters being displaced from their unit(s) officially deemed uninhabitable due to unsafe living conditions, and landlord negligence without remedy resulting in condemnation of the unit or units.	This strategy will provide one-time assistance to renters who qualify under 420.9072 (7) (b). This includes renters being displaced from their primary rental unit(s) officially deemed uninhabitable due to unsafe living conditions or to assist households in need of homeless prevention. Funds will be awarded to eligible households in need of assistance with security and utility deposits and rental payments for up to 6 months. For households that are very low or with one adult with special needs according to Section 420.0004 (13), or individuals or families that are homeless, according to Section 420.621 of the Florida Statutes, rental payments up to twelve (12) months are permissible.

The proposed strategy was also included in the FY 2025-2028 LHAP, which was adopted by City Commission in 2024. The amendment will allow the City to utilize SHIP funds in a manner that addresses immediate housing needs while continuing to comply with State program requirements, income targeting standards, and local housing priorities. Rental assistance is intended to help prevent displacement, promote housing stability, and provide relief to qualifying households facing financial hardship.

Approval of this amendment will ensure the City maintains flexibility in the administration of SHIP funds and can respond to current housing conditions by expanding the available housing assistance strategies under the adopted LHAP.

SUMMARY:

Staff recommends the City Commission approve the amendment to the FY 2022-2025 Local Housing Assistance Plan (LHAP) to update the Rental Assistance Strategy as an eligible housing strategy, adopt the accompanying Resolution approving the amendment, and authorize staff to submit the approved amendment to the Florida Housing Finance Corporation.

RESOLUTION 2026-021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS APPROVING AN AMENDMENT TO THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES;AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act; The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, as required by *section 420.9075, F.S.* it is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5% of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs.

WHEREAS, the Development Services Department has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Commission finds that it is in the best interest of the public for the City of Coral Springs to submit the Local Housing Assistance Plan for review and approval so as to qualify for said documentary stamp tax funds; and

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

SECTION 1. The City Commission of the City of Coral Springs hereby approves the amended Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by ss. 420.907-420-9079, Florida Statutes, for fiscal years 2022-2023, 2023-2024, 2024-2025.

SECTION 2. The City Manager, is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

SECTION 3. Effective Date. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2026.

_____
SCOTT BROOK, MAYOR

ATTEST:

_____
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous ___
Motion/2nd

		Yes	No
___	___ MAYOR BROOK	___	___
___	___ COMMISSIONER CERRA	___	___
___	___ COMMISSIONER MCHUGH	___	___
___	___ COMMISSIONER SIMMONS	___	___

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2022-2023, 2023-2024, 2024-2025

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I. Program Details:

A. LG(s)

Name of Local Government	City of Coral Springs
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2022-2023, 2023-2024, 2024-2025

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding described/listed here apply to all strategies unless otherwise stated:

Applicants who qualify as having Special Needs (420.0004 (13)) will receive first priority for all strategies in order to meet the Special Needs set-aside.

J. Discrimination: In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling: Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

L. **Purchase Price Limits:** The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	X
Local HFA Numbers	

M. **Income Limits, Rent Limits and Affordability:** The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

N. **Welfare Transition Program:** Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. **Monitoring and First Right of Refusal:** In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. **Administrative Budget:** A line-item budget is attached as Exhibit A. The city/county finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is*

insufficient to adequately pay the necessary costs of administering the local housing assistance plan."

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: "*The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.*

Q. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Percentage
Local Government-Coral Springs	Project oversight, Annual Reports, and Plans. All Administrative duties are monitored thoroughly through weekly conference calls, monthly reports, and periodic file reviews.	40%
Third Party Entity/Sub-recipient-Broward County Minority Builders Coalition	• Administer the Owner-Occupied Rehabilitation Program, as well as all strategies as outlined in the City's CDBG Annual Action Plan, and Local Housing Assistance Plan; • Assure compliance with all federal, state, and city rules and regulations related to the Home Repair program and funding sources; • Complete all qualification and eligibility requirements for applicants (income eligibility, conflict of interest waivers, etc.); • Coordinate all aspects of the rehabilitation of units (appraisals inspections, construction, etc.); • Oversee the housing inspectors and contractors completing the Home Repair Project; • Complete environmental reviews; • Provide monthly detailed progress reports indicating project status, required quarterly reports, and weekly updates throughout the project; • Conduct monthly meetings/conference calls with the City of Coral Springs; • Prepare and submit HUD financial reports (invoices, payments, Integrated Disbursement & Information System (IDIS) and required city reports); • Answer home repair questions from the general public; • Attend public meetings as needed.	60%

R. Project Delivery Costs: Project delivery costs include soft costs such as, the pre and post work specification inspection, appraisal report, title search, lead inspection, pre and post mold testing, and mortgage recording fees. Project delivery costs are pre-determined per service and are included in agreements. Project delivery costs not to exceed 10% of maximum allowable project amount depending on the age and condition of the property.

S. Essential Service Personnel Definition: The City of Coral Springs definition of essential personnel consist of: teachers and educators, school district employees, community college and university employees, police and fire personnel, health care personnel, and skilled building trade personnel; who are permanent employees of a company or organization located within the City of Coral Springs.

T. First Time Homebuyer Definition: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above criteria, they are considered first-time homebuyers). A single parent who has only owned with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.*

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: In accordance with Section 420.9075(3)(d), F.S., the City will incorporate the following green initiatives into rehabilitation and new construction activities where cost feasible:

Energy Conservation

- Energy star qualified appliances – refrigerators, stoves, and water heaters
- Ceiling fans in living rooms and bedrooms
- Motion sensor light switches
- Cool roofing – single polymer cover
- Programmable thermostat

Water conservation

- WaterSense Faucets
- WaterSense Toilets
- WaterSense Shower Heads

Healthy Environment

- Green label Certified Floor Coverings
- Mold/lead/Asbestos Removal

Durability

- Extended warranty items
- Quality standards for materials

V. Describe efforts to meet the 20% Special Needs set-aside: The City's website, as well as townhall meetings and presentations inform residents of the 20% set-aside for homeowner rehabilitation and the program registration form inquires whether any members of the household meet the 20% special needs set-aside. Additional documentation is required upon approval.

W. Describe efforts to reduce homelessness: The City participates in Broward County's Continuum of Care Program which includes the following fundamental components;

- Homelessness prevention;
- Outreach and assessment to identify an individual's or family's needs and make

connections to facilities and services;

- Immediate shelter and safe, decent alternatives to the streets;
- Transitional housing and necessary social services. Such services include job training/placement, substance abuse treatment, short-term mental health services, independent living skills, etc.; and
- Permanent housing or permanent supportive housing arrangements.

Additionally, the City provides assistance through the Rental Intervention and Rapid Re-Housing strategy to assist eligible residents who would have experienced unforeseen circumstances, by providing funds to cover past due payments and fees and prevent homelessness.

Section II. LHAP Strategies:

A. OWNER-OCCUPIED REHABILIATION	Code 3

Summary: Residential Rehabilitation to owner-occupied households within the City boundaries. The Program is available to assist applicants in rehabilitation of existing homes through construction, and/or installation of general property improvements to assist in creating a hazard-free and structurally sound home.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Extremely low, Very low, low and moderate

d. Maximum award: $65,000.00

e. Terms

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 15 years
4. Forgiveness: Loan is forgiven on a prorated basis so that 6.7% is forgiven annually.
5. Repayment: There are no repayment terms so long as the loan terms and conditions are upheld.
6. Default: Default of the loan occurs if the Mortgagor no longer resides in the home as the principal residence, or if any part of the property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by voluntary act, involuntarily, by operation of law or otherwise, or if the Mortgagor is divested of title by judicial sale, levy or other proceeding, or if the foreclosure action is instituted against the property, or if the property is leased or rented. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as the primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable. If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to

justify pursuing repayment.

A subordination of this deferred payment mortgage will only be approved under the guidelines of the Subordination Policy established by the City's Owner Occupied Rehabilitation Program.

f. Recipient Selection Criteria: Certified eligible homeowners will be selected on a first qualified, first served basis within the income groups. Applicants who have received SHIP assistance from the City cannot re-apply for fifteen (15) years from the date of the executed agreement for home repair.

g. Sponsor Selection Criteria: N/A

h. Additional Information: None

B. BARRIER FREE/SPECIAL NEEDS STRATEGY	Code 3

Summary: Designed to remove barriers, improve accessibility to elderly applicants (62 years or older) and households including one or more Special Needs (420.0004 (13)), and to provide for health and safety repairs as needed by elderly and disabled persons to maintain their independence. Health and safety repairs may include repairs unrelated to accessibility and barrier removal.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Extremely low, Very low, low and moderate

d. Maximum award: $65,000.00

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 15 years
4. Forgiveness: Loan is forgiven on a prorated basis so that 6.7% is forgiven annually.
5. Repayment: There are no repayment terms so long as the loan terms and conditions are upheld. Default: Default of the loan occurs if the Mortgagor no longer resides in the home as the principal residence, or if any part of the property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by voluntary act, involuntarily, by operation of law or otherwise, or if the Mortgagor is divested of title by judicial sale, levy or other proceeding, or if the foreclosure action is instituted against the property, or if the property is leased or rented. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as the primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable. If the home is foreclosed on by a superior mortgage holder, the city will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to

justify pursuing repayment.

A subordination of this deferred payment mortgage will only be approved under the guidelines of the Subordination Policy established by the City's Home Repair Program.

f. Recipient Selection Criteria: Certified eligible homeowners will be selected on a first qualified, first served basis within the income groups. Applicants who receive SHIP assistance from the City cannot re-apply for fifteen (15) years from the date of the executed agreement for the Barrier Free program.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Eligible uses for barrier removal and home modifications include but not limited to: modifications to widen entry ways, install accessible doors and hardware, widen halls, kitchens, bathrooms and bedrooms to accommodate mobility aides (canes, walkers, and scooters); grab bars; entry ramps; railings; walkways and landing; non-slip floor surfaces throughout the home environment; may include carpeting; nonresistant or lever hardware; delayed opening and closing mechanisms on egress and garage doors; interior doors; improved lighting; accessible appliances which include but are not limited to front or touch-type controls; level faucets; installations of accessible cabinets, shelves, drawers, sinks, toilets, kitchen, bathroom, utility, and swimming pool appliances and fixtures.

Assistance may include the installation and provision of assisted technology products to increase accessibility in the home environment. Examples include but are not limited to: roll in style or permanent shower chair, environmental control system and hand held shower, non-slip surfacing on accessible roll-in with or without curb shower; accessible touch-type light switches and thermostats; smoke alarms and fire detectors; and removal of other architectural barriers.

C. PURCHASE ASSISTANCE STRATEGY	Code 1&2

Summary: SHIP funds will be awarded for down payment and closing costs to households to purchase a newly constructed or existing home. A newly constructed home must have received a certificate of occupancy within the last twelve months.

Prospective homebuyers must qualify as a First Time Homebuyer.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Extremely low, Very low, low and moderate

d. Maximum award: $50,000.00

e. Terms:
1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 15 years
4. Forgiveness: Loan is forgiven on a prorated basis so that 6.7% is forgiven annually

5. Repayment: There are no repayment terms so long as the loan terms and conditions are upheld.
6. Default: Default of the loan occurs if the Mortgagor no longer resides in the home as the principal residence, or if any part of the property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by voluntary act, involuntarily, by operation of law or otherwise, or if the mortgagor is divested of title by judicial sale, levy or other proceeding, or if the foreclosure action is instituted against the property, or if the property is leased or rented. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as the primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable. If the home is foreclosed on by a superior mortgage holder, the city will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available.

   A subordination of this deferred payment mortgage will only be approved under the guidelines of the Subordination Policy established by the City's home repair program.

f. Recipient Selection Criteria: Certified eligible homeowners will be selected in a first qualified, first served basis within the income groups. Applicants who have received assistance from the City cannot re-apply for fifteen (15) years from the date of the executed agreement for the purchase assistance.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Applicants must secure a first mortgage by an approved lender.

D. DISASTER RECOVERY STRATEGY	Code 5 & 16

Summary: The Disaster Strategy provides assistance to households following a disaster declared by Executive Order of the President of the United States or Governor of the State of Florida. It is designed to provide home repair assistance to eligible applicants who suffered disaster damage and costs of repair exceed assistance provided by the state or Federal sources or from insurance coverage. This program will only be implemented in the event of a disaster using any funds that have not been encumbered or additional disaster funds issued by Florida Housing Finance Corporation.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Extremely low, Very low, low and moderate

d. Maximum award:
1. $40,000.00 for Rehabilitation assistance to owner occupied housing
2. $10,000.00 for rental, mortgage and utility payment assistance

e. Terms:
1. Repayment loan/deferred loan/grant:

1. Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note for Rehabilitation assistance to owner occupied housing.
2. Rental, mortgage and utility payment assistance will be awarded as a grant.

2. Interest Rate:
   1. Owner occupied housing assistance – 0%
   2. Rental, Mortgage and utility assistance- N/A
3. Years in loan term:
   1. Rehabilitation assistance to owner occupied housing – 15 years
   2. Rental, mortgage and utility payment assistance – N/A
4. Forgiveness:
   1. Rehabilitation assistance to owner occupied housing - Loan is forgiven on a prorated basis so that 6.7% is forgiven annually.
   2. Rental, mortgage and utility assistance – N/A
5. Repayment:
   1. Rehabilitation assistance to owner occupied housing - None is required as long as loan is in good standing.
   2. Rental, mortgage and utility assistance – N/A
6. Default:
   1. Rehabilitation assistance to owner occupied housing - Default of the loan occurs if the Mortgagor no longer resides in the home as the principal residence, or if any part of the property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by voluntary act, involuntarily, by operation of law or otherwise, or if the mortgagor is divested of title by judicial sale, levy or other proceeding, or if the foreclosure action is instituted against the property, or if the property is leased or rented. If any of these occur, the outstanding balance will be due and payable.

      In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as the primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable. If the home is foreclosed on by a superior mortgage holder, the city will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing repayment.

      A subordination of this deferred payment mortgage will only be approved under the guidelines of the Subordination Policy established by the City's home repair program.

   2. Rental, mortgage and utility payment assistance - N/A

f. Recipient Selection Criteria:

Applicants will be selected on a first qualified, first served basis within the income groups. Applicants who have received SHIP assistance from the City cannot re-apply for fifteen (15) years from the date of the executed agreement for the disaster relief.

g. Sponsor Selection Criteria:

1. Rehabilitation assistance to owner occupied housing- N/A
2. Rental, mortgage and utility assistance – The City of Coral Springs intends to administer this program

through a sponsor or sub-recipient agency or agencies. If the City has an existing contract with a service provider at the time of the emergency declaration, the City may provide disaster assistance under the current contract. If there is no existing contract for services, the City will request a proposal(s) from local service providers that have experience and the capacity in carrying out a similar services program or service.

h. Additional Information: Funds may be used for items such as, but not limited to, tree and debris removal required to make the individual housing units habitable; interim repairs to avoid further damage; purchase of emergency supplies for eligible households to weatherproof damaged homes; payment of insurance deductibles for rehabilitation of homes covered under homeowner insurance policies; post disaster assistance with non-insured repairs. This generally includes roofing, plumbing, and electrical items.

Funds may also be used for rental, mortgage and utility assistance payments in the aftermath of a disaster, declared by Executive Order of the President of the United States or the Governor of Florida.

Rehabilitation expenses, which are incurred prior to the completion of a disaster relief assistance application, are NOT reimbursable through the City's program.

For applicants who have on-going insurance claims or received settlements, the program will only subsidize the gap between the insurance settlement and the estimate to complete the construction or replace the damage, not including deductibles.

E. RENTAL ASSISTANCE STRATEGY	Code 23

Summary: Funds will be awarded to renter households that need emergency assistance with first and last month's rent, security and utility deposits due to emergency circumstances not eligible under the Disaster Strategy. This strategy is to provide assistance for renters being displaced from their unit(s) officially deemed uninhabitable due to unsafe living conditions, and landlord negligence without remedy resulting in condemnation of the unit or units.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Extremely low, Very low, low and moderate

d. Maximum award: $8,000

e. Terms:
1. Repayment loan/deferred loan/grant: Funds will be awarded as a grant.
2. Interest Rate: N/A
3. Term: N/A
4. Forgiveness/Repayment: N/A
5. Default/Recapture: N/A

f. Recipient Selection Criteria: Applicants will be selected on a first-qualified, first-served basis with priority

for very low and special needs households.

g. Sponsor Selection Criteria: The City of Coral Springs intends to administer this program through a sponsor or sub-recipient agency or agencies. If there is no existing contract for services, the City will request a proposal(s) from local service providers that have experience and the capacity in carrying out a similar services program or service.

h. Additional Information: The lease must be at least twelve months in duration and active within the time of displacement. No month-to-month leases are eligible.

E. RENTAL INTERVENTION AND RAPID RE-HOUSING STRATEGY	Code 13, 23, 26

Summary: This strategy will provide one-time assistance to renters who qualify under 420.9072 (7) (b). This includes renters being displaced from their primary rental unit(s) officially deemed uninhabitable due to unsafe living conditions or to assist households in need of homeless prevention.
Funds will be awarded to eligible households in need of assistance with security and utility deposits and rental payments for up to 6 months. For households that are very low or with one adult with special needs according to Section 420.0004 (13), or individuals or families that are homeless, according to Section 420.621 of the Florida Statutes, rental payments up to twelve (12) months are permissible.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Extremely low, very low, low and moderate. Code 26 very low only.

d. Maximum award: $20,000

e. Terms:
1. Repayment loan/deferred loan/grant: Funds will be awarded as a grant.
2. Interest Rate: N/A
3. Term: N/A
4. Forgiveness/Repayment: N/A
5. Default/Recapture: N/A

f. Recipient Selection Criteria: Applicants will be selected on a first-qualified, first-served basis with priority for very low and special needs households.

g. Sponsor Selection Criteria: The City of Coral Springs will administer this program through a sponsor or sub-recipient agency or agencies. If there is no existing contract for services, the City will request a proposal(s) from local service providers through a selection process that have experience and the capacity to carry out a similar services program or service.

h. Additional Information: The lease must be at least twelve months in duration and active within the time of displacement. No month-to-month leases are eligible. Assistance will be provided directly to the housing provider and/or utility company on behalf of the applicant(s).

i. Complete rental counseling from a HUD-approved agency.

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. Name of the Strategy: **Expedited Permitting**

Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Provide a description of the procedures used to implement this strategy:

- The Building Division works closely with the Development Services Department to expedite building permits related to affordable housing programs. The City has a process in place to expedite building permits related to the Housing Repair and Barrier Free programs;
  - All SHIP, HOME, CDBG, HLMP and NSP projects are flagged in the City's system. Community Development Division stamps permit applications before submitting the permit at the Building Division. The applications are all placed in green folders and are prioritized.

- Not-for-profit organizations can waive the Planning and Zoning public hearing, thereby reducing the processing time of petitions by a month;
  - The City has waived the Planning and Zoning public hearings for not-for-profit organizations. For example, the Goodwill Industries Store was a project that required a special exception which is normally required to be reviewed by Planning and Zoning, but planning and zoning was waived and it went to the Commission for approval.

B. Name of the Strategy: **Ongoing Review Process**

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Provide a description of the procedures used to implement this strategy:

- The City's Development Services Department through the City Commission maintains an ongoing review of all factors that may affect the cost of housing.

C. Other Incentive Strategies Adopted: N/A

IV. EXHIBITS:

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution.

Summary Sheet

Agenda Item: 13.

Meeting Date: June 17, 2026

Subject: Resolution 2026-020, Approving Petition DE26-0001 for the Dedication of a Sidewalk Easement (Chad Maraj)

Requested Action: Request to hold public hearing to approve petition DE26-0001 from Self Storage-Sample Rd. LC dedication of a 3 ft sidewalk easement to the City of Coral Springs on the property located at 12375 West Sample Road, Coral Springs, lying in a portion of lot 10, Block A, Greater Coral Springs Research and Development Park Addition, according to the plat thereof as recorded in plat book 66 page 50 of the Public Records of Broward County, Florida, and adopt Resolution 2026-020; providing for recordation, conflicts, severability and an effective date.
Funding Source: Not Applicable.
Strategic Goal: Not Applicable.
(REQUEST TO HOLD PUBLIC HEARING, APPROVE, ADOPT)

Funding Source: Not Applicable

Placement: Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
#1 - Resolution 2026-020
#2 - Petition DE26-0001 for Dedication of Sidewalk Easement
DE26-0001 Dedication of Sidewalk Easement Slides

Background / Description: Self-Storage Sample Rd LLC. is the owner of the +/- 4.06-acre property located at 12375 West Sample Road, which is generally located on the northwest corner of Sample Road and NW 124th Avenue. The Property is currently developed with four (4) existing buildings totaling +/- 74,870 square feet of net building area used for self-storage. The petitioner is proposing to add one (1) additional three-story building with +/- 19,614 square feet of net self-storage area in the center of the property.

In addition to the new building the owner will replace 162 ft of the existing five (5) foot sidewalk along the property line on Sample Road with an eight (8) foot multi-use path, at the request of the city as part of the future Everglades loop project. Five 5 ft of the newly installed sidewalk will still be owned and maintained by the Florida Turnpike Enterprise, and the additional 3 ft of the new sidewalk will be owned and maintained the city of Coral Springs, as requested by the Florida Turnpike Enterprise.

Presenting: Chad Maraj

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT:	Resolution 2026-020 Approving Petition DE26-0001 for the Dedication of a Sidewalk Easement (Chad Maraj)
PLACEMENT:	Public Hearing
REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES)	Request to hold public hearing to approve petition DE26-0001 from Self Storage-Sample Rd. LC for the dedication of a 3 ft sidewalk easement to the City of Coral Springs on the property located at 12375 West Sample Road, Coral Springs, lying in a portion of lot 10, Block A, Greater Coral Springs Research and Development Park Addition, according to the plat thereof as recorded in plat book 66 page 50 of the Public Records of Broward County, Florida, and adopt resolution 2026-020 approving petition. (REQUEST TO HOLD PUBLIC HEARING, APPROVE AND ADOPT)
PROJECT REVIEWED BY OR INCLUDED IN:	Not Applicable.
ATTACHMENTS:	#1 – Resolution 2026-020 #2 – Petition DE26-0001 Dedication of Sidewalk Easement

BACKGROUND:

Self-Storage Sample Rd LLC. is the owner of the +/- 4.06-acre property located at 12375 West Sample Road, which is generally located on the northwest corner of Sample Road and NW 124th Avenue. The Property is currently developed with four (4) existing buildings totaling +/- 74,870 square feet of net building area used for self-storage. The petitioner is proposing to add one (1) additional three-story building with +/- 19,614 square feet of net self-storage area in the center of the property.

In addition to the new building the owner will replace 162 ft of the existing five (5) foot sidewalk along the property line on Sample Road with an eight (8) foot multi-use path, at the request of the city as part of the future Everglades loop project. Five 5 ft of the newly installed sidewalk will still be owned and maintained by the Florida Turnpike Enterprise, and the additional 3 ft of the new sidewalk will be owned and maintained the city of Coral Springs, as requested by the Florida Turnpike Enterprise.

RESOLUTION 2026-020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, APPROVING THE DEDICATION OF A THREE FOOT (3') SIDEWALK EASEMENT LYING WITHIN THE SOUTH 3.00 FEET OF THE WEST 162.53 FEET OF LOT 10, BLOCK A, GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66 AT PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AS PART OF THE EVERGLADES LOOP PROJECT; PROVIDING FOR RECORDATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE (DE26-0001).

WHEREAS, City staff has recommended approving the dedication of a three foot (3') sidewalk easement as part of the Everglades Loop Project, which easement lies within the south 3.00 feet of the west 162.53 feet of Lot 10, Block A, Greater Coral Springs Research and Development Park Addition, according to the Plat thereof, as recorded in Plat Book 66 at Page 50 of the Public Records of Broward County, Florida, as depicted on Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, at a public meeting held on June 17, 2026, the City Commission of the City of Coral Springs considered and approved the dedication of the sidewalk easement as a part of the Everglades Loop Project; and

WHEREAS, the City Commission of the City of Coral Springs determined that the approval of the dedication of said sidewalk easement is in the best interests of the citizens of this community;

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

SECTION 1. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

SECTION 2. That the Coral Springs City Commission hereby accepts the dedication of a three foot (3') sidewalk easement as part of the Everglades Loop Project, which easement lies within the south 3.00 feet of the west 162.53 feet of Lot 10, Block A, Greater Coral Springs Research and

Development Park Addition, according to the Plat thereof, as recorded in Plat Book 66 at Page 50 of the Public Records of Broward County, Florida, as depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 3. That this Resolution, together with Exhibit "A", shall be recorded in the Public Records of Broward County, Florida.

SECTION 4. CONFLICT. That all Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of the Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2026.

_____
SCOTT BROOK, MAYOR

ATTEST:

_____
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous ___
Motion /2nd

			Yes	No
___	___	MAYOR BROOK	___	___
___	___	COMMISSIONER CERRA	___	___
___	___	COMMISSIONER MCHUGH	___	___
___	___	COMMISSIONER SIMMONS	___	___

CORAL SPRINGS
EVERYTHING UNDER THE SUN

Community Development
9500 West Sample Road | Coral Springs, FL 33065
coralsprings.gov/communitydevelopment
Phone: (954) 344-1160 | Fax: (954) 344-1181
Monday-Thursday 8:00 a.m.-5:30 p.m. | Friday 8:00 a.m.-3:00 p.m.

Hover form fields for instructions.

Petition for Dedication of Easement (DE)

Property Information

12375 West Sample Road, Coral Springs, FL — Site address
33065 — ZIP Code

See attached legal description — Description
484118020100 & 484118020110 — Folio number

Petitioner Information

Self Storage-Sample RD. LC — Name
9542821838 — Phone

Street address 12375 West Sample Road

City Coral Springs State Florida ZIP Code 33065

Email nschulman@sentry-selfstorage.com

Property Owner Information (if different from petitioner)

Name
Phone

Street address

City State Florida ZIP Code

Email

The undersigned hereby petitions the City of Coral Springs to accept the following described easement.

Select one Other Size of easement (in feet) 487.66 sf

Easement description

The South 3.00 feet of the west 162.53 feet of Lot 10, Block A, "Greater Coral Springs Research and Development Park, Addition", According to the plat thereof as recorded in Plat Book 66, Page 50, of the Public Records of Broward County, Florida:
Containing 487.66 square feet/0.0112 acres, more or less

Statement of reason for dedication

At the request of the City of Coral Springs to complete Everglades Memorial Loop

For use when petitioner is the owner of subject property

This is to certify that I am the owner in fee simple of subject lands described above in the Petition for Dedication of Easement.

Norman Schulman — 2/7/26

Property owner name — Property owner signature/date

State Florida County Broward

The foregoing instrument was acknowledged before me on February 7th, 2026

by means of: ● physical presence ○ online notarization

● personally known ○ produced identification ID type _____

2/7/2026 — August 26, 2028

Notary signature/date — My commission expires

VANESSA VIERA
MY COMMISSION # HH586802
EXPIRES: August 26, 2028

Notary seal

For use when petitioner is not the owner of subject property

This is to certify that I am the owner of the subject lands described above in the Petition for Dedication of Easement and that I have authorized the person listed below to make and file the aforesaid petition.

_____ _____ _____

Corporate officer/owner name — Title — Corporate officer/owner signature/date

State Florida County _____

The foregoing instrument was acknowledged before me on _____

by means of: ○ physical presence ○ online notarization

○ personally known ○ produced identification ID type _____

_____ _____

Notary signature/date — My commission expires

Notary seal

Note: $514.02 fee required, plus recordation fee and legal advertisement costs to be determined by City Clerk (954-344-1065). Upon approval by the City Commission, the attached conveyance instrument shall be recorded in the County records by the City Clerks of the City of Coral Springs, with the petitioner paying the cost of recording.

For Community Development Department use only

Accepted by _____ Date accepted _____ Section _____ Petition _____

Witnesseth

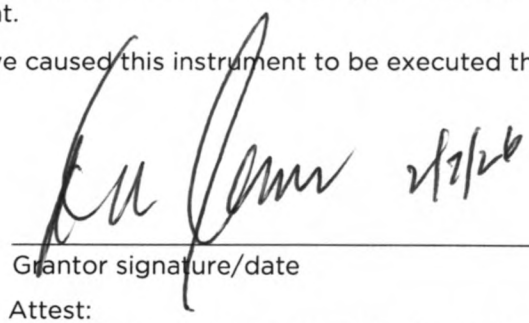
WHEREAS, GRANTOR is the owner of certain real property described in this form which is located in the City of Coral Springs, Broward County, Florida, and which shall hereinafter be referred to as the "Subject Property"; and

WHEREAS, GRANTOR desires to grant GRANTEE a perpetual easement, as described above, for cross-access and cross-parking purposes on, over, under, across, in and through a portion of Subject Property with said easement more particularly described in Exhibit "A", attached hereto and made a part hereof;

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) each to the other in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby agrees as follows:

- All of the above recitals are true and correct, including the recital as to consideration.
- GRANTOR for itself and all future owners of the Subject Property, hereby Grants to GRANTEE, its successors and assigns, a perpetual easement for cross-access and related purposes on, over, under, across, in and through a portion of Subject Property with said easement more particularly described in Exhibit "A" attached hereto and made a part hereof.
- The easement hereby granted shall be and exist for the purposes of the passage of vehicular and pedestrian traffic, together with all customary uses incident thereto, including but not limited to ingress, egress, cross-access, cross-parking, required parking, utilities, landscaping, drainage, signage, lighting and irrigation with such uses subject to applicable provisions of the Municipal Code of the City of Coral Springs.
- GRANTOR shall maintain the easement and for the purposes herein set out, may allow its officers, agents, invitees, licensees, successors, and assigns the right and privilege of the use of and success to the Subject Easement, provided that such uses are duly approved by the City of Coral Springs pursuant to the applicable provisions of the Municipal Code of the City of Coral Springs, specifically including but not limited to, that section of the Code pertaining to Master Parking.
- The covenants contained in this Easement including all benefits and burdens, are not personal but shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, transferees, successors and assigns, and unless otherwise modified, shall be perpetual.
- The grant of this Easement shall be recorded in the Public Records of Broward County, Florida, and the GRANTOR shall pay the costs of recording said document.

IN WITNESS WHEREOF, the GRANTOR and the GRANTEE have caused this instrument to be executed this day.
Signed, sealed, and delivered in the presence of:



Grantor signature/date

Attest:
City of Coral Springs, a municipal organization existing under the laws of the State of Florida

City Clerk signature/date

Mayor signature/date

Grantor

Norman Schulman | Title MGR | 2/7/26

Corporate officer/owner name | Title | Corporate officer/owner signature/date

State Florida County Broward

The foregoing instrument was acknowledged before me on February 7th, 2026

by means of: ● physical presence ○ online notarization

● personally known ○ produced identification ID type _____

2/7/2026

Notary signature/date

August 26, 2028

My commission expires

VANESSA VIERA
MY COMMISSION # HH586802
EXPIRES: August 26, 2028

Notary seal

Grantee

Georgia Elliott | Scott Brook

City Clerk | Mayor

State Florida County _____

The foregoing instrument was acknowledged before me on _____

by means of: ○ physical presence ○ online notarization

○ personally known ○ produced identification ID type _____

Notary signature/date

My commission expires

Notary seal

Joinder and Consent of Mortgagee

Principal Life Insurance Company, an Iowa corporation	September 1, 2023	September 5, 2023	Instr # 119081663
Mortgagee	Date of mortgage	Mortgage recorded	Record book & page

I, being the holder of that certain mortgage dated and recorded on the dates listed above, hereby consent and subordinate its mortgage to the foregoing easement.

PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation

By: PRINCIPAL REAL ESTATE INVESTORS LLC, a Delaware limited liability company, its authorized signatory

By Faith W Hinz
Name: Faith W. Hinz
Title: CMS Asset Manager

By Kevin F. Vaughan
Name: Kevin F. Vaughan
Title: Director
CMS Portfolio Manager

STATE OF IOWA)
)
COUNTY OF POLK)

On this 16th day of February, 2026, before me, the undersigned, a Notary Public in and for the said State, personally appeared Faith W. Hinz and Kevin F. Vaughan, to me personally known to be the identical persons whose names are subscribed to the foregoing instrument, who being by me duly sworn, did say that they are the CMS Asset Manager and Director - CMS Portfolio Manager, respectively, of PRINCIPAL REAL ESTATE INVESTORS, LLC, a Delaware limited liability company, authorized signatory of PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, and that the instrument was signed on behalf of the corporation by Principal Real Estate Investors, LLC, as authorized signatory of Principal Life Insurance Company, by authority of the Board of Directors of Principal Life Insurance Company; and that the aforesaid individuals each acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Principal Real Estate Investors, LLC, as authorized signatories of said corporation, by it and by them voluntarily executed.

Carey Rubino
Notary Public in and for said State
My Commission Expires:
[Affix Notarial Stamp or Seal]

NOTARIAL SEAL IOWA
CAREY RUBINO
Commission Number 837855
My Commission Expires
March 3, 2028

Standard Release

This Release of All Claims and Indemnification Agreement is made on _____

By (name) Norman Schulman Of (address) 12375 West Sample Road

City Coral Springs State Florida

In consideration of the permission granted to me by the City of Coral Springs, I, the undersigned, for myself, my heirs, assigns, and administrators:

- Hereby release, waive and discharge the City of Coral Springs, and its agents, officers and employees, herein referred to as RELEASEES, from any and all liability to the Undersigned, his heirs, assigns and administrators, of and from all claims, causes of action and damages on account of death or injury to the person or property of the Undersigned whether caused by the negligence of the RELEASES or otherwise.
- Hereby covenants not to sue and agrees that the Undersigned and his heirs, administrators, personal representatives and assigns will never institute any action at law or in equality against the City of Coral Springs and their officers, agents, subsidiaries and employees on account of death, injury or any other loss or damage that may be sustained by the Undersigned arising out of or in any way connected with the permitted activity.
- Hereby fully acknowledges and understands that the Undersigned will be engaged in activity that involves risk of serious injury or death and personally assumes full responsibility for and risk of bodily injury, death or property damage.
- Hereby agrees to indemnify, defend, save and hold harmless RELEASES from any and all liability, loss or damage the RELEASES may suffer as a result of claims, demands, losses, costs, causes of action, liens or judgments that may arise out of or in any way connected with the Abandonment.
- The Undersigned has read and voluntarily signs this Release of all Claims and Indemnification agreement and further agrees that no oral representations, statements or inducements, apart from the foregoing written instrument have been made.

In witness whereof, I have executed this agreement on the date written above.

2/7/26 2/7/26

Witness signature/date Owner signature/date

2/7/26

Witness signature/date

Submittal Checklist

One original set and four (4) copies of the following:

- Signed and Sealed Metes and Bounds Legal Description and sketch - 3 copies
- Joinder and Consent of Mortgage OR Satisfaction of Mortgage
- Certified Resolution - only if other than individual ownership
- Standard Release (if applicable)
- Proof of ownership (Attorney's Opinion, see instruction for details)
- Petition Fees

CFN # 111554335, OR BK 49820 PG 1952, Page 1 of 3, Recorded 05/23/2013 at 08:45 AM, Broward County Commission, Doc. D: $0.70 Deputy Clerk 3405

Prepared by and return to:
RICHARD A. MURDOCH, ESQUIRE
Buckingham, Doolittle & Burroughs, LLP
5355 Town Center Road 9th Floor
Boca Raton, FL 33486
561-241-0414

File Number: 75767.0001

Parcel Identification No.
8118-02-01000 and
8118-02-01100

[Space Above This Line For Recording Data]

Corrective Warranty Deed

NOTE: THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THE SPECIAL WARRANTY DEED RECORDED ON APRIL 9, 1999, IN OFFICIAL RECORDS BOOK 29371, PAGE 1601.

This Indenture made this 13th day of May, 2013, by and between **SELF STORAGE INVESTORS LC, a Florida limited liability company**, whose post office address is 12375 Sample Road, Coral Springs, FL 33065 of the County of Broward, State of Florida, grantor*, and **SELF STORAGE – SAMPLE RD. LC, a Florida limited liability company**, whose post office address is 12375 Sample Road, Coral Springs, FL 33065 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

See Exhibit "A" attached hereto

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SELF STORAGE INVESTORS LC,
A Florida limited liability company

By: _____
NORMAN SCHULMAN, Manager

Print Name: IZZAT A. DAJANI

Print Name: HELENE MARTEL

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 13 day of May _____, 2013, by **NORMAN SCHULMAN,** as Manager of Self Storage Investors LC, a Florida limited liability company, on behalf of the company, and who is personally known to me or who has produced _____ as identification.

(Seal)

SUSAN RIES
Notary Public - State of Florida
My Comm. Expires Jul 28, 2014
Commission # EE 12866
Bonded Through National Notary Assn.

Susan Ries
Notary Public, State of Florida
Printed Name: Susan Ries
My commission expires: 7/28/14

EXHIBIT "A"

Lots 10 and 11, Block A, "GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK, ADDITION", according to the Plat thereof, as recorded in Plat Book 66, Page 50, of the Public Records of Broward County, Florida, LESS and EXCEPT the following described parcels:

Parcel A

BEGINNING at the Northeast corner of said Lot 11; THENCE North 89° 27' 08" West along the South right of way line of NW 35th Street, a distance of 26.77 feet; THENCE South 44° 47' 58" East, a distance of 38.09 feet to a point on the West right of way line of NW 124th Avenue; THENCE North 00° 08' 48" West, a distance of 26.77 feet to the POINT OF BEGINNING.

Parcel B

BEGINNING at the Southeast corner of said Lot 11; THENCE North 00° 08' 48" West along the West right of way line of NW 124th Avenue, a distance of 71.14 feet; THENCE South 45° 12' 02" West, a distance of 100.00 feet to a point on the North right of way line of Sample Road; THENCE South 89° 27' 08" East along said right of way line, a distance of 71.14 feet to the POINT OF BEGINNING.

LEGEND:

℄ – CENTERLINE
D.B. – DEED BOOK
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
O.R.B. – OFFICIAL RECORDS BOOK
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
B.C.R. – BROWARD COUNTY RECORDS
L.B. – LICENSED BUSINESS
(PLAT) – REFERS TO PLAT

EXHIBIT "A"

R/W – RIGHT-OF-WAY
LAE – LIMITED ACCESS EASEMENT
UE – UTILITY EASEMENT
△ – DELTA (CENTRAL ANGLE)
L – LENGTH
R – RADIUS
RB – RADIAL BEARING
– PROPOSED DESCRIPTION

SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE SOUTH LINE OF LOT 10. BEARING N89°27'08"W.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

DESCRIPTION:

A PORTION OF LOT 10, BLOCK A, "GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK, ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N00°08'48"W, ALONG THE WEST LINE OF THEREOF, A DISTANCE OF 3.00 FEET; THENCE S89°27'08"E, A DISTANCE OF 162.57 FEET; THENCE S00°32'52"W, A DISTANCE OF 3.00 FEET TO A POINT ALONG THE SOUTH LINE OF BLOCK A; THENCE N89°27'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 162.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 487.66 SQUARE FEET/0.0112 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 20, 2026. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

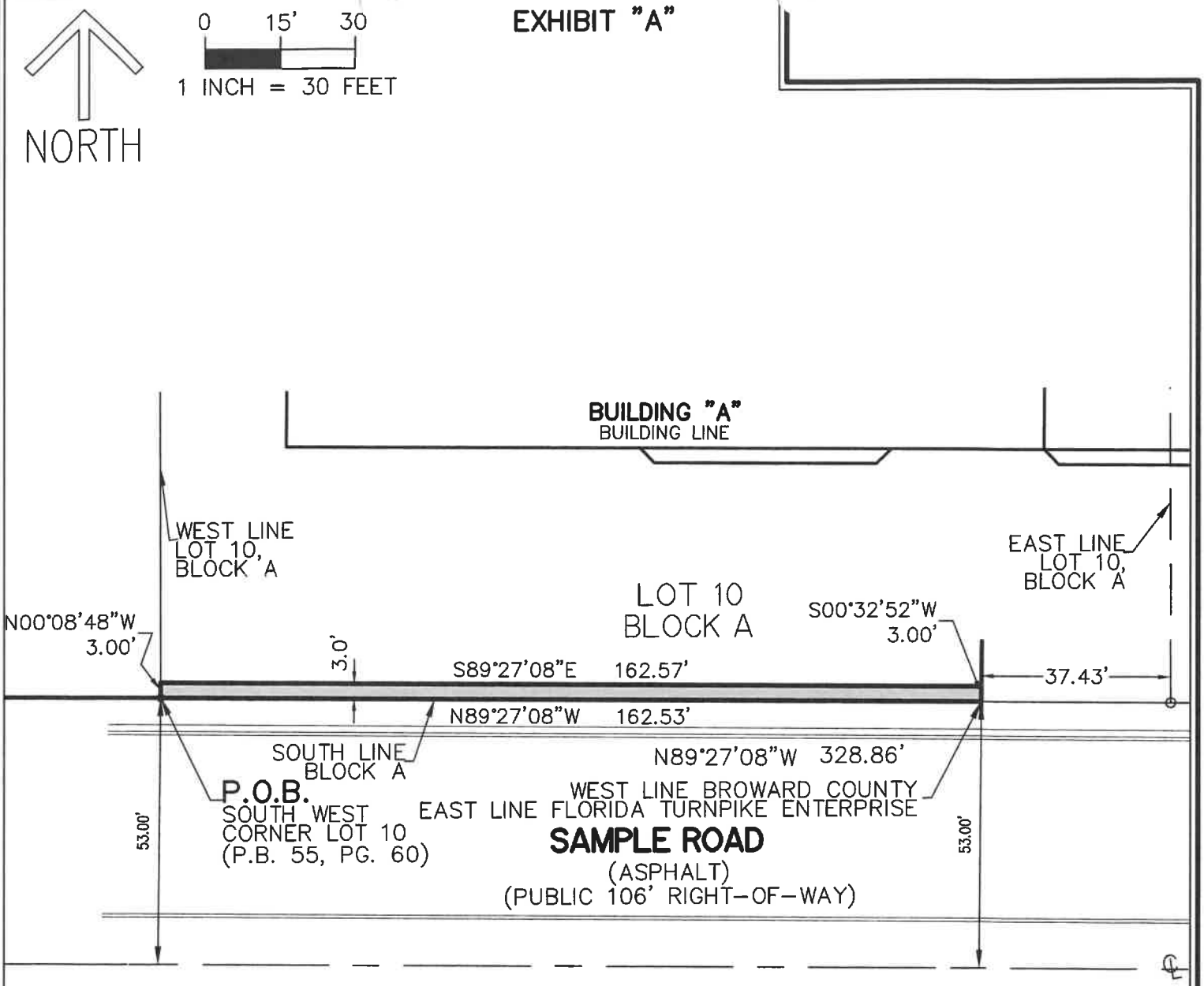
JEFFREY R. WAGNER
CERTIFICATE NO. 5302
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

JEFFREY R. WAGNER
REGISTERED LAND SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

SELF STORAGE
3' SIDEWALK EASEMENT
SKETCH OF DESCRIPTION

DATE	1/20/2026
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	3855

EXHIBIT "A"



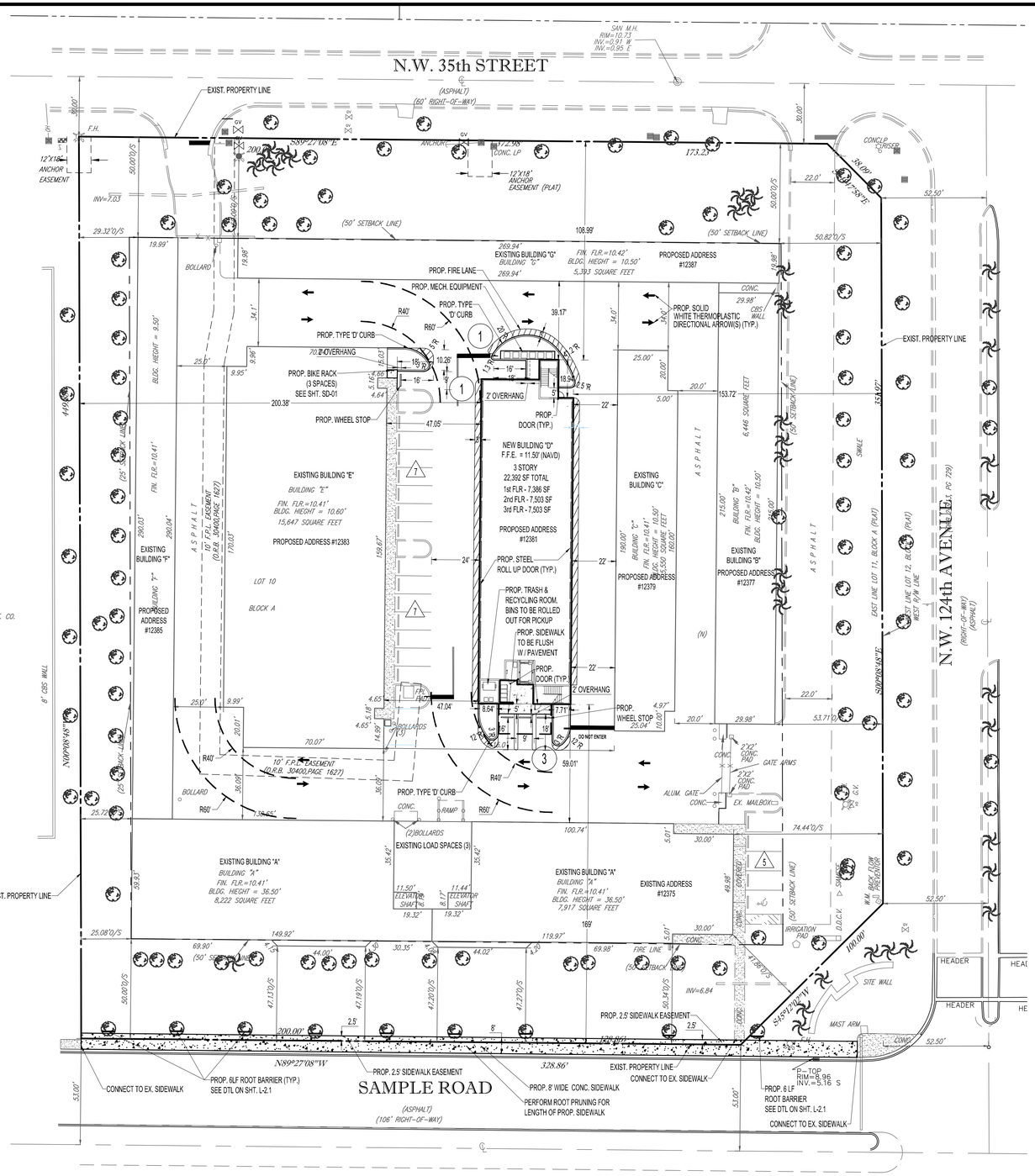
THIS IS NOT A SURVEY

SHEET 2 OF 2

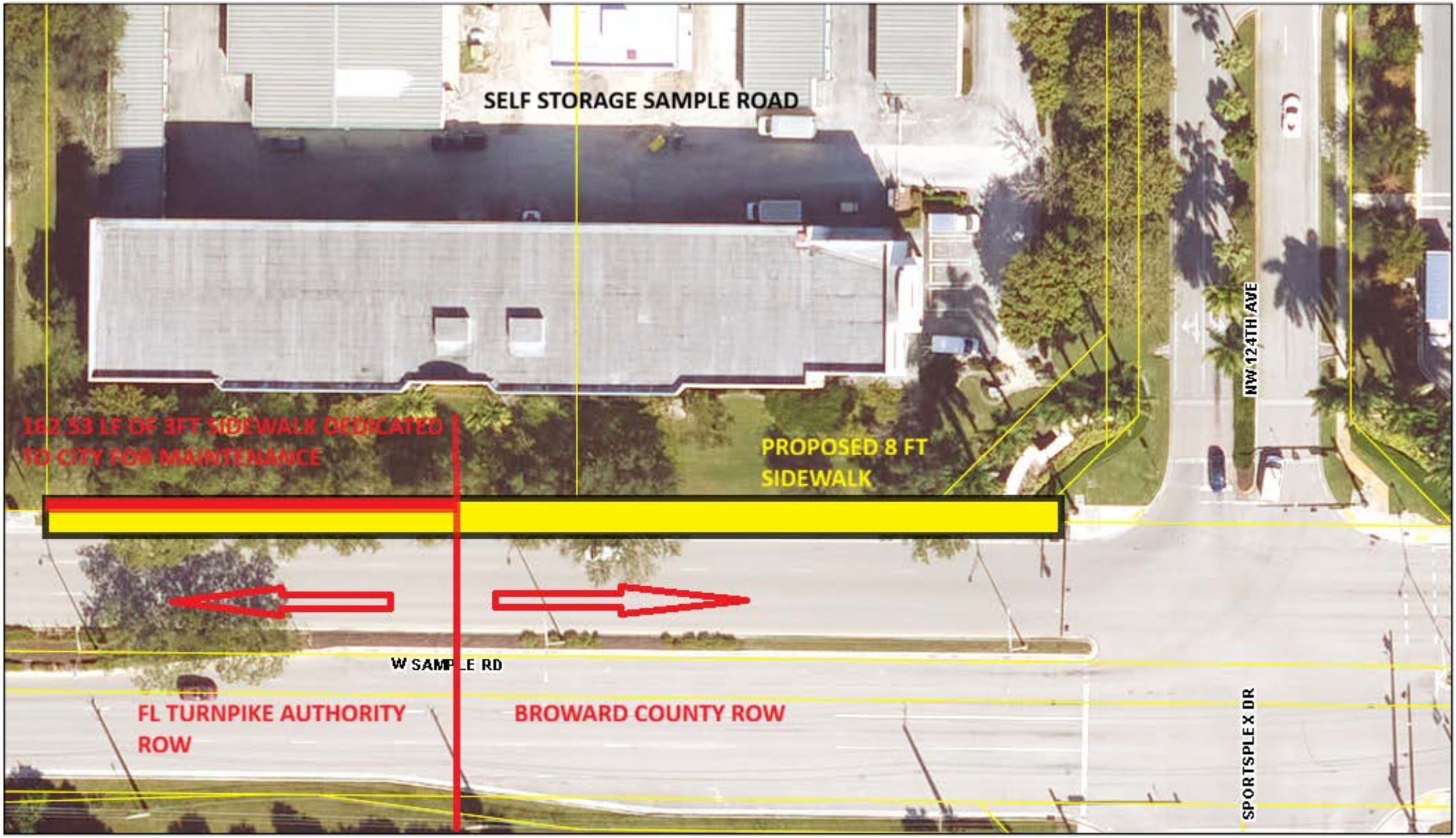
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SELF STORAGE
3' SIDEWALK EASEMENT
SKETCH OF DESCRIPTION

DATE	1/20/2026
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	3855


N.W. 35th STREET
(ASPHALT)
(60' RIGHT-OF-WAY)
EXIST. PROPERTY LINE
SAN. M.H.
RIM=10.73
INV.=0.91 W.
INV.=0.95 E.
N89°27'08"E
173.23'
CONCLP
S
12'X18' ANCHOR EASEMENT
12'X18' ANCHOR EASEMENT (PLAT)
(50' SETBACK LINE)
108.99'
269.94' EXISTING BUILDING "G" BUILDING "G" 269.94'
FIN. FLR.=10.42' BLDG. HEIGHT = 10.50' 5,393 SQUARE FEET
PROPOSED ADDRESS #12387
PROP. FIRE LANE
PROP. MECH. EQUIPMENT
PROP. TYPE 'D' CURB
PROP. SOLID WHITE THERMOPLASTIC DIRECTIONAL ARROW(S) (TYP.)
PROP. TYPE 'D' CURB
2' OVERHANG
PROP. BIKE RACK (3 SPACES) SEE SHT. SD-01
PROP. WHEEL STOP
EXIST. PROPERTY LINE
BOLLARD
BLDG. HEIGHT = 9.50'
FIN. FLR.=10.41'
EXISTING BUILDING "F"
BUILDING "F"
PROPOSED ADDRESS #12385
EXISTING BUILDING "E"
BUILDING "E"
FIN. FLR.=10.41'
BLDG. HEIGHT = 10.60'
15,647 SQUARE FEET
PROPOSED ADDRESS #12383
10' F.P.L. EASEMENT (O.R.B. 30400, PAGE 1627)
A S P H A L T
NEW BUILDING "D" F.F.E. = 11.50' (NAVD)
3 STORY
22,392 SF TOTAL
1st FLR - 7,386 SF
2nd FLR - 7,503 SF
3rd FLR - 7,503 SF
PROPOSED ADDRESS #12381
PROP. STEEL ROLL UP DOOR (TYP.)
PROP. TRASH & RECYCLING ROOM. BINS TO BE ROLLED OUT FOR PICKUP
PROP. SIDEWALK TO BE FLUSH W / PAVEMENT
PROP. DOOR (TYP.)
EXISTING BUILDING "C"
BUILDING "C"
FIN. FLR.=10.41'
BLDG. HEIGHT = 10.50'
6,446 SQUARE FEET
PROPOSED ADDRESS #12379
EXISTING BUILDING "B"
BUILDING "B"
FIN. FLR.=10.42'
BLDG. HEIGHT = 10.50'
EXISTING BUILDING "B"
PROPOSED ADDRESS #12377
(N)
EAST LINE LOT 11, BLOCK A (PLAT)
WEST R/W LINE
N.W. 124th AVENUE
(RIGHT-OF-WAY)
(ASPHALT)
SIDEWALK
SMILE
EXIST. PROPERTY LINE
(50' SETBACK LINE)
CONC.
CMS WALL
GATE ARMS
ALUM. GATE
EX. MAILBOX
(2)BOLLARDS
EXISTING LOAD SPACES (3)
PROP. TYPE 'D' CURB
RAMP
EXISTING BUILDING "A"
BUILDING "A"
FIN. FLR.=10.41'
BLDG. HEIGHT = 36.50'
8,222 SQUARE FEET
EXISTING BUILDING "A"
BUILDING "A"
FIN. FLR.=10.41'
BLDG. HEIGHT = 36.50'
7,917 SQUARE FEET
EXISTING ADDRESS #12375
11.50' ELEVATOR SHAFT
11.44' ELEVATOR SHAFT
IRRIGATION PAD
D.D.C.V.
S.V.
W.M. BACK FLOW PREVENTER
SITE WALL
MAST ARM
HEADER
FIRE LINE
INV=6.84
PROP. 2.5' SIDEWALK EASEMENT
N89°27'08"W
200.00'
328.86'
SAMPLE ROAD
(ASPHALT)
(106' RIGHT-OF-WAY)
CONNECT TO EX. SIDEWALK
PROP. 6LF ROOT BARRIER (TYP.) SEE DTL ON SHT. L-2.1
PROP. 2.5' SIDEWALK EASEMENT
PROP. 8' WIDE CONC. SIDEWALK
PERFORM ROOT PRUNING FOR LENGTH OF PROP. SIDEWALK
EXIST. PROPERTY LINE
CONNECT TO EX. SIDEWALK
P — TOP RIM=9.96 INV.=5.16 S
PROP. 6 LF ROOT BARRIER SEE DTL ON SHT. L-2.1
CONNECT TO EX. SIDEWALK
LOT 9
BLOCK A
OWNER: L & S MGMT. CO.
LOT 10
BLOCK A
N00°00'48"W
8" CBS WALL
(25' SETBACK LINE)
(25' SETBACK LINE)
EXIST. PROPERTY LINE
449.06'
290.03'
290.04'
170.03'
159.67'
200.38'
153.72'
354.07'
215.05'
190.00'
160.00'
345.00'
(50' SETBACK LINE)
(50' SETBACK LINE)
(50' SETBACK LINE)

Property Id: **Please see map disclaimer



June 11, 2026

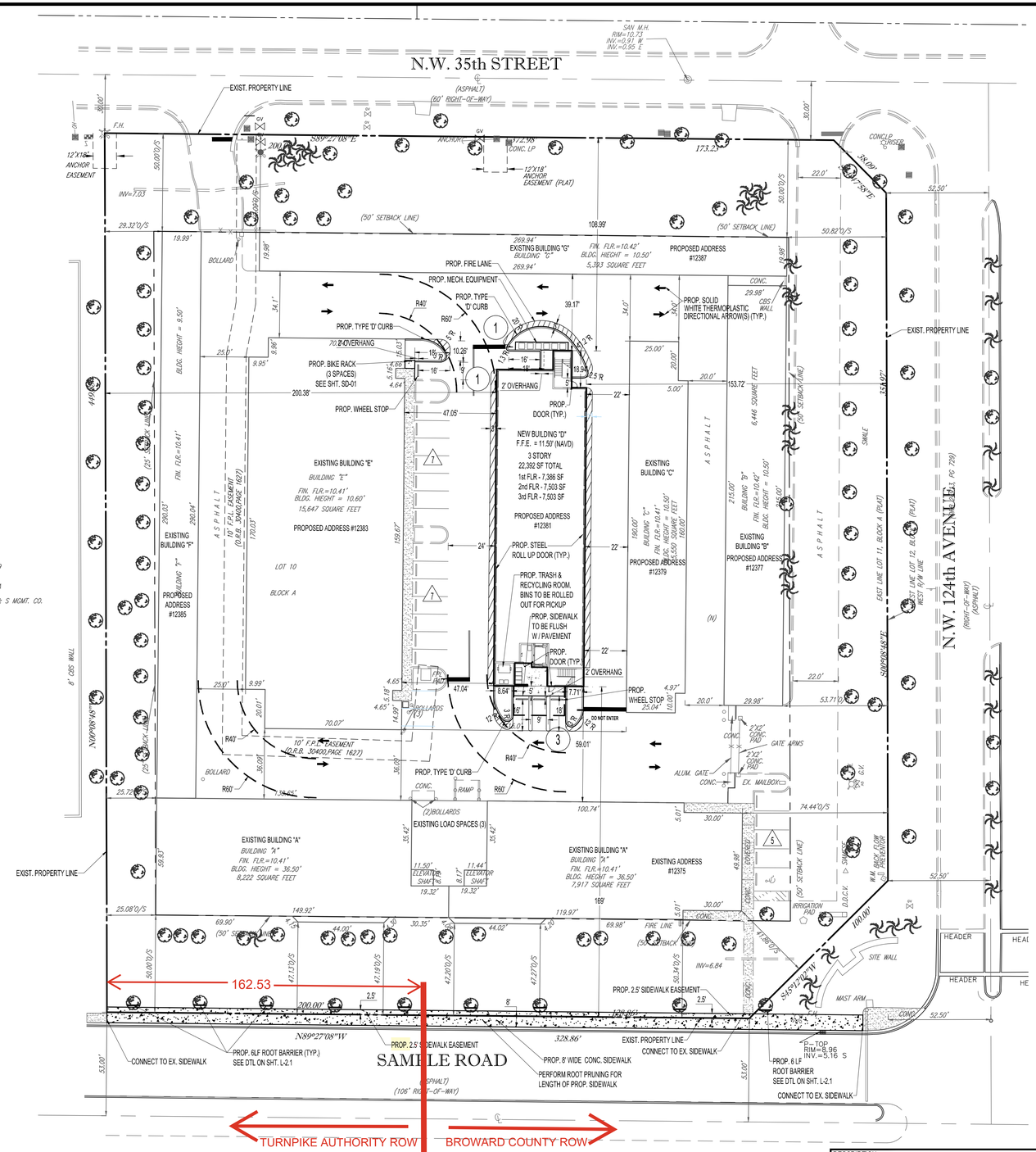
1:600

0 25 50 100 ft

0 5 10 20 m

DE26-0001 DEDICATION OF 3 FT SIDEWALK EASEMENT

Flight Date : Jan 16, Jan 20 & Jan 27, 2026 Broward County Property Appr...





DISTRICT REQUIREMENTS & GENERAL NOTES

SITE ADDRESS: 12375 WEST SAMPLE ROAD

OWNER: SELF STORAGE SAMPLE RD LLC

FOLIO NUMBER: 484118020110 & 484118020100
JURISDICTION: CITY OF CORAL SPRINGS
FEMA FLOOD ZONE: ZONE X (PANEL 12011CO145H)
CURRENT LAND USE: INDUSTRIAL
PROPOSED LAND USE: INDUSTRIAL
ZONING DESIGNATION: IRD
SITE AREA: 177,050 SF (4.06 ACRES)

LAND USE BREAKDOWN:

	EXISTING AREA			PROPOSED AREA			CHANGE		
IMPERVIOUS:	S.F.	ACRES	%	S.F.	ACRES	%	S.F.	ACRES	%
BUILDING	55,246	1.27	31.2	62,543	1.43	35.3	7,297	0.17	4.12
VEHICULAR USE	61,239	1.40	34.6	54,128	1.24	30.6	(-)7,111	(-)0.16	(-)4.02
CONCRETE / CURB	4,520	0.10	2.5	4,692	0.11	2.6	172	0.0	.10
TOTAL IMPERVIOUS	121,005	2.77	68.3	121,363	2.78	68.5	358	0.01	0.20
PERVIOUS:	56,045	1.29	31.7	55,687	1.28	31.5	(-)358	(-)0.01	(-)0.20
TOTAL AREA	177,050	4.06	100.0	177,050	4.06	100.0	0.0	0.0	0.0

DEVELOPMENT STANDARDS:

	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE	53,115 S.F. (30%)	55,687 S.F. (31.5%)
COVERAGE (BLDG & ROOF STRC)	40% MAX	64,041 S.F. (36.2%)
		56,744 S.F. (EX.)
		7,297 S.F. (PROP.)

	FOOTPRINT	HEIGHT
BUILDING A (EXISTING)	16,412 SF	36.5 FT
BUILDING B (EXISTING)	6,448 SF	10.5 FT
BUILDING C (EXISTING)	5,550 SF	10.5 FT
BUILDING D (PROPOSED)	7,297 SF	35.5 FT
BUILDING E (EXISTING)	15,650 SF	10.6 FT
BUILDING F (EXISTING)	5,800 SF	9.5 FT
BUILDING G (EXISTING)	5,386 SF	10.5 FT

SETBACK REQUIREMENTS
50' FROM ANY STREET LINE, 25' FROM PLOT LINE OTHER THAN STREET LINE

FRONT (SOUTH):	50.0'	169.00'
SIDE (WEST):	25.0'	200.38'
REAR (NORTH):	50.0'	108.99'
SIDE STREET (EAST):	50.0'	153.72'

PARKING TABLE

REQUIRED PARKING

USE	RATE	SPACES
EXISTING SELF STORAGE WAREHOUSE		
NET AREA: 74,870 S.F.	1 SPACE PER 4,000 S.F.	19
PROPOSED SELF STORAGE WAREHOUSE		
GROSS AREA: 22,392 SF		
NET AREA: 19,925		
NET AREA: 18,525 (FUTURE)*	1 SPACE PER 4,000 S.F.	5

*NET AREA W/ FUTURE 5-FT. WIDE COMMON CORRIDORS ON 2ND & 3RD FLOORS

TOTAL REQUIRED PARKING	24
REQUIRED ADA PARKING (1-25 SPACES)	1
EXISTING PARKING	
TOTAL PARKING EXISTING	55 SPACES
PROVIDED PARKING	
EXISTING TO REMAIN	19 SPACES
PROPOSED	5 SPACES
TOTAL PARKING PROVIDED	24 SPACES
STANDARD PARKING	23 SPACES
ADA PARKING	1 SPACE

LOADING SPACES

TOTAL REQUIRED	3 SPACES (SEC. 250818 2A.) OVER 60,000 SF BUT NOT OVER 120, 000 S.F.
TOTAL PROVIDED	3 SPACES (EXISTING)

BICYCLE SPACES

TOTAL REQUIRED	1 BICYCLE RACK WITH A MINIMUM OF 3 SPACES
TOTAL PROVIDED	3 SPACES (PROPOSED)

NOTES:
1. SHOULD THE FIRE DEPARTMENT'S TWO-WAY RADIO COMMUNICATIONS PROVE TO BE INADEQUATE FOR ANY REASON, AN IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM IS TO BE PROVIDED IN ACCORDANCE WITH NFPA 1, 11.10.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
3. ALL DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT.
4. SPEED BUMPS/HUMPS ARE NOT PROPOSED AS PART OF THIS PROJECT.
5. THE CHOSEN OPTION FOR THE PUBLIC ART REQUIREMENT IS TO PAY INTO THE PUBLIC ART TRUST FUND AS CALCULATED USING THE FORMULA ESTABLISHED IN USER FEE MANUAL FOR THIS YEAR AMOUNTS TO $0.59 PER FOOT OF GROSS FLOOR AREA ($12,987.36)

DESCRIPTION:

LOTS 10 AND 11, BLOCK A, "GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK, ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

PARCEL A:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE NORTH 89° 27' 08" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF NW 35TH STREET, A DISTANCE OF 26.77 FEET;T HENCE SOUTH 44° 47' 58" EAST, A DISTANCE OF 38.09 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 124TH AVENUE; THENCE NORTH 00° 08' 48" WEST, A DISTANCE OF 26.77 FEET TO THE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 00° 08' 48" WEST ALONG THE WEST RIGHT OF WAY LINE OF NW 124TH AVENUE, A DISTANCE OF 71.14 FEET; THENCE SOUTH 45° 12' 02" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAMPLE ROAD; THENCE SOUTH 89° 27' 08" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 71.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

CONTAINING 177,050 SQUARE FEET / 4.0645 ACRES, MORE OR LESS.

REQUEST	SECTION	CHANGE FROM PREVIOUS/ NEW REQUEST (CA23-0007)	CONDITIONS OF APPROVAL FOR CA23-0007
CONDITIONAL USE	250638	PROPOSED INCREASE TO SELF-STORAGE FACILITY	1. HOLD A QUASI-JUDICIAL HEARING AND PUBLIC HEARING AND APPROVE CA23-0007 IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 250638 FOR THE EXPANSION OF AN EXISTING SELF STORAGE (SENTRY SELF STORAGE): A. THE PETITIONER SHALL CONTRIBUTE A PROPORTIONATE SHARE NOT TO EXCEED THE AMOUNT OF $516.00 (ACCT#890-00-0000-220-220004) FOR THE STRATEGIC TRANSPORTATION EVALUATION PLAN (STEP) PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C/O) OR COMPLETION (C/C); B. THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT WITH THE CITY TO MONITOR THE LONG-TERM MAINTENANCE OF LANDSCAPING AND SUBMIT A CASH BOND IN THE AMOUNT OF 50% OF THE FAIR MARKET VALUE OF NEW PLANTING MATERIAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (C/O) OR CERTIFICATE OF COMPLETION (C/C); C. LARGER TREES SHALL BE INSTALLED ON SITE AT A HEIGHT BETWEEN 14-16 FEET; D. THE PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE ATTACHED SITE PLAN WITH THE CONDITIONS DESCRIBED IN THIS MEMORANDUM; E. THE CONDITIONAL USE SHALL RUN WITH THE LAND AND MAY BE TRANSFERABLE FROM ONE OWNER TO ANOTHER; AND 2. AUTHORIZE THE CITY ATTORNEY'S OFFICE TO DRAFT AN ORDER APPROVING CA23-0007 AND ADOPT SAID ORDER.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE. SUITE 206 TAMPA, FL 33612 P: (813) 379-4100
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

THE INFORMATION, IDEAS, AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, DATED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. ANY UNAUTHORIZED USE WITHOUT WRITTEN VERIFICATION IS PROHIBITED.

REVISIONS:

REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW J. CIGALE, P.E.
STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 74584
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No.:	F220042
DRAWN BY:	JFV
CHECKED BY:	MC
DATE:	12-12-2022
CAD I.D.:	F220121 SITE

PROJECT:
SELF STORAGE BUILDING "D"
FOR
SELF STORAGE-SAMPLE RD, LC
CORAL SPRINGS FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

MATTHEW J. CIGALE LICENSE No. 74584 STATE OF FLORIDA PROFESSIONAL ENGINEER
December 20, 2024
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
SP-01

Printed on Friday, December 20, 2024, 12:03 PM by Matt Cigale - S:\PROJECTS\2022\F220042 - SPRINGS(CW)\CIVIL PLANS\2023-04-19 2ND SUBMITTAL\F220121 SITE------\F220121 SP-01 SITE PLAN.

Summary Sheet

Agenda Item: 14.

Meeting Date: June 17, 2026

Subject: Minutes Approval (Georgia Elliott)

Requested Action: Request to approve the meeting summary of May 20, 2026 Regular Meeting. (REQUEST TO APPROVE)

Placement: Consent

Attachments: Summary of May 20, 2026 Regular Meeting

CITY OF CORAL SPRINGS, FLORIDA

CORAL SPRINGS CITY COMMISSION
REGULAR MEETING

DRAFT SUMMARY

Wednesday, May 20, 2026
6:00 PM

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

Call to Order

Mayor Brook called the meeting to order at 6:12 p.m.

Roll Call

Mayor Scott Brook
Commissioner Shawn Cerra
Commissioner Joshua Simmons (*Remote attendance, departed at approximately 8:25 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

Ethan Mariluz, Coral Glades High School, 10th Grade
Matthew Santos, Marjory Stoneman Douglas High, 9th Grade
Chelsea Joseph, Park Springs Elementary, 3rd Grade

Recognitions/Proclamations/Presentations

1. **Proclamation, Water Safety Month**
   (John Whalen)
   The City Commission proclaimed May 2026 as "Water Safety Month" in the City of Coral Springs.

2. **Proclamation, Emergency Medical Services Week**
   (John Whalen)
   The City Commission proclaimed May 17-23, 2026 as "Emergency Medical Services Week" in the City of Coral Springs.

3. **Recognition, Dispatcher Natasha Garcia**
   (Brad Mock)
   The City Commission recognized Coral Springs Police Department Dispatcher Natasha Garcia for receiving the Annual Tom Gallagher Award for 2026 from the Broward County Commission.

4. **Recognition, 2026 Martin Luther King Jr. Scholarship Recipients**

(City Commission)
The City Commission recognized the 2026 Martin Luther King Jr. Scholarship Sponsors and Winners.

5. **Recognition, 2026 Martin Luther King Jr. Monument Award Recipient**
(City Commission)
The City Commission recognized Dr. Mark Gendal for winning the prestigious 2026 Martin Luther King Jr. Monument Award.

6. **Proclamation, Caribbean American Heritage Month**
(City Commission)
The City Commission proclaimed June 2026 as "Caribbean American Heritage Month" in the City of Coral Springs.

7. **Proclamation, National Gun Violence Awareness Day**
(City Commission)
The City Commission proclaimed June 5, 2026, as "National Gun Violence Awareness Day" in the City of Coral Springs.

8. **Recognition, National Public Works Week**
(Chad Maraj)
The City Commission recognized the week of May 17-23, 2026 as "National Public Works Week" in the City of Coral Springs.

Public Comment

- Rubin Young expressed support for candidate Terry Williams Eddens.
- Terry Williams Eddens offered her condolences to the Commission and discussed community-related issues.

Public Hearings/Special Meeting Announcements

9. **Ordinance 2026-106, First Reading, Life Time Future Land Use Map Amendment (Tina Jou)**
Request of Miskel Backman, LLP on behalf of Life Time to hold quasi-judicial and public hearings to consider first reading of Ordinance 2026-106 relative to CPAL25-0001 to amend the Coral Springs Future Land Use Plan Map for 13.11+/- acres generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Moderate (2.00 - 7.99 dwelling units/acre) Residential to Commercial, authorize transmittal of petition to the appropriate review agencies, and set quasi-judicial and public hearings for second reading for Ordinance 2026-106 for the June 17, 2026 meeting.
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, CONSIDER, AUTHORIZE)

City Attorney Hearn read items 9 and 10 into the record, Director Jou and petitioner representative Adam Pogue (Life Tine Development) presented their materials, and their presentations were entered into the record; the public hearing was opened.

Roy Gold expressed concern about the land allocated for parking and suggested exploring more efficient land use and enhancements to walking trails

Lorin Shlang expressed concerns about potential outdoor noise impacts and the age of the traffic study.

Erick Nyatenya supported the project and requested detailed traffic and noise reviews, noting concerns about future site use.

With no further public comments, the public hearing was closed. Discussion ensued. Chris Heggen (Kimley-Horn Traffic), Director Jou, and Adam Pogue each responded to Commission questions.

Motion: To approve Ordinance 2026-106 and set second reading for June 17, 2026.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

Discussion ensued.

10. Ordinance 2026-107, First Reading, Life Time Rezoning (Tina Jou)
Request of Miskel Backman, LLP on behalf of Life Time to hold Quasi-Judicial and Public Hearings to consider first reading of Ordinance 2026-107 relative to ZR25-0001 to rezone 13.11+/- acres, generally located north of Heron Bay Boulevard and west of Coral Ridge Drive, legally described as Tracts One and Two, Portions of Parcel A, Heron Bay One from Golf Course (GC) to Community Business (B-2), authorize transmittal of petition to the appropriate review agencies, and set quasi-judicial and public hearings for second reading of Ordinance 2026-107 for the June 17, 2026 meeting.
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO HOLD QUASI-JUDICIAL AND PUBLIC HEARINGS, CONSIDER, AUTHORIZE)

Motion: To approve Ordinance 2026-107 and set second reading for June 17, 2026.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner McHugh
Seconder: Commissioner Cerra

Discussion ensued.

Consent

Motion: To approve Consent items 11 through 14, 16 and 17.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

Commission highlighted Item 13, Men’s Health Month, noting the importance of early health screenings for men.

11. Minutes Approval (Georgia Elliott)
Request to approve the meeting summary of May 6, 2026 Regular Meeting.
(REQUEST TO APPROVE)

12. Proclamation, National Posttraumatic Growth Day (Catherine Givens)
The Commission proclaimed June 13, 2026, as "National Posttraumatic Growth Day" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

13. **Proclamation, Men's Health Month (City Commission)**
The City Commission proclaimed June 2026 as "Men's Health Month" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

Commissioner Simmons encouraged all residents to take time this month to focus on their personal health and well-being.

14. **Proclamation, National Scleroderma Awareness Month (City Commission)**
The City Commission proclaimed the month of June 2026 as "National Scleroderma Awareness Month" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

15. **Proclamation, LGBTQ+ Pride Month (City Commission)**
The City Commission proclaimed June 2026 as "LGBTQ+ Pride Month" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

This item was pulled from the Consent Agenda. Commissioner Cerra and Commissioner Simmons reaffirmed the City's ongoing respect, appreciation, and support for Pride Month and those who observe it.

Motion: To proclaim June 2026 as "LGBTQ+ Pride Month" in the City of Coral Springs.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

16. **Maintenance and Services for the Parks and Recreation Department (Robert Hunter)**
Request to award Contract No. 26-G-138F for Landscape Maintenance and Services for the Parks and Recreation Department to **EDJ Service, LLC** of Plantation, Florida and **Florida ULS Operating LLC d/b/a Haverland Ag Innovations** of Jacksonville, Florida, from date of award through April 30, 2028 with an option to renew for two (2) additional two-year (2) terms for a potential cumulative total of six years; and to authorize the Purchasing Manager to execute and approve all renewals. The estimated yearly expenditure is $338,563.
Funding Source: Approved Operating Budget.
Strategic Goal: An Attractive Community.
(REQUEST TO AWARD, AUTHORIZE)

17. **Mullins Park Pathway Improvements (Robert Hunter)**
Request to award ITB No. 26-B-216F, Mullins Park Pathway Improvements to Pabon Engineering, Inc. of Miami, Florida in the amount of $165,000; 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 with Grant Offset.
Strategic Goal: An Attractive Community.
(REQUEST TO AWARD, AUTHORIZE)

Policy Formation and Direction

18. **Use of Forfeiture Funds (Brad Mock)**
Request to authorize the use of $296,528.60 in Law Enforcement Trust Funds to cover the purchase of three (3) drone docking stations for the Drone First Responder Program.
Funding Source: Receiving Forfeiture to Expend.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO AUTHORIZE)

Chief Mock presented the item, and City Attorney Hearn noted that forfeiture funds require Commission approval and certification from the Chief of Police.

Motion: To authorize the Use of Forfeiture Funds.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

Discussion ensued. Chief Mock responded to Commission questions and emphasized the need for drone docking stations to support the Drone First Responder Program.

19. Purchase of Drones and Docking Systems (Brad Mock)

Request to waive the competitive procurement process consistent with Section 2-305.1(7) of the City Procurement Code and award the purchase of the Drones and Docking Systems to Axon Enterprise, Inc. of Scottsdale, Arizona for a total cost of $465,436; and to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.
Funding Source: Receiving Grant to Expend, Receiving Forfeiture to Expend, and Approved Operating Budget.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO AWARD, AUTHORIZE)

Chief Mock explained the item.

Motion: To waive competitive procurement process and award the purchase of Drones and Docking Systems to Axon Enterprise, Inc; and authorize change orders up to $75,000.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner McHugh
Seconder: Commissioner Cerra

20. Ordinance 2026-105, Second Reading, Amending FY 2026 Operating Budget (Ileana Kyriakides)

Request to approve and adopt on second reading Ordinance 2026-105, which amends Ordinance 2025-117 finalizing and adopting the Annual Operating Budget and Capital Improvement Program for Fiscal Year 2025-2026, by amending Exhibit “A”, the Annual Operating Budget, to increase the General fund by three million five hundred thousand dollars ($3,500,000) for a total amount $195,018,911 and Exhibit “B”, the Capital Improvement Program to increase by three million five hundred thousand ($3,500,000) for a total amount of $30,973,623. First reading held May 6, 2026.
Funding Source: Not Applicable.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO APPROVE, ADOPT)

City Attorney Hearn read the item into the record. Director Kyriakides explained the item.

Motion: To approve and adopt Ordinance 2026-105.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner McHugh
Seconder: Commissioner Cerra

21. Resolution 2026-016, Tobacco and Vape Retail Establishments Zoning in Progress (LDA25-0001) Extension (Tina Jou)

Request to approve Resolution 2026-016 extending the moratorium on the submittal, processing, and issuance of local business tax receipts and/or land use approvals for establishments which primarily sell or dedicate over twenty percent (20%) of floor space to tobacco products, nicotine products, CBD (excluding medical marijuana), or a combination thereof, in commercial and residential zoning districts as contained in Petition Number LDA25-0001 for a period not to exceed six months from the date of adoption of this resolution; providing for an effective date. (LDA25-0001)
Funding Source: Not Applicable.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO APPROVE AND ADOPT)

Director Jou explained the item.

Motion: To approve and adopt Resolution 2026-016.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner McHugh
Seconder: Commissioner Cerra

Discussion ensued. The Commission thanked staff for their efforts and leadership in bringing this item forward.

22. Resolution 2026-014, Appointment of Commissioner Joshua Simmons to the Affordable Housing Advisory Committee (Tina Jou)
Request to approve and adopt Resolution 2026-014, appointing Commissioner Joshua Simmons to the Coral Springs Affordable Housing Advisory Committee (AHAC).
Funding: Not Applicable.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO APPROVE, ADOPT, APPOINT)

City Attorney Hearn read the item into the record. Director Jou explained the item.

Motion: To approve and adopt Resolution 2026-014 and appoint Commissioner Joshua Simmons to the Affordable House Advisory Committee.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

Discussion ensued.

23. Appointment, Community Involved Government Committee (Michael McNally)
Request to consider appointment of Arlene Wilson to the Community Involved Government Committee.
(REQUEST TO APPOINT)

Director McNally explained the item.

Motion: To appoint.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

24. Appointments, Nuisance Abatement Board (Brad Mock)

Chief Mock explained the item.

(A) Request to consider appointment of Bruce Kozlowski to the Nuisance Abatement Board.
(REQUEST TO APPOINT)

Motion: To appoint Bruce Kozlowski to the Nuisance Abatement Board.
Result: Passed 3 – 0 (Unanimously)
Mover: Commissioner McHugh
Seconder: Commissioner Cerra

(B) Request to consider reappointment of Steven Arbogast to the Nuisance Abatement Board.
(REQUEST TO REAPPOINT)

Motion: To reappoint Steven Arbogast to the Nuisance Abatement Board.
Result: Passed 3 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

(C) Request to consider reappointment of Dean Morrison to the Nuisance Abatement Board.
(REQUEST TO REAPPOINT)

Motion: To reappoint Dean Morrison to the Nuisance Abatement Board.
Result: Passed 3 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

Commission Communications

- Office hours and contact information were provided by the Commission.
- Past and upcoming events were highlighted.
- Attended the annual Coral Springs Martin Luther King Jr. Scholarship and Monument Award Ceremony on May 19, 2026; congratulated all scholarship recipients.
- Highlighted the Backhoe ROADeo; congratulated this year's champion Victor Gonzalez.
- Thanked Deputy City Manager McKeone for efforts related to the soccer program.
- Reported attending the first meeting as the City's designee to the Broward League of Cities and expressed appreciation for the Board's support.
- Noted strong turnout at May City events and thanked staff for their work.
- Thanked staff and Interim Executive Director Sam May for their guidance with the Solid Waste Authority and reported on the City's 2027 opt-out approach.
- Commissioner Cerra requested and received consensus to pursue the City of Coral Springs' representation on the Solid Waste Authority Executive Board.
- Highlighted the May 19 BCPS Special Meeting where Vice Mayor Metayer was honored, noted a potential future naming tribute, and thanked attending staff.
- Addressed e-bike safety concerns, noting frequent incidents, student violations, and the need for continued education.
- Shared a recent personal fraud incident and urged residents to monitor accounts closely, act quickly on suspicious activity, and be aware of recovery time limits.
- Noted attendance at ICSC Las Vegas and reported productive meetings, with a full update on June 17.
- Hosted the May 9 Mental Health Summit with 225 attendees, raising $8,000 for services.
- Noted the Commission's consensus support for assisting students in connecting with job and internship opportunities.
- Shared attendance at the King of Coral Springs Chess Tournament held on May 16.

- Expressed gratitude for the organization's collaborative, caring culture and positive community feedback.
- Encouraged residents and candidates to stay engaged and share ideas or concerns.

City Manager's Communication

- Past and upcoming events were highlighted.
- Thanked the Commission for recognizing staff and reinforcing the organization's strong culture of respect and collaboration.
- Emphasized fiscal responsibility by outlining several funded projects, including Mullins Park pathway improvements financed with $150,000 in CDBG grant funds.
- Reported that Police Department drone purchases are supported through $175,000 in grant funding and $300,000 in forfeiture funds.
- Announced that the City received $275,000 from the Florida Department of Environmental Protection to support the Stormwater Adaptation Plan and strengthen resiliency efforts.
- Recognized Public Works for their work and engagement during the Public Works Rodeo and expressed appreciation for their contributions.
- Praised Fire/EMS for their ongoing innovation and acknowledged Emergency Medical Services Week and the efforts of the department's leadership.
- Highlighted Building Safety Month activities and encouraged residents to follow upcoming workshops to better understand permitting processes.
- Encouraged the community to follow the City' social media platforms to stay informed.
- Congratulated the Communications and Marketing team for earning five Telly Awards and acknowledged their role in connecting with residents and showcasing City services.
- Commended the Communications and Marketing team for earning five Telly Awards and for their work connecting with residents.
- Congratulated high school graduates encouraged them to take pride in Coral Springs and welcomed them to build their future within the community.

City Attorney's Communication

25. Resolution 2026-017, Prescribing the Form of Ballot for the November 3, 2026 General Election (John Hearn)

Request to approve Resolution 2026-017, prescribing the form of ballot to be utilized for the General Municipal Election to be held in the City of Coral Springs on Tuesday, November 3, 2026.
Funding Source: Future Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO APPROVE)

City Attorney Hearn read the item into the record.

Motion: To approve Resolution 2026-017.
Result: Passed 3 – 0 (Unanimously)
Mover: Commissioner McHugh
Seconder: Commissioner Cerra

- City Attorney Hearn reported that Commissioner Simmons and Mayor Brook requested approval to exceed their annual travel allowance, confirmed funds are available, and noted the request can be approved.

Motion: To approve increasing the travel allowance for Mayor Brook and Commissioner Simmons as necessary.

Result: Passed 3 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

City Attorney Hearn noted that agenda item 15 had not received an official vote, so the Commission proceeded with the vote.

Motion: To proclaim June 2026 as "LGBTQ+ Pride Month" in the City of Coral Springs.
Result: Passed 3 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

Adjournment

There being no further business, the meeting was adjourned at approximately 8:38 p.m.

_____
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: 15.

Meeting Date: June 17, 2026

Subject: Proclamation, World Vitiligo Day (City Commission)

Requested Action: Request that the City Commission proclaim June 25, 2026 as "World Vitiligo Day" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

Placement: Consent

Attachments: Proclamation of World Vitiligo Day

Background / Description: June 25th is a day to celebrate the lives and strength of the vitiligo community. Since its first event in 2011, World Vitiligo Day has grown into a global annual campaign. Originally initiated by the VR Foundation (USA) and VITSAF (Nigeria), with the support of dedicated advocates worldwide, the movement aimed to bring this "forgotten" disease into the public spotlight and address the challenges faced by those living with vitiligo.
Over time, the campaign's mission expanded beyond raising awareness to also recognize the bullying, social neglect, psychological trauma, and disability experienced by millions affected by vitiligo.

Requested By: Vice Mayor Metayer Bowen

Accepting: This proclamation will be shared both digitally and via mail to Raj Selvaraj from the Beautifully Unblemished Vitiligo Support Group (BUVSG).

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

World Vitiligo Day

The City of Coral Springs commits to raising awareness of vitiligo including recognition of the bullying, social neglect, psychological trauma, and disability that affects three to five million Americans who live with this disease.

Therefore we, the City Commission of Coral Springs, proclaim June 25, 2026 as 'World Vitiligo Day' in The City of Coral Springs.

May 20, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 16.

Meeting Date: June 17, 2026

Subject: Art Exhibition and Right to Purchase, 250th Anniversary Artwork Project (Tina Jou)

Requested Action: Request of the Public Art Committee to approve standard agreements between the City and two artists for exhibition, delivery and removal of up to two artworks at Mullins Park and City Hall Great Lawn, and authorize the appropriate City officials to execute and amend the agreements.
Funding Source: Public Art Fund.
Strategic Goal: An Attractive Community.
(REQUEST TO APPROVE, AUTHORIZE, EXECUTE)

Funding Source: Public Art Fund

Placement: Consent

Attachments: Summary Sheet
#1 - Information and Images of Artworks
#2 - Artist Exhibition and Right to Purchase Agreement - Carlos Betancourt
#3 - Artist Exhibition and Right to Purchase Agreement - Brandon Amira

Background / Description: The City Commission established the Public Art Program on November 18, 2003. Since that time, the Public Art Committee (PAC), with the assistance of City staff, has overseen implementation of the program through the five-year Public Art Master Plan and the Public Art Guidelines. The Public Art Program receives funds from an impact fee on new development or redevelopment within the City of Coral Springs over 12,500 square feet. The fee is calculated on a cost per square foot of gross floor area in non-residential districts. For mixed use or multi-family developments, plots over 1 acre in size are required to participate in the program. Developers can either donate to the public art fund for art throughout the City or place the funding in an escrow account and develop art on their own site. No ad valorem taxes are used to purchase public art.

Presenting: Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: June 17, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID:3489

SUBJECT: Art Exhibition and Right to Purchase - 250th Anniversary Artwork Project

PLACEMENT: Consent

REQUESTED ACTION: Request of the Public Art Committee to approve standard agreements between the City and two artists for exhibition, delivery and removal of up to two artworks at Mullins Park and City Hall Great Lawn, and authorize the appropriate City officials to execute and amend the agreements. Funding Source: Public Art Fund. Strategic Goal: An Attractive Community. (REQUEST TO APPROVE, AUTHORIZE, EXECUTE)

PRIOR ACTION:

1/15/2025	Commission adopted 2025-2030 Public Art Master Plan.
11/18/2003	Commission adopts Public Art Ordinance.

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

1) **APPROVE STANDARD AGREEMENTS FOR TWO ARTISTS, WHICH WILL BE INDIVIDUALLY EXECUTED BETWEEN THE CITY AND THE SELECTED ARTISTS FOR EXHIBITION, DELIVERY AND REMOVAL OF UP TO TWO ARTWORKS, AND POTENTIAL PURCHASE OF SCULPTURE(S) FOR THE 250TH ANNIVERSARY SCULPTURE PROGRAM; AND**

2) **AUTHORIZE THE APPROPRIATE CITY OFFICIALS TO EXECUTE AND AMEND THE AGREEMENTS.**

ATTACHMENTS:
#1 – Information and Images of Artworks
#2 – Artist Exhibition and Right to Purchase Agreement - Carlos Betancourt
#3 – Artist Exhibition and Right to Purchase Agreement - Brandon Amira

City of Coral Springs
Commission Meeting Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: Art Exhibition & Right to Purchase - 250th Anniversary Artwork Program

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SUBJECT: REQUEST OF THE PUBLIC ART COMMITTEE TO APPROVE STANDARD AGREEMENTS BETWEEN THE CITY AND TWO ARTISTS FOR EXHIBITION, DELIVERY AND REMOVAL OF TWO ARTWORKS, AND POTENTIAL PURCHASE OF ONE ARTWORK FOR INSTALLATION IN VETERANS PARK.

BACKGROUND / DESCRIPTION:

The City Commission established the Public Art Program on November 18, 2003. Since that time, the Public Art Committee (PAC), with the assistance of City staff, has overseen implementation of the program through the five-year Public Art Master Plan and the Public Art Guidelines. The Public Art Program receives funds from an impact fee on new development or redevelopment within the City of Coral Springs over 12,500 square feet. The fee is calculated on a cost per square foot of gross floor area in non-residential districts. For mixed use or multi-family developments, plots over 1 acre in size are required to participate in the program. Developers can either donate to the public art fund for art throughout the City or place the funding in an escrow account and develop art on their own site.

No ad valorem taxes are used to purchase public art.

ANALYSIS:

The PAC approved the Call for Artists for the Program at the January 26, 2026 meeting. The Call for Artists included a $120,000 budget, which includes payment of the temporary pieces to the artists for one year. This budget includes the cost to potentially purchase a piece of the artwork along with any funds needed to relocate the artwork to a location identified in the Public Art Master Plan.

The City received 15 submissions meeting the Public Art Guidelines criteria. Through the selection process, care was taken to receive artwork that would be safe and appealing to residents and families, as well as able to best withstand the south Florida climate. PAC partnered with a representative from the Veterans Committee for input on the proposed artworks. On May 28, 2026, PAC met and reviewed the artworks received and ultimately two pieces were finalized for temporary display. The artwork selections are as follows:

1.	Carlos Betancourt	*Reef Star*	Miami, FL
2.	Brandon Amira	*Liberty Lines*	Miami, FL

Attachment #1 contains photographs of each of the artworks. The artists are well qualified pursuant to the requirements of the City's Public Art Guidelines and produce artworks of durable quality.

If approved, the City will have a contract with each artist outlining program requirements along with the process to purchase the artwork. As part of the agreement, each artist will be paid to ship, install and remove the artwork within the City.

Subject: Art Exhibition & Right to Purchase - 250th Anniversary Artwork Program

The temporary installation is planned for mid-June 2026 with removal of the artworks after one year. The exhibition will coincide with the City's Fourth of July Celebration and will be installed in Mullins Park and City Hall Great Lawn. Before the end of the exhibition in June 2027, the Public Art Committee may recommend selection of artwork for purchase at Veterans Park. As directed by the City Commission, permanent sites will have appropriate landscaping and lighting as needed.

The agreements have been signed by the respective artists (Attachment #2). Additionally, the agreements have been reviewed and approved as to form by the City Attorney's Office. Should the City request additional artworks within the *Reef Star* series, the City Manager may authorize an amendment to the agreement.

SUMMARY

Based on the recommendation of the Public Art Committee, Staff is recommending approval of the proposed artworks for the 250th Anniversary Artwork Program.

Liberty Lines, by Brandon Amira



"Brandon Amira is a Miami-based light sculpture artist and inventor working between art and architecture. His work integrates light directly into structural metal, creating sculptures designed for real environments. With a background in construction and engineering, he approaches each piece with a focus on precision, durability, and buildability. His work uses clean linear forms that read as architectural by day and illuminate at night, shaping how a space is experienced. His portfolio includes Infinity Opus, Love Lost, and LUMENOX, a mobile light sculpture exploring light in motion. Across all work, he maintains a consistent approach to fabrication, material quality, and installation, delivering pieces that are both refined and structurally sound."

Materials: aluminum, LED, powder coating, diffusers

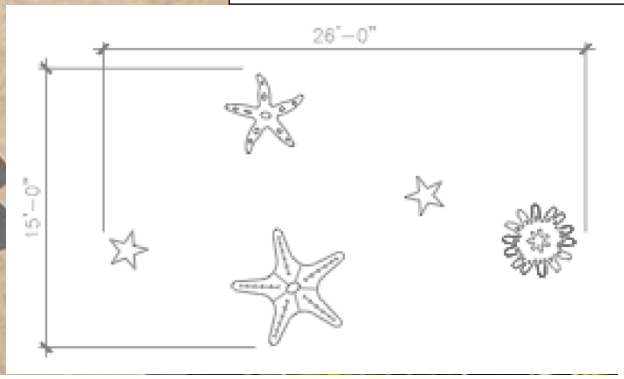
Dimensions: 14 ft x 4 ft x 8 in

$100,000

Reef Star, by Carlos Bentacourt



Betancourt's work embraces re-examination as a creative force, recycling and reframing the past to illuminate how remembrance is continually transformed. Deeply influenced by his own lived-experiences, He weaves nature, beauty, and identity into compositions. His work echoes the layered heritage of the Caribbean and the Americas. His work draws from Tropical Modernism and a profound kinship w/ nature. Moving fluidly between architecture and sculpture, his designs cultivate a symbiotic exchange between people and place, emphasizing harmony, cultural expression & ecological awareness. They create site-responsive works merging narrative and structure.



Materials: 3D printed concrete, 5 separate stars

Dimensions: 26 ft x 15 ft area

$70,000 - $85,000

ARTIST EXHIBITION and RIGHT TO PURCHASE AGREEMENT

THIS AGREEMENT is hereby entered into between the City of Coral Springs, ("CITY") and Carlos Betancourt and Alberto Latorre ("ARTIST") as of this ___ day of _____, 2026.

WHEREAS, the CITY has a temporary artwork exhibition program whereby the CITY displays different pieces of artwork throughout the City for a period of one (1) year ("250th Anniversary Sculpture Program"); and

WHEREAS, during the exhibition period, the CITY may decide to purchase the temporary artwork and add such artwork to the CITY's Public Art Program collection; and

WHEREAS, the ARTIST wishes to participate in the Temporary Artwork Exhibition and to offer the CITY the right to purchase the artwork in accordance with the terms and conditions contained herein; and

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, the parties hereto agree as follows:

1. ARTIST hereby agrees to loan the artwork described in Exhibit "A" ("the ARTWORK") to CITY for placement at a location within the City of Coral Springs, which location shall be determined in the sole discretion of CITY. Installation of the ARTWORK shall take place on a date no earlier than June 18, 2026 and no later than July 1, 2026. The ARTWORK shall be displayed until removed in accordance with Section 5 or terminated in accordance with Section 16.

2. ARTIST represents and covenants that the ARTWORK is made of durable material and will withstand the usual weather and climate in the area. ARTIST assumes all responsibility and risk for any deterioration or weathering caused to the ARTWORK.

3. CITY shall determine a location for the exhibition of the ARTWORK. Based on information about the location supplied by CITY, if necessary, ARTIST shall provide a sketch of any required physical support such as a concrete base and the method of attachment to the new base, existing soil or existing brick or concrete surface. Once approved by CITY, ARTIST shall modify the ARTWORK, if necessary, with any required elements to attach the ARTWORK to the ground.

4. ARTIST agrees to a precise delivery date with CITY that shall be during regular business hours unless specifically agreed to by CITY. At ARTIST'S cost, ARTIST shall deliver the ARTWORK to the exhibition location and place the ARTWORK on the base or precise location at the direction of CITY staff. ARTIST shall be responsible for moving the ARTWORK from the delivery vehicle to the ARTWORK location. ARTIST shall install the ARTWORK. ARTIST is responsible for any electrical power needed for the installation. CITY will provide ARTIST with a condition report after installation.

5. ARTIST shall agree to a precise removal date with CITY that shall be during regular business hours unless specifically agreed by CITY. The removal date shall be no later than July 31, 2027. At ARTIST'S cost, ARTIST shall remove the ARTWORK from the exhibition location under the supervision of CITY staff. ARTIST shall be responsible for the removal of the ARTWORK, including, but not limited to, moving the ARTWORK from the exhibition location to the delivery vehicle. ARTIST is responsible for any electrical power needed for the removal of the ARTWORK. If ARTIST fails to remove the ARTWORK by July 31, 2027, CITY is authorized to remove and store the ARTWORK and ARTIST shall be responsible for any and all costs associated with same.

6. CITY reserves the right to move the ARTWORK at any time to any location within the City or to remove the ARTWORK at any time from exhibition. CITY will contact ARTIST before moving the ARTWORK except during an emergency related to the public safety or the safety of the ARTWORK.

7. In the event that the ARTWORK is lost, stolen or damaged by third parties, CITY shall be responsible to ARTIST to the extent of and not exceeding the limits of the purchase price established in this Agreement. ARTIST agrees to assign its rights to pursue third parties for damages/reimbursement to CITY upon CITY's request. CITY is not responsible for damage caused by acts of war, weather, or acts of nature including, but not limited to floods, hurricanes, tornadoes and/or lightning.

8. ARTIST represents that he/she has the right to enter into this Agreement and same does not interfere with or violate the right of any other person or entity; that it owns all rights, title, interest and copyright to the ARTWORK.

9. ARTIST agrees to indemnify, defend, and hold harmless CITY from all claims, damages, losses, liabilities and expenses arising out of, or alleged to have risen out of, this Agreement and/or the performance thereof.

10. The CITY will pay the ARTIST Five Thousand Dollars ($5,000.00) as an artist fee for the loan, delivery, installation, and removal of the ARTWORK. The artist fee will be paid as follows: Five Thousand Dollars ($5,000.00) upon delivery and acceptable installation of the ARTWORK. Unless the CITY chooses to purchase the ARTWORK as described below, the ARTIST fee is the only consideration that the CITY will provide to the ARTIST.

11. The ARTIST hereby agrees to grant the CITY the right to purchase the ARTWORK through the end of the Exhibition Period. If the CITY chooses to purchase the ARTWORK, ARTIST agrees to sell the ARTWORK at Eighty-Five Thousand Dollars ($85,000.00). As part of the purchase price, the ARTIST shall advise the CITY in writing on how to install and maintain the ARTWORK best permanently.

12. If the ARTWORK is selected for purchase, ARTIST shall provide one lecture in the City at the direction of and in the sole discretion of CITY.

13. ARTIST grants the right to CITY to photograph and distribute photographs of the ARTWORK for non-commercial public information including media releases, CITY newsletter, website, exhibition printed matter and websites. CITY will provide ARTIST with copies of the images and printed matter.

14. This agreement shall be governed by the laws of the State of Florida with venue lying in the Seventeenth Judicial Circuit in and for Broward County, Florida.

15. ARTIST 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 ARTIST 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, ARTIST 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 ARTIST 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 215.73, Florida Statutes, as amended, or is engaged in business operations in Syria, that ARTIST 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, ARTIST certifies that ARTIST 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 ARTIST 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 ARTIST notwithstanding any other provision in this Agreement to the contrary.

16. Upon seven (7) calendar days written notice delivered by certified mail, return receipt requested, to ARTIST, CITY may, without cause and without prejudice to any other right or remedy, terminate the Agreement for CITY's convenience whenever CITY determines that such termination is in the best interest of CITY. Where the Agreement is terminated for the convenience of CITY the notice of termination to ARTIST must state that the Agreement is being terminated for the convenience of CITY under the termination clause and the extent of termination. Upon receipt of the Notice of Termination for convenience, ARTIST shall promptly discontinue all work at the time and to the extent indicated on the Notice of Termination, terminate all outstanding subcontractors and purchase orders to the extent that they relate to the terminated portion of the Agreement and refrain from placing further orders and subcontracts except as they may be necessary, to complete any continued portions of the work.

IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and CARLOS BETANCOURT and ALBERTO LATORRE have made and executed this Agreement on the respective dates under each signature.

ATTEST:

GEORGIA ELLIOTT, City Clerk

CITY OF CORAL SPRINGS, FLORIDA

SCOTT BROOK, Mayor

APPROVED AS TO FORM:

Vanessa Dragutinovic

VANESSA DRAGUTINOVIC
Assistant City Attorney

CARLOS BETANCOURT

By: 

Title: Artist

Print Name: Carlos Betancourt

ALBERTO LATORRE

By: 

Title: Artist

Print Name: Alberto Latorre

EXHIBIT "A"

Carlos Betancourt and Alberto Latorre

Reef Star

3D Printed Concrete

26' x 15' x 2'

$85,000.00

artist_agmt_betancourt_latorre

Final Audit Report 2026-06-10

Created:	2026-06-10
By:	Judy Butler (jpbutler@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmiPhXhg5NTKNS88MrnWb9K41PRLxirmF

"artist_agmt_betancourt_latorre" History

Document created by Judy Butler (jpbutler@coralsprings.gov)
2026-06-10 - 12:12:37 PM GMT- IP address: 50.146.182.22

Document emailed to Vanessa Dragutinovic (vdragutinovic@coralsprings.gov) for signature
2026-06-10 - 12:13:09 PM GMT

Email viewed by Vanessa Dragutinovic (vdragutinovic@coralsprings.gov)
2026-06-10 - 12:25:34 PM GMT- IP address: 204.44.105.94

Document e-signed by Vanessa Dragutinovic (vdragutinovic@coralsprings.gov)
Signature Date: 2026-06-10 - 12:25:47 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: IMAGE

Agreement completed.
2026-06-10 - 12:25:47 PM GMT

ARTIST EXHIBITION and RIGHT TO PURCHASE AGREEMENT

THIS AGREEMENT is hereby entered into between the City of Coral Springs, ("CITY") and Brandon Amira ("ARTIST") as of this 05 day of JUNE, 2026.

WHEREAS, the CITY has a temporary artwork exhibition program whereby the CITY displays different pieces of artwork throughout the City for a period of one (1) year ("250th Anniversary Sculpture Program"); and

WHEREAS, during the exhibition period, the CITY may decide to purchase the temporary artwork and add such artwork to the CITY's Public Art Program collection; and

WHEREAS, the ARTIST wishes to participate in the Temporary Artwork Exhibition and to offer the CITY the right to purchase the artwork in accordance with the terms and conditions contained herein; and

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, the parties hereto agree as follows:

1. ARTIST hereby agrees to loan the artwork described in Exhibit "A" ("the ARTWORK") to CITY for placement at a location within the City of Coral Springs, which location shall be determined in the sole discretion of CITY. Installation of the ARTWORK shall take place on a date no earlier than June 18, 2026 and no later than July 1, 2026. The ARTWORK shall be displayed until removed in accordance with Section 5 or terminated in accordance with Section 16.

2. ARTIST represents and covenants that the ARTWORK is made of durable material and will withstand the usual weather and climate in the area. ARTIST assumes all responsibility and risk for any deterioration or weathering caused to the ARTWORK.

3. CITY shall determine a location for the exhibition of the ARTWORK. Based on information about the location supplied by CITY, if necessary, ARTIST shall provide a sketch of any required physical support such as a concrete base and the method of attachment to the new base, existing soil or existing brick or concrete surface. Once approved by CITY, ARTIST shall modify the ARTWORK, if necessary, with any required elements to attach the ARTWORK to the ground.

4. ARTIST agrees to a precise delivery date with CITY that shall be during regular business hours unless specifically agreed to by CITY. At ARTIST'S cost, ARTIST shall deliver the ARTWORK to the exhibition location and place the ARTWORK on the base or precise location at the direction of CITY staff. ARTIST shall be responsible for moving the ARTWORK from the delivery vehicle to the ARTWORK location. ARTIST shall install the ARTWORK. ARTIST is responsible for any electrical power needed for the installation. CITY will provide ARTIST with a condition report after installation.

5. ARTIST shall agree to a precise removal date with CITY that shall be during regular business hours unless specifically agreed by CITY. The removal date shall be no later than July 31, 2027. At ARTIST'S cost, ARTIST shall remove the ARTWORK from the exhibition location under the supervision of CITY staff. ARTIST shall be responsible for the removal of the ARTWORK, including, but not limited to, moving the ARTWORK from the exhibition location to the delivery vehicle. ARTIST is responsible for any electrical power needed for the removal of the ARTWORK. If ARTIST fails to remove the ARTWORK by July 31, 2027, CITY is authorized to remove and store the ARTWORK and ARTIST shall be responsible for any and all costs associated with same.

6. CITY reserves the right to move the ARTWORK at any time to any location within the City or to remove the ARTWORK at any time from exhibition. CITY will contact ARTIST before moving the ARTWORK except during an emergency related to the public safety or the safety of the ARTWORK.

7. In the event that the ARTWORK is lost, stolen or damaged by third parties, CITY shall be responsible to ARTIST to the extent of and not exceeding the limits of the purchase price established in this Agreement. ARTIST agrees to assign its rights to pursue third parties for damages/reimbursement to CITY upon CITY's request. CITY is not responsible for damage caused by acts of war, weather, or acts of nature including, but not limited to floods, hurricanes, tornadoes and/or lightning.

8. ARTIST represents that he/she has the right to enter into this Agreement and same does not interfere with or violate the right of any other person or entity; that it owns all rights, title, interest and copyright to the ARTWORK.

9. ARTIST agrees to indemnify, defend, and hold harmless CITY from all claims, damages, losses, liabilities and expenses arising out of, or alleged to have risen out of, this Agreement and/or the performance thereof.

10. The CITY will pay the ARTIST Five Thousand Dollars ($5,000.00) as an artist fee for the loan, delivery, installation, and removal of the ARTWORK. The artist fee will be paid as follows: Five Thousand Dollars ($5,000.00) upon delivery and acceptable installation of the ARTWORK. Unless the CITY chooses to purchase the ARTWORK as described below, the ARTIST fee is the only consideration that the CITY will provide to the ARTIST.

11. The ARTIST hereby agrees to grant the CITY the right to purchase the ARTWORK through the end of the Exhibition Period. If the CITY chooses to purchase the ARTWORK, ARTIST agrees to sell the ARTWORK at One Hundred Thousand Dollars ($100,000.00). As part of the purchase price, the ARTIST shall advise the CITY in writing on how to install and maintain the ARTWORK best permanently.

12. If the ARTWORK is selected for purchase, ARTIST shall provide one lecture in the City at the direction of and in the sole discretion of CITY.

13. ARTIST grants the right to CITY to photograph and distribute photographs of the ARTWORK for non-commercial public information including media releases, CITY newsletter, website, exhibition printed matter and websites. CITY will provide ARTIST with copies of the images and printed matter.

14. This agreement shall be governed by the laws of the State of Florida with venue lying in the Seventeenth Judicial Circuit in and for Broward County, Florida.

15. ARTIST 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 ARTIST 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, ARTIST 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 ARTIST 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 215.73, Florida Statutes, as amended, or is engaged in business operations in Syria, that ARTIST 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, ARTIST certifies that ARTIST 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 ARTIST 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 ARTIST notwithstanding any other provision in this Agreement to the contrary.

16. Upon seven (7) calendar days written notice delivered by certified mail, return receipt requested, to ARTIST, CITY may, without cause and without prejudice to any other right or remedy, terminate the Agreement for CITY's convenience whenever CITY determines that such termination is in the best interest of CITY. Where the Agreement is terminated for the convenience of CITY the notice of termination to ARTIST must state that the Agreement is being terminated for the convenience of CITY under the termination clause and the extent of termination. Upon receipt of the Notice of Termination for convenience, ARTIST shall promptly discontinue all work at the time and to the extent indicated on the Notice of Termination, terminate all outstanding subcontractors and purchase orders to the extent that they relate to the terminated portion of the Agreement and refrain from placing further orders and subcontracts except as they may be necessary, to complete any continued portions of the work.

IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and BRANDON AMIRA have made and executed this Agreement on the respective dates under each signature.

ATTEST:

GEORGIA ELLIOTT, City Clerk

CITY OF CORAL SPRINGS, FLORIDA

SCOTT BROOK, Mayor

APPROVED AS TO FORM:

Vanessa Dragutinovic

VANESSA DRAGUTINOVIC
Assistant City Attorney

BRANDON AMIRA

By: Brandon Amira

Title: Artist

Print Name: Brandon Amira

EXHIBIT "A"

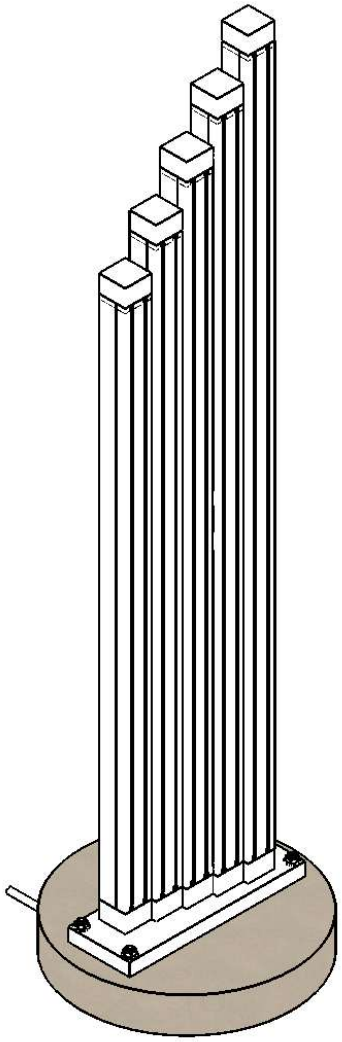
Brandon Amira

Liberty Lines

Aluminum, LED'S, Powder Coating

14' Height x 40" Wide x 14" Depth

$100,000.00



Doc.

Brandon Amira Artist Agreement

Final Audit Report 2026-06-08

Created:	2026-06-08
By:	Judy Butler (jpbutler@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8t_UvXXVxKl1THmHX9hDPQnkulcl3BKP

"Brandon Amira Artist Agreement" History

Document created by Judy Butler (jpbutler@coralsprings.gov)
2026-06-08 - 8:23:59 PM GMT- IP address: 50.146.182.22

Document emailed to Vanessa Dragutinovic (vdragutinovic@coralsprings.gov) for signature
2026-06-08 - 8:24:42 PM GMT

Email viewed by Vanessa Dragutinovic (vdragutinovic@coralsprings.gov)
2026-06-08 - 8:24:58 PM GMT- IP address: 206.204.13.11

Document e-signed by Vanessa Dragutinovic (vdragutinovic@coralsprings.gov)
Signature Date: 2026-06-08 - 8:25:10 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: IMAGE

Agreement completed.
2026-06-08 - 8:25:10 PM GMT

Summary Sheet

Agenda Item: 17.

Meeting Date: June 17, 2026

Subject: License Agreement, North Broward Hospital District d/b/a Broward Health for the Installation and Maintenance of Decorative Signposts on NW 31st Court, between University Drive and Coral Hills Drive (Chad Maraj)

Requested Action: Request to approve the License Agreement between the City of Coral Springs and the North Broward Hospital District d/b/a Broward Health for the installation and maintenance of decorative signposts on NW 31st Court, between University Drive and Coral Hills Drive, as part of the NW 31st Court street renaming project; for a period of 12 months automatically renewable from year to year.
Funding Source: Funded by External Agency - No Cost to City.
Strategic Goal: An Attractive Community.
(REQUEST TO APPROVE)

Funding Source: Funded by External Agency - No Cost to City

Placement: Consent

Attachments: Summary Sheet
#1 - License Agreement

Background / Description: On January 18, 2024, City Commission approved resolution 2024-001 authorizing the renaming of NW 31st Court between University Drive and Coral Hills Drive to Broward Health Boulevard.

This license agreement between City of Coral Springs and North Broward Hospital District d/b/a Broward Health is for the installation and maintenance of decorative signposts on NW 31st Court, between University Drive and Coral Hills Drive, including renaming NW 31st Court as Broward Health Boulevard.

It is necessary for North Broward Hospital District d/b/a Broward Health to enter into a license agreement with the City to complete the improvements within the City right of way. North Broward Hospital District d/b/a Broward Health will be fully responsible for all costs associated with the installation and maintenance of the improvements. This license agreement will be to the mutual benefit of both the City and North Broward Hospital District d/b/a Broward Health.

Presenting: Chad Maraj

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT:	License Agreement between the City of Coral Springs and North Broward Hospital District d/b/a Broward Health for the installation and maintenance of Decorative Signposts on NW 31st Court, between University Drive and Coral Hills Drive (Chad Maraj)
PLACEMENT:	Consent
REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES)	Request to approve license agreement between City of Coral Springs and North Broward Hospital District d/b/a Broward Health for the installation and maintenance of decorative signposts on NW 31st Court, between University Drive and Coral Hills Drive, as part of the NW 31st Court street renaming project, for a period of 12 months automatically renewable from year to year. Funding Source: Not Applicable. Strategic Goal: Not Applicable (REQUEST TO APPROVE)
PROJECT REVIEWED BY OR INCLUDED IN:	Not Applicable.
ATTACHMENTS:	#1 – License Agreement

BACKGROUND:

On January 18, 2024, City Commission approved resolution 2024-001 authorizing the renaming of NW 31st Court between University Drive and Coral Hills Drive to Broward Health Boulevard.

This license agreement between City of Coral Springs and North Broward Hospital District d/b/a Broward Health is for the installation and maintenance of decorative signposts on NW 31st Court, between University Drive and Coral Hills Drive, including renaming NW 31st Court as Broward Health Boulevard.

It is necessary for North Broward Hospital District d/b/a Broward Health to enter into a license agreement with the City to complete the improvements within the City right of way. North Broward Hospital District d/b/a Broward Health will be fully responsible for all costs associated with the installation and maintenance of the improvements. This license agreement will be to the mutual benefit of both the City and North Broward Hospital District d/b/a Broward Health.

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LICENSE AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND NORTH BROWARD HOSPITAL DISTRICT d/b/a BROWARD HEALTH FOR THE DECORATIVE SIGNPOST PROJECT

THIS LICENSE AGREEMENT is made and entered into as of the date of the last signature of the Parties to this Agreement (the "Effective Date"), by and between:

CITY OF CORAL SPRINGS, FLORIDA, a municipal corporation of the State of Florida, and whose mailing address is 9500 West Sample Road, Coral Springs, Florida 33065 (hereinafter the "City") and **NORTH BROWARD HOSPITAL DISTRICT d/b/a BROWARD HEALTH** a public, non-profit hospital, being situated in the City of Coral Springs, Florida 33065 (hereinafter "Broward Health") and whose mailing address is 3000 Coral Hills Drive, Coral Springs, Florida 33065; and

WHEREAS, on January 18, 2024, the City approved Resolution 2024-001 authorizing the renaming of NW 31st Court Between University Drive and Coral Hills Drive to Broward Health Boulevard; and

WHEREAS, Broward Health is desirous of replacing nine signposts ("Improvements") along NW 31st Court, between University Drive to Coral Hills Drive which are more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, prior to Broward Health pursuing these Improvements to rename NW 31st Court and to benefit traffic flow and beautification, it is necessary to enter into a License Agreement in order to secure permission to enter into the public right-of-way to complete installation and maintenance of the Improvements and to maintain the same; and

WHEREAS, the City and Broward Health have determined that this License Agreement will be to the mutual benefit of the City, Broward Health, and the residents thereof; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein expressed and the faithful performance of the same, the parties mutually agree as follows:

SECTION 1. RECITALS AND FINDINGS

The recitals and findings set forth above are hereby adopted by reference and incorporated herein as if fully set forth in this section.

SECTION 2. TERM

This Agreement shall be effective upon the approval of the City Commission and shall continue for one (1) calendar year and thereafter the Agreement shall be automatically renewable from year to year for twelve (12) month periods unless otherwise terminated pursuant to Section 7 of this Agreement.

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SECTION 3. LICENSED PREMISES AND PERMITTED USES RELATED TO IMPROVEMENTS

3.01 Licensed Premises. City does hereby grant to Broward Health the permission to enter upon the portion of the City's right of way on NW 31st Ct between Coral Hills Drive and University Drive, as more specifically depicted in Exhibit "A," attached hereto and incorporated herein for the purposes of installing and maintaining decorative street signs.

3.02 City shall ensure that the licensed premises are in good condition prior to the transfer of the responsibilities to Broward Health. Broward Health shall utilize the licensed premises for the installation and maintenance of the Improvements at the locations designated herein. The installation and maintenance of the Improvements shall be in compliance with the requirements of the Land Development Code and the Code of Ordinances of the City of Coral Springs and applicable engineering standards.

3.03 The City and Broward Health agree that the final approval of the design, location, and placement of the Improvements associated with the Improvements shall be in the sole discretion of the City; however, such Improvements shall be completed by Broward Health in accordance with this Agreement. Broward Health acknowledges and agrees that it does not have a right to grant or permit a lien on any portion of the licensed premises.

3.04 City shall reasonably cooperate with Broward Health, as necessary, in connection with the permitting of the Improvements.

3.05 Upon the completion of the installation of the signs, Broward Health shall donate the Improvements to the City and provide City with a bill of sale for the same.

3.06 Should this License Agreement be terminated for any reason, Broward Health hereby acknowledges that should the City be required to repair or replace any one of or portion of the Improvements for any reason, the City, in its sole discretion, shall determine whether to repair, replace, or remove the same. In addition, should the City determine to replace any one of or portion of the signs, Broward Health acknowledges that any replacement would be consistent with similar Improvements that are constructed on City property by the City and not necessarily of the type or value of the project Improvements donated by Broward Health.

3.07 Prior to commencement of any one of the Improvements, Broward Health shall obtain the approval of the City for the particular phase or portion and shall obtain the required permit(s) from the City's Engineering Division, Public Works Department, and the Building Department.

3.08 The Parties agree that the approval of the Improvements depicted in Exhibit "A" shall be conditioned upon the submittal and approval of all necessary plans and issuance of all necessary building and engineering permits, including letters of no objection from utilities in the area, as applicable.

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SECTION 4. CONSIDERATION AND MAINTENANCE

4.01 Consideration: Broward Health acknowledges and agrees that it is fully responsible for all costs associated with the Improvement's. This License Agreement is granted without any payment from Broward Health to the City.

4.02 Maintenance: Broward Health acknowledges and agrees that it is the party responsible for the ongoing maintenance of the Improvement's.

4.03 Alterations: Except as designated in this Agreement, Broward Health shall not make any alterations, additions or improvements to the licensed property without the prior written consent of City.

SECTION 5. INSURANCE

The City and Broward Health are governmental entities per the provisions of §768.28, Florida Statutes, and each party agrees to the liable to the limits as set forth in §768.28, Florida Statutes, for its independent acts of negligence or omissions or intentional tortious acts which result in claims or suits against that respective party and agrees to be liable to the limits set forth in §768.28, Florida Statutes, for any damages proximately caused by said acts or omissions. Each party maintains its own insurance program. Each party is insured up to its legal limits of liability. Nothing herein shall be construed as consent by either party to be sued by third parties in any matter arising out of any contract. Nothing herein shall create or be construed to create an employer-employee, agency, joint venture, or partnership relationship between the parties. Notwithstanding the foregoing, nothing in this section is intended to alter or waive Broward Health's entitlement to statutory or common law sovereign immunity, or to extend Broward Health's liability beyond the limits established in section §768.28, Florida Statutes, as amended.

SECTION 6. INDEMNIFICATION

Each party is a governmental entity. Each party maintains its own self-insurance program. Each party is self-insured up to its legal limits of liability. The parties to this Contract are governmental entities per the provisions of 768.28, Florida Statutes, and thus each party agrees to be liable to the limits as set forth in 768.28, Florida Statutes, for its independent acts of negligence or omissions or intentional tortuous acts which result in claims or suits against it, and agrees to be liable to the limits set forth in 768.28, Florida Statutes, for any damages proximately caused by said acts or omissions.

Nothing herein shall be construed as consent by either party to be sued by third parties in any matter arising out of any contract. Nothing herein shall create or be construed to create an employer-employee, agency, joint venture, or partnership relationship between the parties.

SECTION 7. TERMINATION

7.01 Broward Health may terminate this Agreement with or without cause by providing City with at least one hundred twenty (120)-calendar days' written notice.

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7.02 City may terminate this Agreement with or without cause by providing Broward Health with at least one hundred twenty (120)-calendar days' written notice.

SECTION 8. DEFAULT

8.01 The failure of Broward Health to observe or perform any of the covenants, conditions or provisions of this Agreement shall constitute a material breach of this License by Broward Health where such failure continues for a period of thirty (30) calendar days after written notice thereof from City to Broward Health, provided however, that if the nature of Broward Health's default is such that more than thirty (30) calendar days are reasonably required for its cure, Broward Health shall not be deemed to be in default if Broward Health commences such cure within said thirty (30) calendar day period and thereafter diligently pursues such cure to completion.

8.02 In the event of any default or breach by Broward Health, City may at any time thereafter, without notice or demand and without limiting City in the exercise of any right or remedy which City may have by reason of such default or breach terminate Broward Health's right to use and possession of the licensed property by any lawful means and retake possession thereof in which event all further liability under the License on the part of the City shall terminate.

SECTION 9. ASSIGNMENT

Broward Health shall not assign, transfer, sublet or subject this Agreement or its rights, title, or interest thereupon without City's prior written approval.

SECTION 10. GOVERNING LAW AND 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 11. CONSTRUCTION OF AGREEMENT

The terms and conditions herein are to be construed with their common meaning to effectuate the intent of this Agreement. All words used in the singular form shall extend to and include the plural and all words in the plural form shall extend to and include the singular. All words in any gender shall extend to and include all genders.

SECTION 12. ENTIRE AGREEMENT, NO ORAL MODIFICATION

This Agreement represents the entire and integrated agreement between City and Broward Health and supersedes all prior negotiations, representations or agreements, either written or verbal. This Agreement may only be amended by written instruments signed by both City, through its Commission, and Broward Health, through its Board of Supervisors and may include other services only if directly related to the intent and scope of this Agreement. The failure of a party to insist on strict performance of any terms of this Agreement shall not be construed as a

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waiver and relinquishment for the future of any term, condition or election but the same shall remain in full force and effect.

SECTION 13. LICENSE NOT A LEASE

This License shall not be deemed a lease of the facilities by the City of Coral Springs but rather a license granted to Broward Health by the City of Coral Springs to use and occupy the premises under the terms and conditions stated herein.

SECTION 14. NOTICES

All notices or other communications required by this Agreement shall be in writing and deemed delivered upon mailing by certified mail, return receipt requested, to the following persons and addresses unless otherwise specified herein:

City: City Manager
City of Coral Springs
9500 West Sample Road
Coral Springs, Florida 33065

Copy to: Director of Public Works
City of Coral Springs
9500 West Sample Road
Coral Springs, Florida 33065

Director of Development Services
City of Coral Springs
9500 West Sample Road
Coral Springs, Florida 33065

Broward Health: Contracts Administration
Broward Health
1800 NW 49th Street
Fort Lauderdale, Florida 33309

Copy to: General Counsel's Office
Broward Health
1800 NW 49th Street
Fort Lauderdale, Florida 33309

SECTION 15. SEVERABILITY

Should any part, term, or provision of this 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.

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SECTION 16. **COMPLIANCE WITH LAW**

By executing this Agreement, each party certifies that it shall not violate the 42 U.S.C. § 1320a-7b(b) (the "Anti-Kickback Statute") and 42 U.S.C. § 1395nn (the "Stark Law"), as applicable with respect to their performance of this Agreement. A copy of Broward Health's Code of Conduct and Stark Law and Anti-Kickback Statute Policies and Procedures can be found at https://www.browardhealth.org/pages/Written-Policies-and-Procedures and is hereby incorporated herein by reference. To the extent that Contractor utilizes any subcontractor, agent or third-party rendering services on behalf of the Contractor under this Agreement, Contractor agrees to provide each subcontractor, agent or third party with its access to Broward Health's Code of Conduct and Broward Health's policies and procedures related to the Stark Law and the Anti-Kickback Statute.

SECTION 17. All other conditions and terms of the original License Agreement approved and dated, not specifically amended herein shall remain in full force and effect.

SECTION 18. This License Agreement shall become effective upon execution by the City Commission.

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IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and NORTH BROWARD HOSPITAL DISTRICT d/b/a BROWARD HEALTH have caused these presents to be executed in their respective names, by the proper officials, the day and year first above written.

ATTEST:

GEORGIA ELLIOTT, CMC, City Clerk

CITY OF CORAL SPRINGS, FLORIDA,

SCOTT BROOK, Mayor

APPROVED AS TO FORM:

Sherry Whitacre
Sherry Whitacre (Jun 1, 2026 15:53:41 EDT)

SHERRY WHITACRE
Senior Deputy City Attorney

NORTH BROWARD HOSPITAL DISTRICT d/b/a BROWARD HEALTH

By: DocuSigned by: Alisa Bert E159AA44F98E4CB...

Print Name: Alisa Bert

Title: Chief Financial Officer

Date: 5/19/2026

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EXHIBIT A

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EXHIBIT A

Broward Health®

CORAL SPRINGS

FASTSIGNS® Make Your Statement℠ | Fort Lauderdale

211 East Oakland Park Blvd
Oakland Park, FL 33334
954-566-8500
51@fastsigns.com

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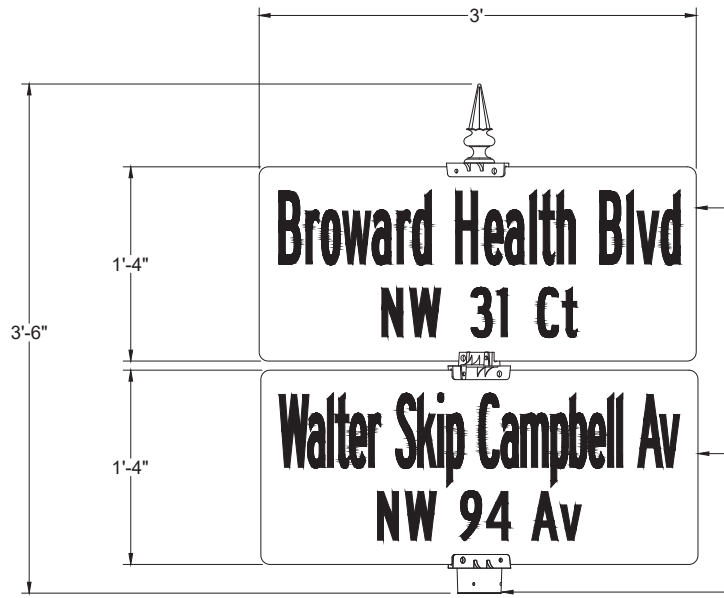
LOCATION: 7



CM: RAL #7043 FINISH

(1) 36" X 16" STREET SIGN WITH 6" HIGH (TOP LINE) AND 4" HIGH (BOTTOM LINE) WHITE LETTERING, GREEN REFLECTIVE BACKGROUND

(1) 36" X 16" STREET SIGN WITH 6" HIGH (TOP LINE) AND 4" HIGH (BOTTOM LINE) WHITE LETTERING, GREEN REFLECTIVE BACKGROUND

TO SLIP FIT 3" OD X 1-1/2" TALL TENON

Notes:
- Broward Health Blvd / NW 31 Ct is parallel to the stop sign.
- Walter Skip Campbell Av / NW 94 Av is perpendicular to the stop sign.
- Street names are on both sides of the street sign frame.

E	UPDATED SIGN HEIGHT AND TEXT	8/11/25	EH
B	UPDATED SIGN SIZE	1/21/25	EH
A	ORIGINAL	7/14/25	
REV	REVISIONS	DATE	RVSD

TOLERANCES POLE : +/- 2" BANNER ARM SPACING : +/- 0.25" MOUNTING HT. FOR POLE ACCESSORIES : +/- 0.5"

DATE: 8/11/25	DRAWN: EH	CHECKED: -	CATALOG No: D2-3616-3616/CM Type: AR
DRAWING NO: SC50897		REVISION: E	
Sternberg		JOB NAME: CORAL SPRINGS STREET SIGNS	LOCATION: CORAL SPRINGS, FL

Broward Health CORAL SPRINGS

211 East Oakland Park Blvd
Oakland Park, FL 33334
954-566-8500
51@fastsigns.com

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LOCATION: 7



Broward Health CORAL SPRINGS

211 East Oakland Park Blvd
Oakland Park, FL 33334
954-566-8500
51@fastsigns.com

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LOCATION: 7



NW 94th AVE & NW 31ST CT

Broward Health CORAL SPRINGS

211 East Oakland Park Blvd
Oakland Park, FL 33334
954-566-8500
51@fastsigns.com

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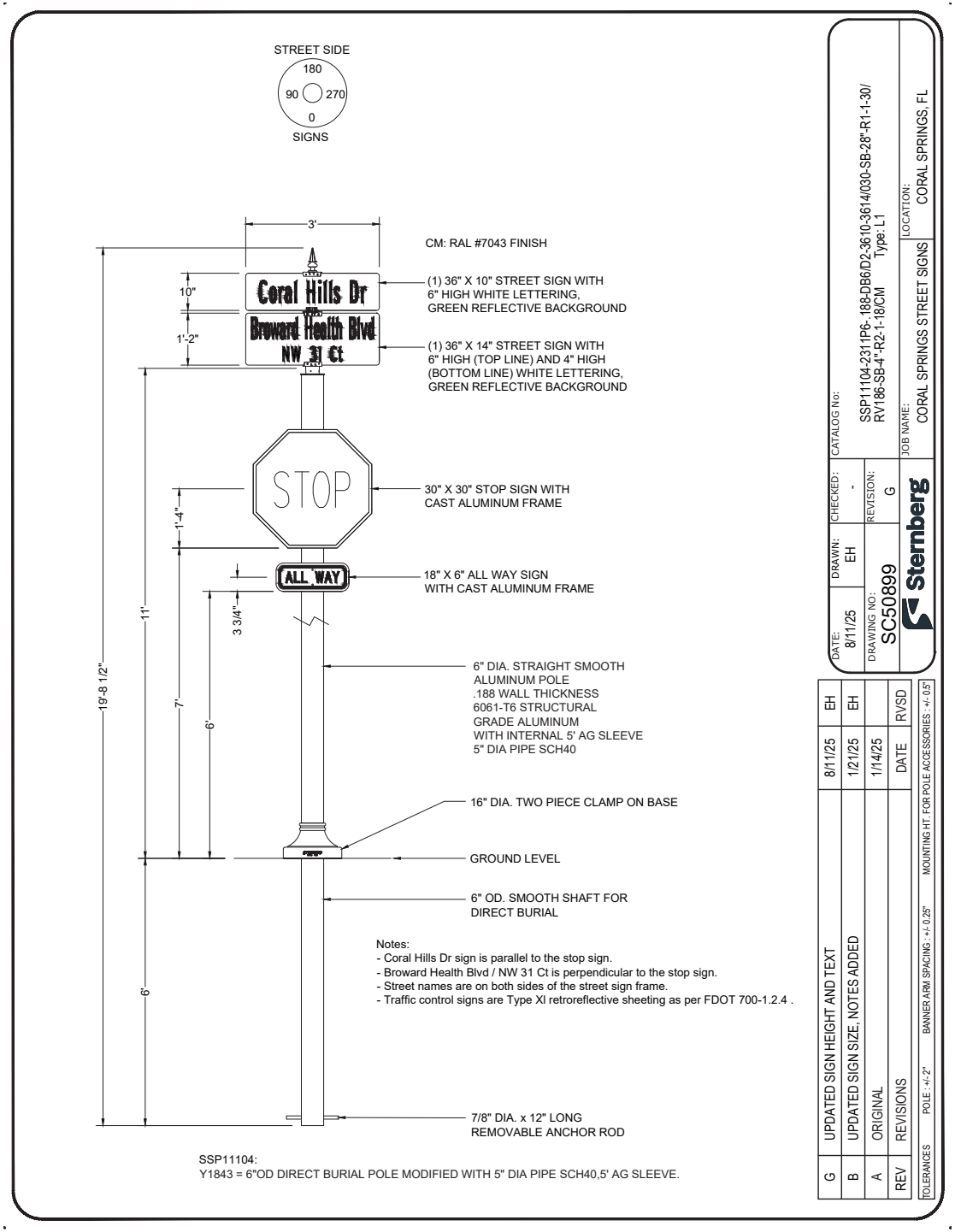
LOCATION: 12



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LOCATION: 12



Broward Health CORAL SPRINGS

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LOCATION: 12



CORAL HILLS DR & NW 31ST CT

Broward Health CORAL SPRINGS

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Oakland Park, FL 33334
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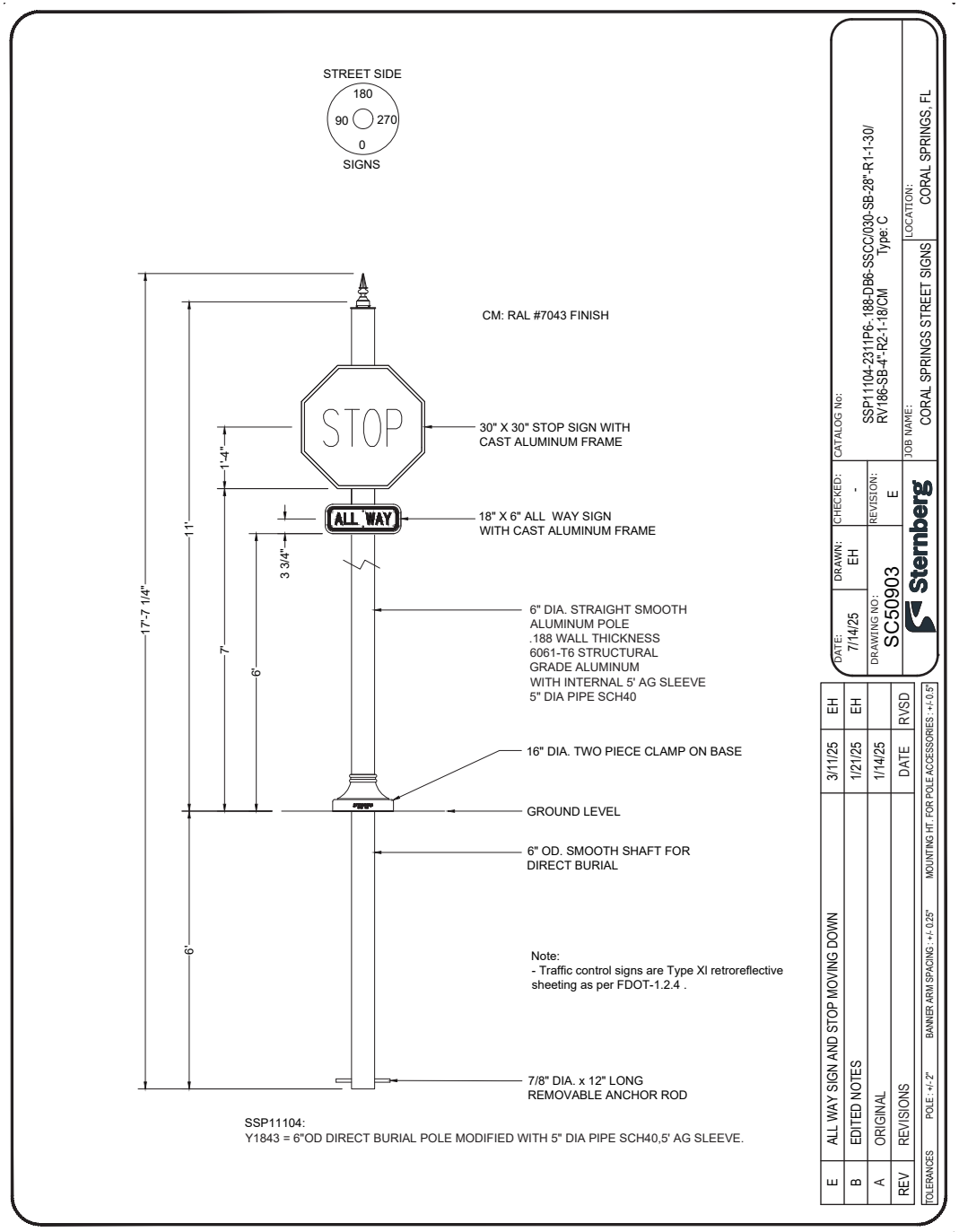
LOCATION: 6



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LOCATION: 6



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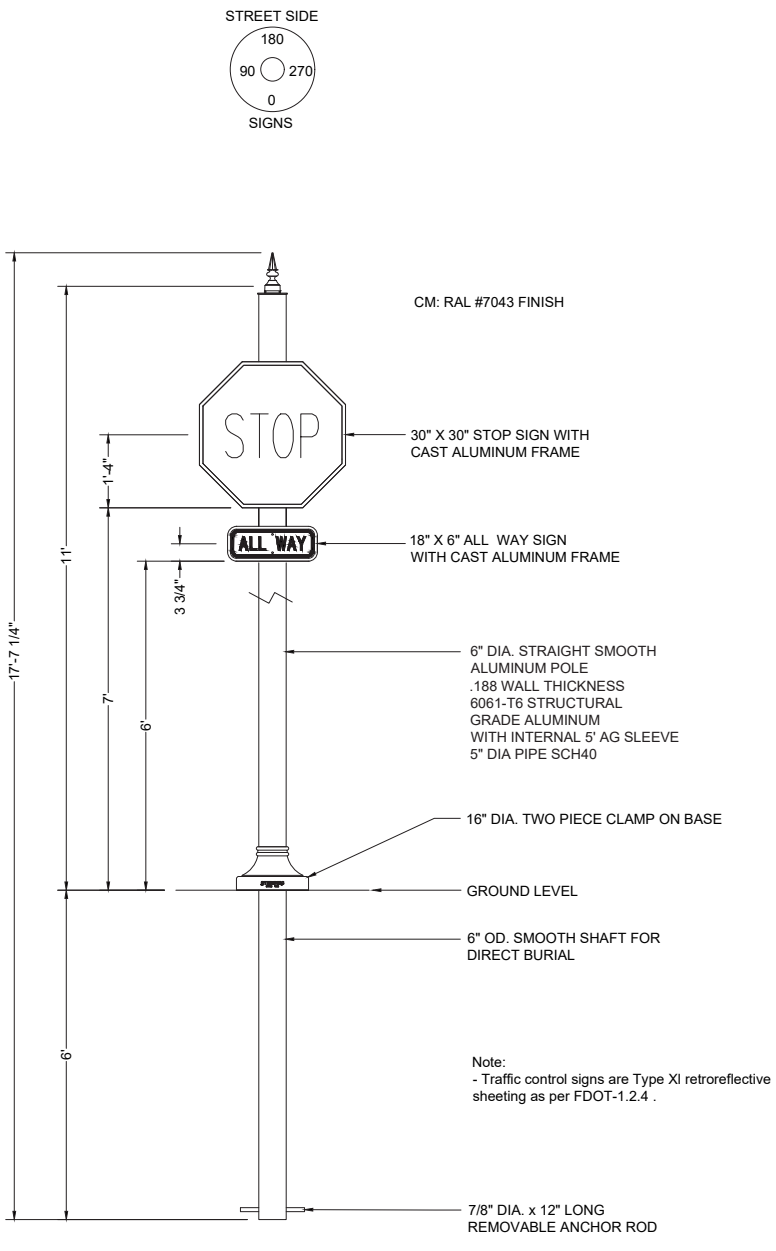
LOCATION: 14



SSP11104:
Y1843 = 6"OD DIRECT BURIAL POLE MODIFIED WITH 5" DIA PIPE SCH40,5' AG SLEEVE.

DATE:	DRAWN:	CHECKED:	CATALOG No:
7/14/25	EH	-	SSP11104-2311PB-.188-DB6-SSCC/030-SB-28"-R1-1-30/ RV186-SB-4"-R2-1-18/CM Type: C
DRAWING NO:		REVISION:	JOB NAME:
SC50903	Sternberg	E	CORAL SPRINGS STREET SIGNS
			LOCATION: CORAL SPRINGS, FL

REV	REVISIONS	DATE	RVSD
A	ORIGINAL	1/14/25	
B	EDITED NOTES	1/21/25	EH
E	ALL WAY SIGN AND STOP MOVING DOWN	3/11/25	EH

TOLERANCES POLE : +/- 2" BANNER ARM SPACING : +/- 0.25" MOUNTING HT. FOR POLE ACCESSORIES : +/- 0.5"

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LOCATION: 14



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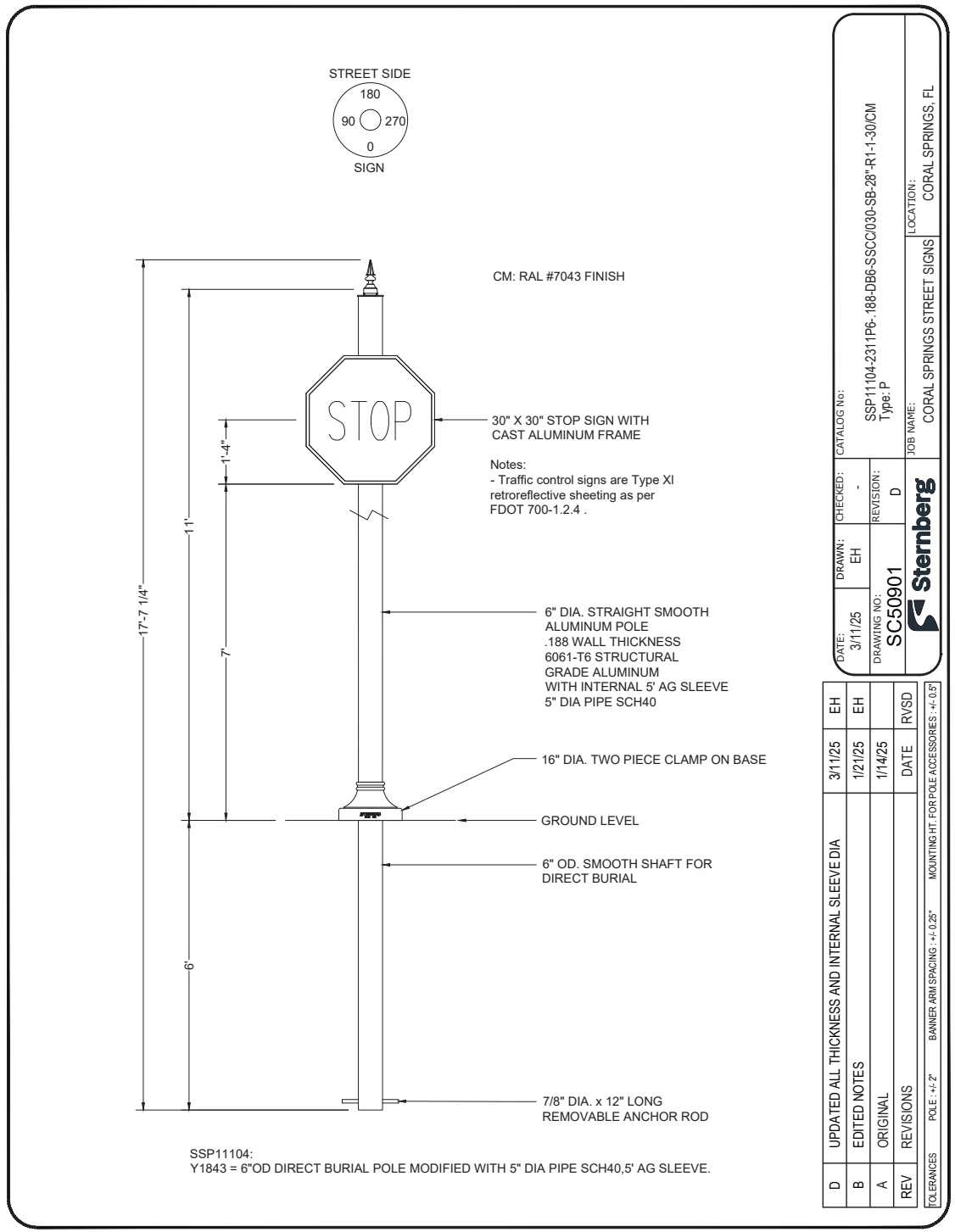

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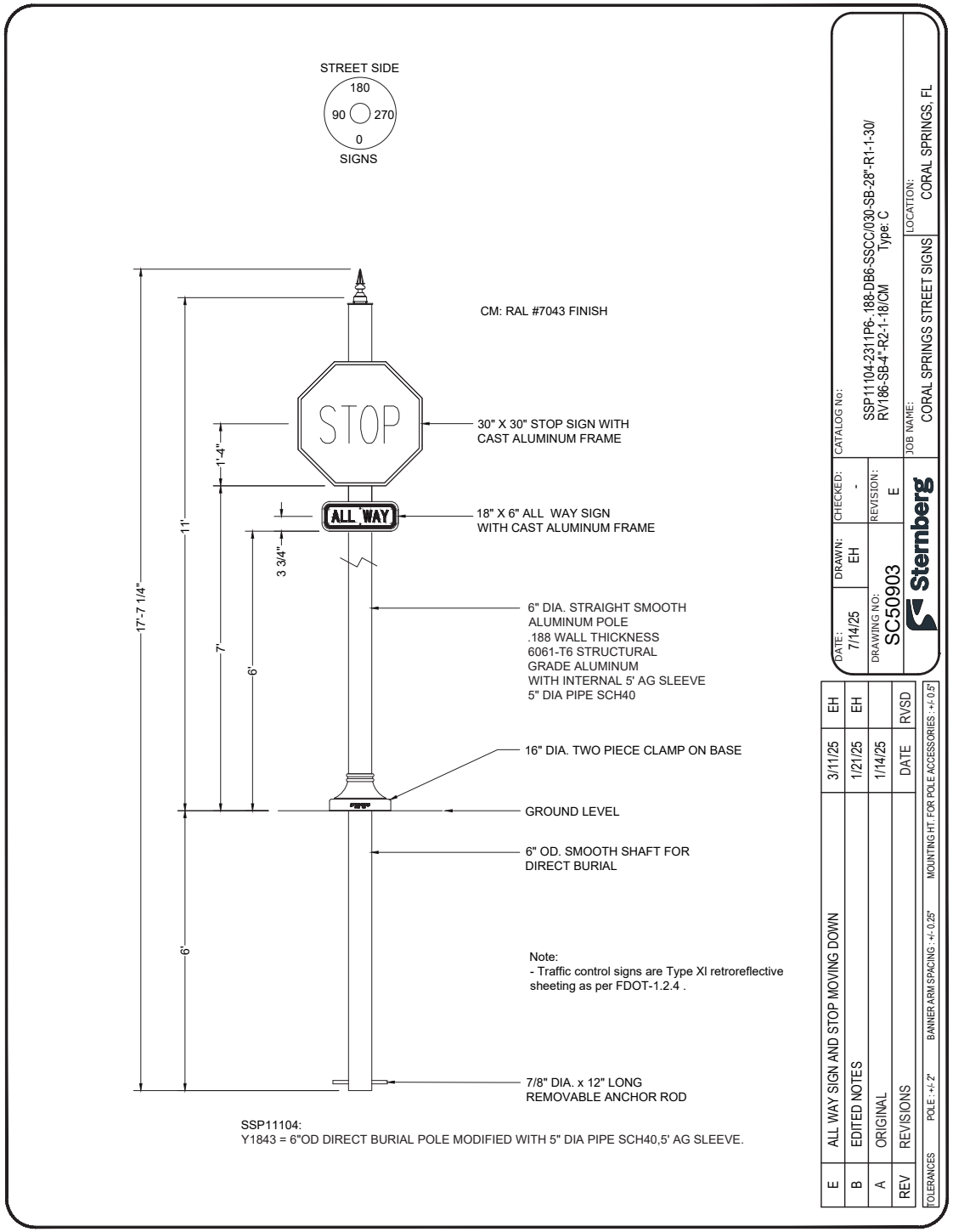

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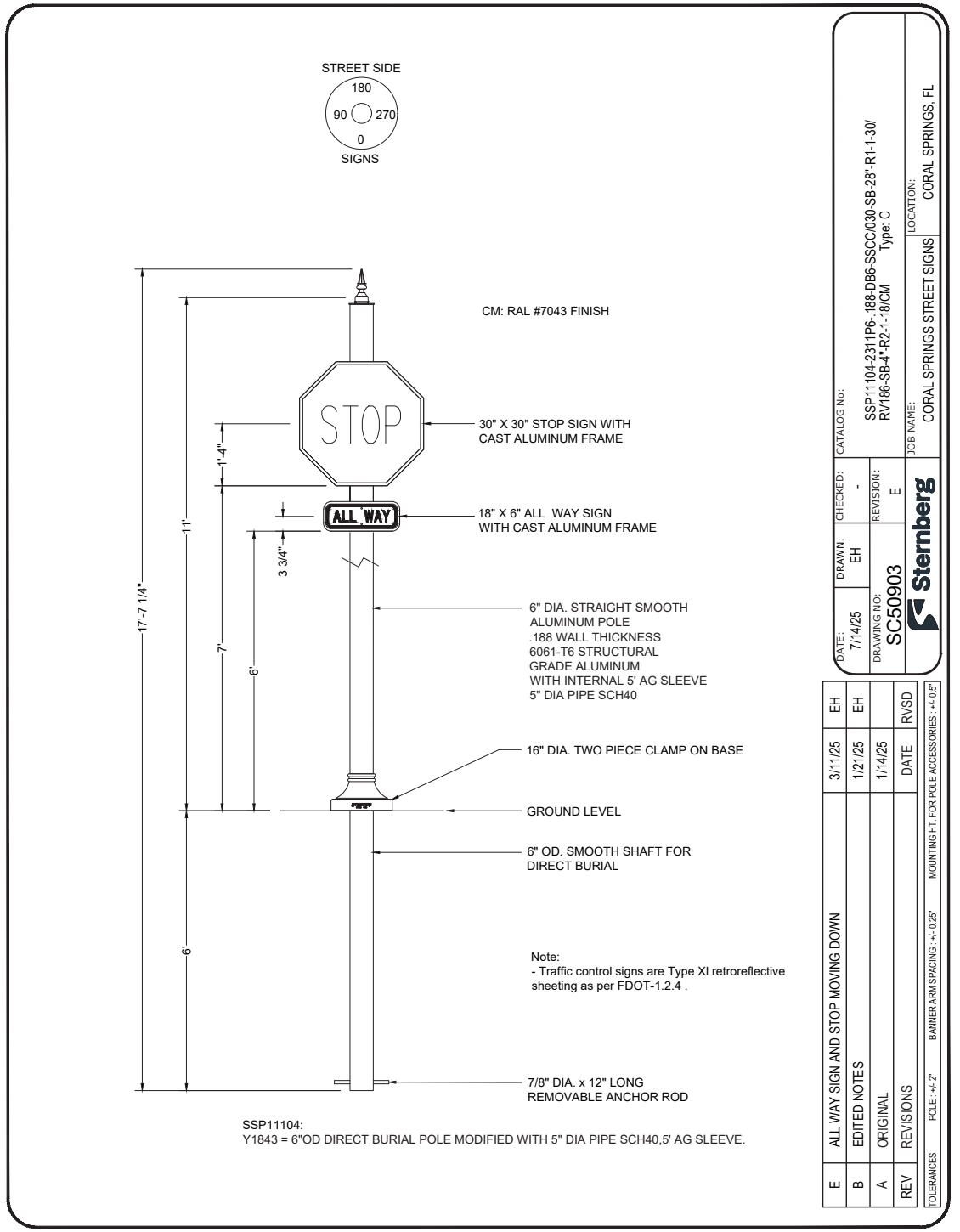

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LOCATION: 22



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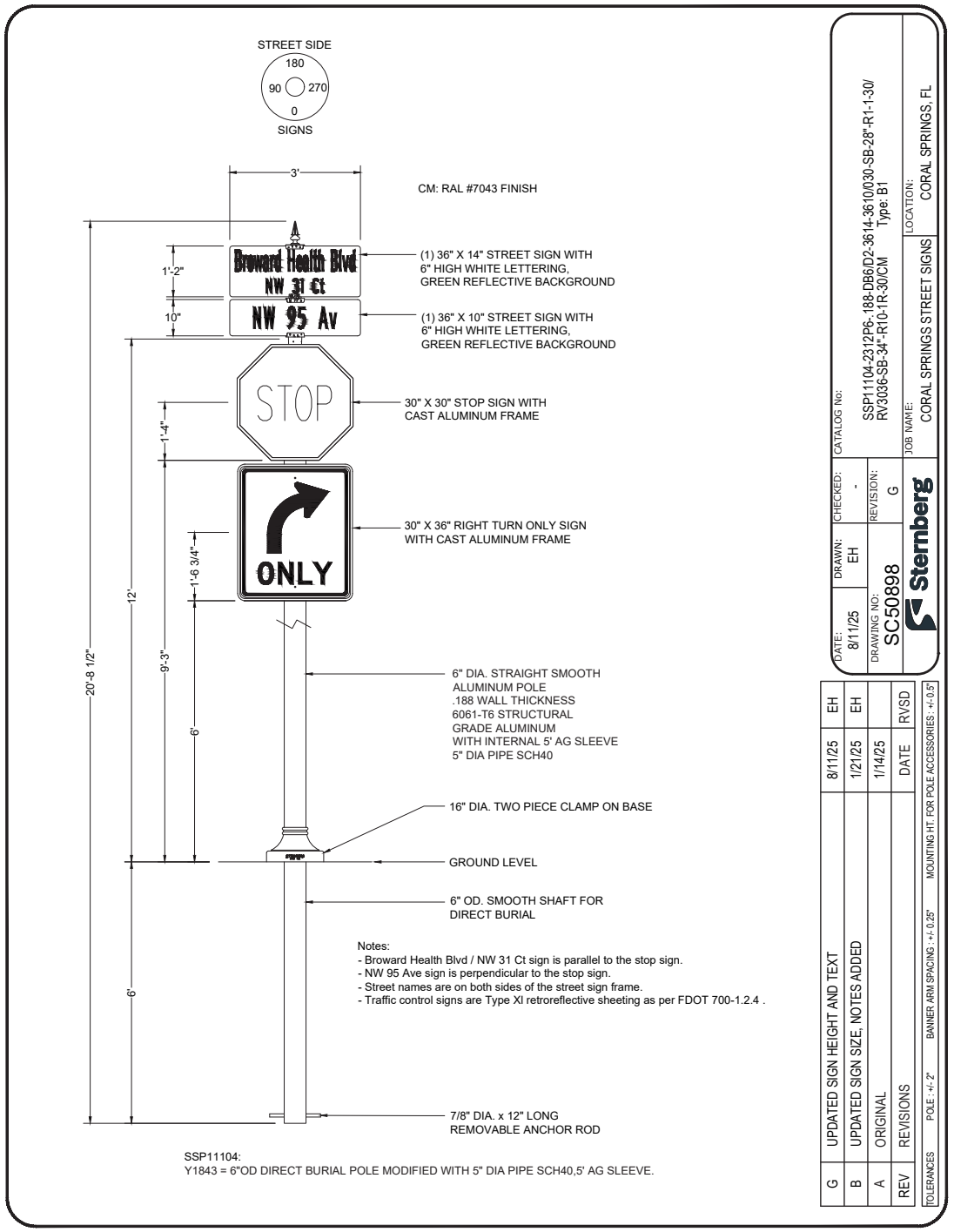

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LOCATION: 19



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LOCATION: 19



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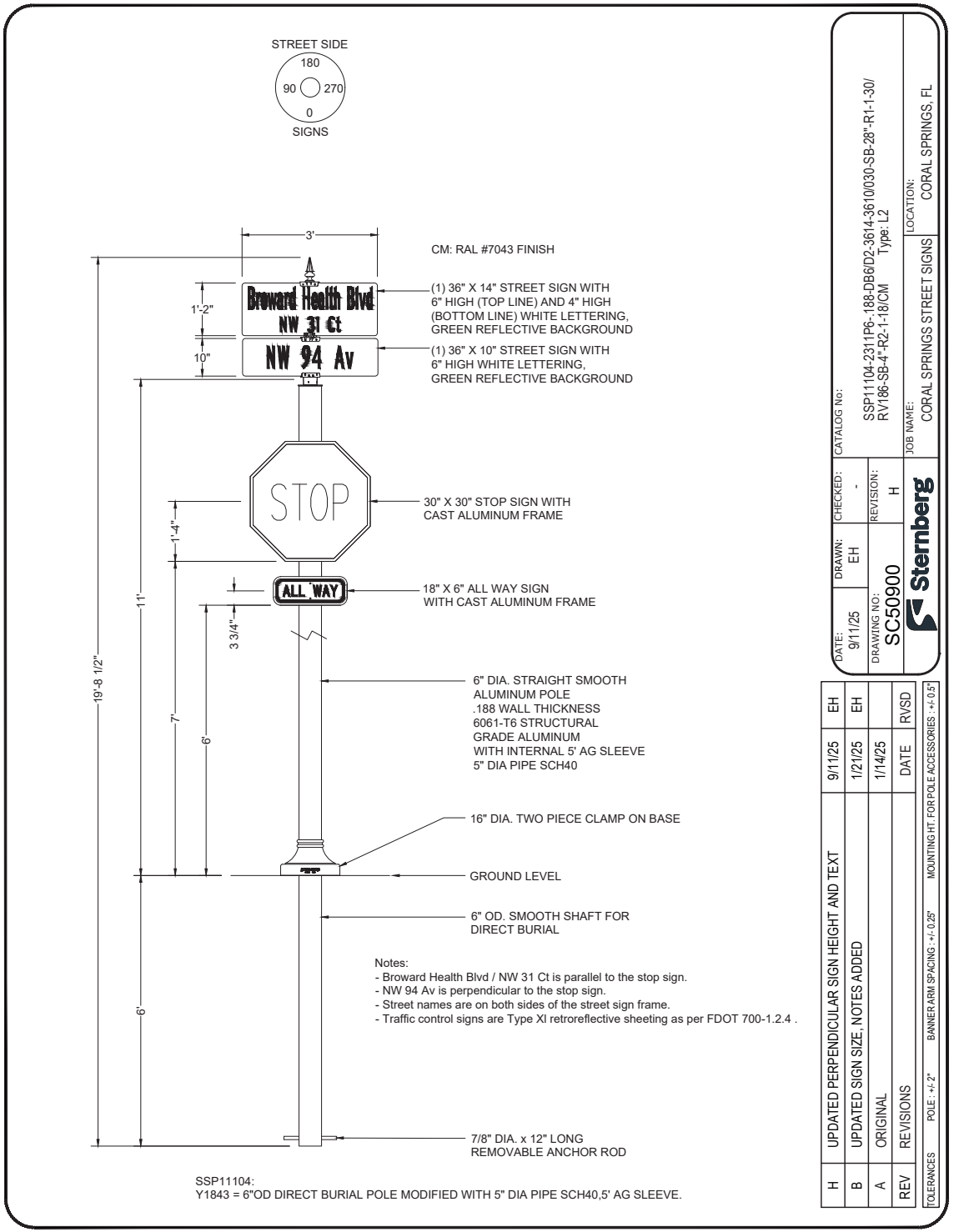
LOCATION: 23



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LOCATION: 23



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LOCATION: 23



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LOCATION: 1 AND 2

NW 31 COURT WILL BE RENAMED TO BROWARD HEALTH BOULEVARD

Street Name Signs

MODEL
SNS2472W-S520G/100-277VAC

DIMENSIONS
24" H x 72" W x 5.18" D (est. 50.062 lbs)

CONSTRUCTION
Cabinet: Corrosion resistant, extruded aluminum frame. 5.18" deep, single-hinged construction.
Construction: White LED Modules
Construction: Translucent White Reflective Vinyl applied to second surface
Face Material: 1/8" thick, impact modified acrylic (0000)
Faces: Single Faced Sign
Finish: Black
Graphic: Printed graphic applied to surface

ELECTRICAL
Input Voltage: 100-277VAC
UL/cUL Listed: Listed for wet locations

MESSAGE
Background color: PMS 342 Green
Font: MUTCD Series C

MESSAGE	LED/COLOR	HEIGHT	AMPS
Main St	Printed PMS 342 Green	12.0", 9.0"	0.560-0.202

NOTE: Above messages are independently controlled.

Product View

NOTE: Sign image may not exactly represent the finished product. For illustration purposes only.

Top View



Frame Detail



Color Key:
- PMS 342C
- White Reflective Vinyl

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LOCATION: 1 AND 2

NW 31 COURT WILL BE RENAMED TO BROWARD HEALTH BOULEVARD



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LOCATION: 1 AND 2

NW 31 COURT WILL BE RENAMED TO BROWARD HEALTH BOULEVARD



N. UNIVERSITY DR & NW 31ST CT

Broward Health CORAL SPRINGS

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Pages from License_Agreement

Final Audit Report 2026-06-01

Created:	2026-06-01
By:	Cynthia Brown (cbrown@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAs6pjQR8nLKPNP17_Qb4Xgif_flhZ_Lp-

"Pages from License_Agreement" History

Document created by Cynthia Brown (cbrown@coralsprings.gov)
2026-06-01 - 4:11:28 PM GMT- IP address: 199.27.247.2

Document emailed to swhitacre@coralsprings.gov for signature
2026-06-01 - 4:11:50 PM GMT

Email viewed by swhitacre@coralsprings.gov
2026-06-01 - 7:53:17 PM GMT- IP address: 104.223.89.77

Signer swhitacre@coralsprings.gov entered name at signing as Sherry Whitacre
2026-06-01 - 7:53:39 PM GMT- IP address: 199.27.247.2

Document e-signed by Sherry Whitacre (swhitacre@coralsprings.gov)
Signature Date: 2026-06-01 - 7:53:41 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: TYPE

Agreement completed.
2026-06-01 - 7:53:41 PM GMT

Summary Sheet

Agenda Item: 18.

Meeting Date: June 17, 2026

Subject: Interlocal Agreement, National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit Program (Chad Maraj)

Requested Action: Request to approve the Interlocal Agreement among Broward County and Municipalities of Coral Springs, Coconut Creek, Cooper City, Dania Beach, Davie, Deerfield Beach, Hallandale Beach, Lauderdale by the Sea, Lauderdale Lakes, Lauderhill, Lighthouse Point, Margate, Miramar, North Lauderdale, Oakland Park, Parkland, Pembroke Park, Pembroke Pines, Plantation, Pompano Beach, Southwest Ranches, Sunrise, Tamarac, Weston, West Park, and Wilton Manors for sharing resource burdens of the system-wide NPDES MS4 Permit; and to authorize Broward County to conduct technical activities required by the NPDES MS4 Permit.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO APPROVE)

Funding Source: Approved Operating Budget

Placement: Consent

Attachments: Item 18 Interlocal Agreement.pdf

Background / Description: The City of Coral Springs is one of 26 municipalities, along with Florida Department of Transportation and the Florida Turnpike Enterprise that are co-permittees to Broward County for NPDES MS4 Permit. Compliance with this permit is required by the Water Quality Act of 1987 and the Florida Department of Environmental Protection (FDEP) issues these permits statewide. The permits require comprehensive monitoring, reporting and other activities to ensure compliance with water quality standards.

This Agreement is entered into pursuant to Section 163.01, Florida Statutes, also known as the “Florida Interlocal Cooperation Act of 1969,” and other Florida law. The United States Environmental Protection Agency (EPA), under the Federal Water Pollution Control Act (“Clean Water Act”) and related regulations, requires the Parties to comply with the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit Program.

The EPA delegated the NPDES permitting program to the Florida Department of Environmental Protection (FDEP). FDEP implements the program through the rules adopted in Chapter 62-624, Florida Administrative Code (F.A.C.). The County, through its Public Works and Environmental Services Department (PWESD), coordinates and conducts specific technical activities required by the NPDES MS4 Permits.

The County, through its PWESD, plans, designs, constructs, operates, and maintains County-owned drainage facilities and drainage facilities located within the unincorporated area of Broward County, as required of NPDES MS4 permittees.

The Parties last executed previous Interlocal Agreements on December 3, 1996, October 20, 1998, June 29, 2004, and May 7, 2013, all of which expired, to carry out tasks required by the NPDES MS4 Permit. The Parties executed an Interlocal Agreement on November 7, 2017 (“Current Agreement”), after FDEP issued NPDES MS4 Permit Number FLS000016-004 for the fourth five-year period. The Current Agreement will terminate upon FDEP’s issuance of the next iteration of the NPDES MS4 Permit. The

Municipalities wish to continue the County's services of coordinating the co-permittees, pursuant to the NPDES MS4 regulations, and managing and performing technical tasks necessary to comply with the NPDES MS4 Permit.

This interlocal agreement covers a number of services provided by Broward County, including leading the coordination and filing of the permit, handling hazardous waste reporting and spills, conducting training and providing monitoring of water quality at certain locations. These services come at a cost that is paid yearly. These services are budgeted as part of the annual Stormwater Budget account number 420-11-5603-538-531002.

Presenting: Chad Maraj

Prepared by:
Jennifer D. Brown, Sr. Ass't County Attorney
115 S. Andrews Ave, Room 423
Ft. Lauderdale, FL 33301

Return original or certified recorded document to:
Yvel Rocher, P.E.
Public Works and Environmental Services Department, Environmental Permitting Div.
1 North University Drive, Mailbox 201
Plantation, FL 33324-2038

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

This is an Agreement ("Agreement"), made and entered into by and among Broward County, a political subdivision of the State of Florida ("County"), and the municipalities of Coconut Creek, Cooper City, Coral Springs, Dania Beach, Davie, Deerfield Beach, Hallandale Beach, Lauderdale-By-The-Sea, Lauderdale Lakes, Lauderhill, Lighthouse Point, Margate, Miramar, North Lauderdale, Oakland Park, Parkland, Pembroke Park, Pembroke Pines, Plantation, Pompano Beach, Southwest Ranches, Sunrise, Tamarac, Weston, West Park, and Wilton Manors, municipal corporations existing under the laws of the State of Florida ("Municipalities"), (each a "Party" and collectively referred to as the "Parties").

RECITALS

A. This Agreement is entered into pursuant to Section 163.01, Florida Statutes, also known as the "Florida Interlocal Cooperation Act of 1969," and other Florida law.

B. The United States Environmental Protection Agency (EPA), under the Federal Water Pollution Control Act ("Clean Water Act") and related regulations, requires the Parties to comply with the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit Program.

C. The EPA recommended that the County act as "lead permittee" and the Municipalities act as "co-permittees."

D. The State of Florida, pursuant to Section 403.0885, Florida Statutes, is empowered to establish a state NPDES program in accordance with Section 402 of the Clean Water Act.

E. The EPA delegated the NPDES permitting program to the Florida Department of Environmental Protection (FDEP). FDEP implements the program through the rules adopted in Chapter 62-624, Florida Administrative Code (F.A.C.).

F. The County, through its Public Works and Environmental Services Department (PWESD), coordinates and conducts specific technical activities required by the NPDES MS4 Permits.

G. The County, through its PWESD, plans, designs, constructs, operates, and maintains County-owned drainage facilities and drainage facilities located within the unincorporated area of Broward County, as required of NPDES MS4 permittees.

H. The Parties executed previous Interlocal Agreements on December 3, 1996, October 20, 1998, June 29, 2004, and May 7, 2013, all of which expired, to carry out tasks required by the NPDES MS4 Permit.

I. The Parties executed an Interlocal Agreement on November 7, 2017 ("Current Agreement"), after FDEP issued NPDES MS4 Permit Number FLS000016-004 for the fourth five-year period. The Current Agreement will terminate upon FDEP's issuance of the next iteration of the NPDES MS4 Permit.

J. The Municipalities wish to continue the County's services of coordinating the co-permittees, pursuant to the NPDES MS4 regulations, and managing and performing technical tasks necessary to comply with the NPDES MS4 Permit.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1 **Agreement Administrator.** The Director of the Environmental Permitting Division.

1.2 **Board.** The Board of County Commissioners of Broward County, Florida.

1.3 **County Administrator.** The administrative head of County appointed by the Board.

1.4 **County Attorney.** The chief legal counsel for County appointed by the Board.

1.5 **Services.** All work required by Parties under this Agreement, including without limitation all payments, deliverables, consulting, training, project management, or other services specified in Article 3 and Exhibit A.

ARTICLE 2. EXHIBITS

Exhibit A **Scope of Services**
Exhibit B **Payment Schedule**
Exhibit C **Parties' Records Custodians**

ARTICLE 3. SCOPE OF SERVICES

The Parties shall perform all Services, including, without limitation, the work specified in Exhibit A (the "Scope of Services"). The Scope of Services is a description of Parties' obligations and responsibilities and is deemed to include preliminary considerations and prerequisites, and all labor, materials, equipment, and tasks that are such an inseparable part of the work described that exclusion would render performance by the Parties impractical, illogical, or unconscionable. The Parties shall meet or exceed all applicable federal, state, and local laws, ordinances, codes, rules, and regulations in performing the Services. The Parties will amend the Scope of Services, if needed, to comply with the NPDES MS4 Permit conditions imposed upon permit renewal.

ARTICLE 4. TERM AND TIME OF PERFORMANCE

4.1 The term of this Agreement shall begin on the date it is recorded pursuant to Section 11.25 ("Effective Date") and shall continue in force and effect for five (5) years, unless terminated earlier by any Party's written notice of termination provided pursuant to Article 9 ("Term").

4.2 Funding. The continuation of this Agreement beyond the end of any County fiscal year (October 1 through September 30) is subject to both the appropriation and the availability of funds pursuant to Chapter 129 and, if applicable, Chapter 212, Florida Statutes. If amounts to be paid by County under this Agreement are budgeted to be funded with transportation surtax proceeds pursuant to Section 212.055(1), Florida Statutes, and such proceeds are not appropriated or available for any reason, County shall have no obligation to use ad valorem funds or any other funding source to make any payment(s) required under this Agreement and County may terminate this Agreement for convenience pursuant to Article 9.

ARTICLE 5. COMPENSATION

Each Municipality will pay County in accordance with the schedule in Exhibit B. Payments shall be due on November 30, 2026, or the Effective Date of this Agreement, whichever is later, and on or before each November 30 thereafter during the duration of this Agreement. All payments shall be made to County at the address designated for Notices under Section 11.8. If Exhibit A must be modified to incorporate changes to the NPDES MS4 Permit conditions imposed upon

permit renewal, the Parties shall modify Exhibit B as needed to account for the change in cost to perform the Services.

ARTICLE 6. REPRESENTATIONS AND WARRANTIES

6.1. Representation of Authority. The Parties represent and warrant that execution of this Agreement is within their respective legal powers, and each individual executing this Agreement on behalf of each Party is duly authorized by all necessary and appropriate action to do so and does so with full legal authority.

6.2. Truth-In-Negotiation Representation. County's compensation under this Agreement is based upon the Municipalities' representations to County, and County certifies that the information supplied, including without limitation those made by County during the negotiation of this Agreement, are accurate, complete, and current as of the date Municipalities execute this Agreement.

6.3. Public Entity Crime Act. The Parties represent that each is familiar with the requirements and prohibitions under the Public Entity Crime Act, Section 287.133, Florida Statutes, and represent that its entry into this Agreement will not violate that statute. Each Party further represents that there has been no determination that it committed a "public entity crime" as defined by Section 287.133, Florida Statutes, and that it has not been formally charged with committing an act defined as a "public entity crime" regardless of the amount of money involved or whether it has been placed on the convicted vendor list.

6.4. Discriminatory Vendor and Scrutinized Companies Lists; Countries of Concern. County represents that it has not been placed on the "discriminatory vendor list" as provided in Section 287.134, Florida Statutes, and that it has not been identified as an entity subject to scrutiny under Sections 215.473 or 215.4725, Florida Statutes. County represents and certifies that it is not, and throughout the Term will not be, ineligible to contract with Municipalities on any of the grounds stated in Section 287.135, Florida Statutes. County represents that it is, and throughout the Term will remain, in compliance with Section 286.101, Florida Statutes.

6.5. Warranty of Performance. County represents and warrants that it possesses the knowledge, skill, and experience required to perform and provide all Services and that each person and entity that will provide Services is duly qualified and, to the extent required, licensed and certified by all appropriate governmental authorities to perform such Services, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render Services. County represents and warrants that the Services shall be performed in a skillful and respectful manner, that it has or will obtain all necessary permits and approvals by applicable regulatory entities to perform the Services unless otherwise expressly stated herein, and that the quality of all Services shall equal or exceed prevailing industry standards for the provision of such Services.

6.6. Prohibited Telecommunications. County represents and certifies that it does not use, and throughout the Term will not provide or use, any equipment, system, or service that uses covered

telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, as such terms are used in 48 C.F.R.§§ 52.204-24 through 52.204-26.

ARTICLE 7. GOVERNMENTAL POWERS, FUNCTIONS, AND DUTIES NOT TRANSFERRED

The Parties acknowledge and agree that this Agreement does not effectuate the transfer of any municipal or County powers or functions. Each Party retains sole and ultimate responsibility for compliance within its respective jurisdiction with the NPDES MS4 Permit and all applicable laws and regulations. Notwithstanding any provision herein, all governmental powers, functions, and duties vested in the Municipalities pursuant to Florida law, or any applicable law, ordinance, or municipal charter provision, remain with the Municipalities, except to the extent that certain services are expressly performed by the County under this Agreement as an independent contractor. The performance of such services by the County shall not be construed as a delegation or transfer of authority.

ARTICLE 8. INSURANCE

The Parties are entities subject to Section 768.28, Florida Statutes, and, upon request, will provide the requesting Party with written verification of liability protection in accordance with state law.

ARTICLE 9. TERMINATION

9.1. Termination for Cause. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach. Unless otherwise stated in this Agreement, if this Agreement was approved by Board action, termination for cause by County must be by action of the Board or the County Administrator; in any other instance, termination for cause may be by the County Administrator, the County representative expressly authorized under this Agreement, or the County representative (including any successor) who executed the Agreement on behalf of County. If either Party erroneously, improperly, or unjustifiably terminates this Agreement for cause, such termination shall be deemed a termination for convenience pursuant to Section 9.2 effective thirty (30) days after such notice was provided.

9.2. Termination for Convenience; Other Termination. This Agreement may also be terminated for convenience by a Party with at least thirty (30) days' advance written notice to the other Parties. The Parties acknowledge having received good, valuable, and sufficient consideration for the right to terminate this Agreement for convenience including in the form of the obligation to provide advance written notice of such termination in accordance with this section. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate under the circumstances if the County Administrator determines that termination is necessary to protect the public health, safety, or welfare. If this Agreement is terminated by County pursuant to this section, County shall be paid for any Services properly performed through the termination date specified in the written notice

of termination.

9.3. No Cross-Termination. The termination of this Agreement by any one (1) Municipality shall apply solely to that terminating Municipality and shall not operate to terminate, alter, or impair the rights or obligations of the remaining Municipalities. This Agreement shall remain in full force and effect among all nonterminating Parties, and each such Party shall continue to be bound by, and entitled to enforce, the terms of this Agreement as if no termination had occurred. Any rights, remedies, or obligations accruing prior to the effective date of termination shall survive with respect to the terminating Party to the extent expressly provided herein.

9.4. Notice of termination shall be provided in accordance with the "Notices" section of this Agreement except that notice of termination by the County Administrator to protect the public health, safety, or welfare may be oral notice that shall be promptly confirmed in writing.

9.5. In addition to any termination rights stated in this Agreement, the Parties shall be entitled to seek any and all available contractual or other remedies available at law or in equity including recovery of costs incurred by a Party due to another Parties' failure to comply with any term(s) of this Agreement.

ARTICLE 10. EEO COMPLIANCE

No Party to this Agreement may discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement.

ARTICLE 11. MISCELLANEOUS

11.1. Agreement Administrator Authority. The Agreement Administrator is authorized to coordinate and communicate with Municipalities to manage and supervise the performance of this Agreement. Agreement Administrator has no authority to make changes that would increase, decrease, or otherwise materially modify the Scope of Services except as expressly set forth in this Agreement or, to the extent applicable, in the Broward County Procurement Code. Unless expressly stated otherwise in this Agreement or otherwise set forth in the Code or the Broward County Administrative Code, the Contract Administrator may exercise ministerial authority in connection with the day-to-day management of this Agreement. The Agreement Administrator may also approve in writing minor modifications to the Scope of Services that do not increase the total cost to County or waive any rights of County.

11.2. Rights in Documents and Work. Any and all reports, photographs, surveys, documents, materials, or other work created or provided in connection with performing Services, whether finished or unfinished ("Documents and Work"), are the joint property of the Parties, and if a copyright is claimed, County grants Municipalities a non-exclusive license to use the copyrighted item(s) indefinitely, to prepare derivative works, and to make and distribute copies to the public. If the Agreement is terminated, any reports, photographs, surveys, and other data and

documents prepared by County, whether finished or unfinished, shall be the joint property of County and the Municipalities.

11.3. Public Records. Notwithstanding any other provision in this Agreement, any action taken by County in compliance with, or in a good faith attempt to comply with, the requirements of Chapter 119, Florida Statutes, shall not constitute a breach of this Agreement. To the extent County is acting on behalf of the Parties as stated in Section 119.0701, Florida Statutes, County shall:

11.3.1. Keep and maintain public records required were the Municipalities performing the services under this Agreement;

11.3.2 Upon request from any Municipality, provide that Municipality with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

11.3.3. Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law for the duration of the Agreement and following completion of the Agreement if the records are not transferred to the Municipalities; and

11.3.4. Upon completion of the Agreement, maintain at County, at no cost to the Municipalities, all public records in possession of County upon termination of this Agreement or keep and maintain public records required were the Municipalities performing the service. If County transfers the records to the Municipalities, County shall destroy any duplicate public records that are exempt or confidential and exempt. If the County keeps and maintains public records upon completion of the Agreement, County shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to Municipalities upon request in a format that is compatible with the information technology systems of County.

A request for public records regarding this Agreement may be made directly to any Party, who will be responsible for responding to any such public records requests. The Parties will provide any requested records to each other to enable timely responses to public records requests.

IF THE PARTIES HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PARTY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PARTY'S PUBLIC RECORDS CUSTODIAN IDENTIFIED IN EXHIBIT C.

11.4. Independent Contractor. County is an independent contractor of Municipalities, and nothing in this Agreement shall constitute or create a partnership, joint venture, or any other relationship between the Parties. In providing Services, neither County nor its agents shall act as officers, employees, or agents of Municipalities. County shall not have the right to bind Municipalities to any obligation not expressly undertaken by Municipalities under this

Agreement.

11.5. Regulatory Capacity. Notwithstanding the fact that County is a political subdivision with certain regulatory authority, County's performance under this Agreement is as a Party to this Agreement and not in its regulatory capacity. If County exercises its regulatory authority, the exercise of such authority and the enforcement of applicable law shall have occurred pursuant to County's regulatory authority as a governmental body separate and apart from this Agreement, and shall not be attributable in any manner to County as a Party to this Agreement.

11.6. Governmental Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party nor shall anything included herein be construed as consent by any Party to be sued by a third party in any matter arising out of this Agreement. Each Party is a state agency or political subdivision as defined in Section 768.28, Florida Statutes, and shall be responsible for the acts and omissions of its agents or employees to the extent required by applicable law.

11.7. Third-Party Beneficiaries. No Party intends to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against any of them based upon this Agreement.

11.8. Notices. Unless otherwise stated herein, for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). A Party may change its notice address by giving notice of such change in accordance with this section.

IF TO COUNTY:

Public Works and Environmental Services Department
Director, Environmental Permitting Division
1 North University Drive, Mailbox 201
Plantation, Florida 33324-2038

IF TO MUNICIPALITIES:

Mayor, City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063
JWasserman@coconutcreek.gov

Mayor, City of Cooper City
9090 Southwest 50 Place
Cooper City, Florida 33328
JCurran@CooperCity.gov

Mayor, City of Coral Springs
City Hall, 9500 W Sample Road
Coral Springs, Florida 33065
sbrook@coralsprings.gov

Mayor, Town of Davie
8800 Southwest 36th Street, Bldg. C
Davie, Florida 33328
judy_paul@davie-fl.gov

Mayor, City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, Florida 33009
jcooper@hallandalebeachfl.gov

Mayor, City of Lauderdale Lakes
4300 Northwest 36th Street
Lauderdale Lakes, Florida 33319
veronicap@lauderdaleakes.org

Mayor, City of Lighthouse Point
2200 Northeast 38th Street
Lighthouse Point, Florida 33064
kvanbuskirk@lighthousepoint.com

Mayor, City of Miramar
2300 Civic Center Place
Miramar, Florida 33025
wmessam@miramarfl.gov

Mayor, City of Oakland Park
1100 Park Lane East
Oakland Park, Florida 33334
stevena@oaklandparkfl.gov

Mayor, Town of Pembroke Park
3150 Southwest 52nd Avenue
Pembroke Park, Florida 33023
gjacobs@tppfl.gov

Mayor, City of Plantation
400 Northwest 73rd Avenue
Plantation, Florida 33317
nsortal@plantation.org

Mayor, City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004
jdavis@daniabeachfl.gov

Mayor, City of Deerfield Beach
150 Northeast 2nd Avenue
Deerfield Beach, Florida 33441
tdrosky@deerfieldbeachfl.gov

Mayor, Town of Lauderdale-by-the Sea
4501 Ocean Drive
Lauderdale-by-the-Sea, Florida 33308
Edmundm@lauderdalebythesea-fl.gov

Mayor, City of Lauderhill
5581 West Oakland Park Blvd
Lauderhill, Florida 33313
dgrant@lauderhill-fl.gov

Mayor, City of Margate
5790 Margate Boulevard
Margate, Florida 33063
aarserio@margatefl.com

Mayor, City of North Lauderdale
701 Southwest 71st Avenue
North Lauderdale, Florida 33068
sborgelin@nlauderdale.org

Mayor, City of Parkland
6600 University Drive
Parkland, Florida 33067
rwalker@cityofparkland.org

Mayor, City of Pembroke Pines
601 City Center Way
Pembroke Pines, Florida 33025
ACastillo@ppines.com

Mayor, City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060
Rex.hardin@copbfl.com

Mayor, Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, Florida 33330
sbreitkreuz@southwestranches.org

Mayor, City of Sunrise
10770 West Oakland Park Boulevard
Sunrise, Florida 33351
mryan@sunrisefl.gov

Mayor, City of Tamarac
7525 Northwest 88 Avenue
Tamarac, Florida 33321
Michelle.Gomez@tamarac.gov

Mayor, City of Weston
17200 Royal Palm Boulevard
Weston, Florida 33326
mbrown@westonfl.org

Mayor, City of West Park
1965 South State Road 7
West Park, Florida 33023
Fbrunson@cityofwestpark.orgg

Mayor, City of Wilton Manors
2020 Wilton Drive
Wilton Manors, Florida 33305
snewton@wiltonmanors.com

11.9. Assignment. Neither this Agreement nor any right or interest in it may be assigned, transferred, subcontracted, or encumbered by any Party without the prior written consent of the Parties. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

11.10. Confidential Information; Generative Artificial Intelligence. Unless expressly authorized in this Agreement or in writing in advance by the Contract Administrator, the Parties are strictly prohibited from disclosing, uploading, or otherwise making available to third parties, directly or indirectly, including but not limited to through utilization of generative artificial intelligence tools, any exempt, confidential, sensitive security, or personal information of the Parties. The Parties must ensure that any use of generative artificial intelligence tools does not involve the disclosure of exempt, confidential, sensitive security, or personal information, including without limitation for large language model learning or training. The Parties must implement and maintain appropriate technological and operational safeguards to ensure compliance with the obligations of this section.

11.11. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

11.12. Compliance with Laws. The Parties must comply with all applicable law, including, without limitation, the Americans with Disabilities Act, 42 U.S.C. § 12101, Section 504 of the Rehabilitation Act of 1973, and the requirements of any applicable grant agreements, and all

deliverables provided for online utilization must meet or exceed the World Wide Web Consortium/Web Content Accessibility Guidelines (WCAG) 2.1 Level AA standard or any higher standard as required by applicable law.

11.13. Severability. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction or contrary to applicable law, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

11.14 Joint Preparation. This Agreement has been jointly prepared by the Parties and shall not be construed more strictly against any Party.

11.15. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

11.16. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

11.17. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

11.18. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties. The County Administrator is authorized to amend Exhibits A and B to comply with the NPDES MS4 Permit conditions imposed by FDEP during the issuance of the MS4 Permit.

11.19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

11.20. Payable Interest.

11.20.1. Payment of Interest. Unless prohibited by applicable law, the Parties shall not be liable for interest to each other for any reason, whether as prejudgment interest or for any other purpose, and the Parties waive, reject, disclaim, and surrender any and all entitlement to interest in connection with a dispute or claim arising from, related to, or in connection with this Agreement.

11.20.2. Rate of Interest. If the preceding subsection is inapplicable or is determined to be invalid or unenforceable by a court of competent jurisdiction, the annual rate of interest payable by the Parties under this Agreement, whether as prejudgment interest or for any other purpose, shall be, to the full extent permissible under applicable law, one quarter of one percent (0.25%) simple interest (uncompounded).

11.21. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits are incorporated into and made a part of this Agreement.

11.22. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which shall be deemed to be an original, and all of which, taken together, shall constitute one (1) and the same agreement.

11.23. Use of Parties' Name or Logo. The Parties shall not use each other's name or logo in marketing or publicity materials without prior written consent from the applicable Party.

11.24. Anti-Human Trafficking. By execution of this Agreement by an authorized representative of County, County hereby attests under penalty of perjury that County does not use coercion for labor or services, as such terms are defined in Section 787.06, Florida Statutes. Under penalties of perjury, the undersigned authorized representative of County declares that they have read the foregoing statement and that the facts stated in it are true.

11.25. Recording. This Agreement shall be recorded in accordance with Section 163.01, Florida Statutes.

(Remainder of page intentionally blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the _____ day of _____, 2026; and Municipalities, signing by and through their officials as reflected below, duly authorized to execute the same.

COUNTY

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By: _____
Mayor

____ day of _____, 2026

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By_____
Jennifer D. Brown (Date)
Senior Assistant County Attorney

By_____
Maite Azcoitia (Date)
Deputy County Attorney

JDB/gmb
NPDES MS4 5th Issuance ILA
02/25/26
#[Imanage file #]

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

CITY OF COCONUT CREEK

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
City Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

CITY OF COOPER CITY

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
City Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

CITY OF CORAL SPRINGS

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

Sherry Whitacre
Sherry Whitacre (May 26, 2026 08:45:35 EDT)

City Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

CITY OF DANIA BEACH

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
City Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

TOWN OF DAVIE

ATTEST:

By: _____
TOWN MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
Town Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

CITY OF DEERFIELD BEACH

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
City Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

CITY OF HALLANDALE BEACH

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
City Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

TOWN OF LAUDERDALE-BY-THE-SEA

ATTEST:

By: _____
TOWN MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
Town Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

CITY OF LAUDERDALE LAKES

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
City Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY AND THE MUNICIPALITIES OF COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, HALLANDALE BEACH, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WESTON, WEST PARK, AND WILTON MANORS FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT

CITY OF LAUDERHILL

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

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City Attorney

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CITY OF LIGHTHOUSE POINT

ATTEST:

By: _____
CITY MAYOR

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CITY CLERK

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Print Name

_____ day of _____, 20___

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City Attorney

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CITY OF MARGATE

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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City Attorney

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CITY OF MIRAMAR

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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City Attorney

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CITY OF NORTH LAUDERDALE

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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City Attorney

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CITY OF OAKLAND PARK

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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City Attorney

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CITY OF PARKLAND

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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City Attorney

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TOWN OF PEMBROKE PARK

ATTEST:

By: _____
TOWN MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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Town Attorney

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CITY OF PEMBROKE PINES

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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City Attorney

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CITY OF PLANTATION

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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CITY OF POMPANO BEACH

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

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Print Name

_____ day of _____, 20___

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CITY OF SUNRISE

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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TOWN OF SOUTHWEST RANCHES

ATTEST:

By: _____
TOWN MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

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CITY OF TAMARAC

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

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Print Name

_____ day of _____, 20___

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CITY OF WESTON

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

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Print Name

_____ day of _____, 20___

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CITY OF WEST PARK

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

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Print Name

_____ day of _____, 20___

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CITY OF WILTON MANORS

ATTEST:

By: _____
CITY MAYOR

_____
CITY CLERK

_____
Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
City Attorney

EXHIBIT A
SCOPE OF SERVICES

The Permittees consist of the Broward County ("County"), by and through its Public Works and Environmental Services Department ("PWESD") and local governments within Broward County ("Municipalities"). The Permittees are responsible for completing the activities under Parts III, V, and VIII of the NPDES MS4 permit. County will perform specific technical activities under Parts III and V of the NPDES MS4 Permit on behalf of the Permittees.

The tables below identify interlocal responsibilities and reporting requirements for activities under Parts III, V, and VIII of the NPDES MS4 Permit.

PART III. SCHEDULES FOR IMPLEMENTATION AND COMPLIANCE

A. <u>Implementation of Stormwater Management Programs.</u>

STORMWATER MANAGEMENT PROGRAM: ***1. Structural Controls and Stormwater Collection Systems Operation.***			
PERMITTEE(S)	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Maintain an up-to-date inventory of the structural controls and roadway stormwater collection structures operated by the Permittee, including, as applicable, all of the types of control structures listed in Table II.A.1.a of the Permit.	County & Municipalities	Report the current known inventory in each Annual Report.
	Provide an inventory of all known major outfalls covered by the Permit and a map depicting the location of the major outfalls (hard copy or electronic).	County & Municipalities	Provide the outfall inventory and map with the Year 1 Annual Report.

STORMWATER MANAGEMENT PROGRAM: *1. Structural Controls and Stormwater Collection Systems Operation.*			
PERMITTEE(S)	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a structural control inspection and maintenance program to conduct inspections and maintenance of the structural controls and roadway stormwater collection systems operated by the permittee in accordance with Table II.A.1.a of the Permit to reduce pollutants, including floatables, in discharges from the MS4. The written Standard Operating Procedure (SOP) shall be reviewed annually. Maintain an internal record keeping system to schedule and document inspections and maintenance activities conducted on the structural controls and roadway stormwater collection structures operated by the Permittee. Retain copies of the contractual agreement that specifies the schedule and frequency of the inspection and maintenance activities to be conducted.	County & Municipalities	Report the number of inspection and maintenance activities conducted for each applicable type of structure included in Table II.A.1.a, and the percentage of the total inventory of each type of structure inspected and maintained in each Annual Report. If the minimum inspection frequencies set forth in Table II.A.1.a were not met, provide as an attachment an explanation of why they were not and a description of the actions that will be taken to ensure that they will be met in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: *2. Areas of New Development and Significant Redevelopment.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Continue to adhere to the policies of the Permittee's current Comprehensive Plan (or similar document) and the requirements of local codes and regulations, as well as development review and permitting procedures, that incorporate stormwater quality considerations into land-use planning and development activities to reduce pollutants in stormwater discharges from areas of new development and significant redevelopment, and guide new development away from environmentally sensitive areas. The comprehensive planning process shall limit the increases in the discharge of pollutants in stormwater as a result of new development, and shall reduce the discharge of pollutants in stormwater from redeveloped areas, consistent with the requirements set forth in the ERP rules of the SFWMD. Maintain documentation of the new development and significant redevelopment project review activity.	Municipalities for their codes and County for Ch.27 and Vol.4 in area of ERP delegation	Report the number of significant development projects, including new and redevelopment projects reviewed and approved by the Permittee for post-development stormwater considerations in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: *2. Areas of New Development and Significant Redevelopment.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Conduct an inter-departmental review of the Permittee's current local codes and land development regulations to identify potential changes to existing codes and regulations that will further reduce the stormwater impacts of new development and areas of significant redevelopment. In particular, focus on changes to the code that will promote low impact design, also termed green infrastructure: reductions in impervious surfaces, the use of swales or other retention BMPs, the incorporation of low impact development principles, reduction in flow and volume of stormwater, increase in natural hydrology, and adherence to the principles of the Florida Yards and Neighborhoods program in new landscaping. Develop a summary report of the review activity that includes the following information: all applicable local code and regulation citations reviewed (both current and draft); a description of the current and proposed techniques aimed at reducing the stormwater impacts of new development and areas of significant redevelopment that are included within the applicable codes and regulations; a description of innovative stormwater planning techniques, including those described above, recommended for possible future incorporation into the codes and regulations (beyond what may be currently in draft); and, a plan for implementing changes to codes and regulations. Develop a follow-up report that summarizes plan implementation to change the local codes and regulations and promote reducing stormwater impacts from new development and areas of significant redevelopment.	Municipalities for their codes and County for Ch. 27 and Vol. 4 in area of ERP delegation	Provide in the Year 2 Annual Report the summary report of the review activity. Provide in the Year 4 Annual Report the follow-up report on plan implementation.

STORMWATER MANAGEMENT PROGRAM: 3. Roadways.			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a litter control program for public streets, roads, and highways, including rights-of-way operated by the Permittee; and procedures to properly dispose of collected material. Implement the program on a monthly, or on an as needed, basis. The written SOP shall be reviewed annually. Maintain documentation of the litter control program activities.	County & Municipalities	Report on the litter control program, including the frequency of litter collection, an estimate of the total number of road miles cleaned or amount of area covered by the activities, and an estimate of the quantity of litter collected in each Annual Report.
ALL	In addition to the litter collection program, consider promoting and coordinating an "Adopt-A-Road" (or similar) program where volunteers collect litter along roadways within the Permittee's jurisdictional area. This activity may be accomplished through cooperative efforts with other Permittees, public agencies, or private entities. Maintain documentation of the Adopt-A-Road (or similar program) activities.	County & Municipalities	If an Adopt-A-Road or similar program is implemented, report the total number of road miles cleaned and an estimate of the quantity of litter collected in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 3. Roadways.			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a street sweeping program for highways and streets, including rights-of-way, with curbs and gutters operated by the permittee. The SOP shall include the criteria for determining which roadways will be swept and the frequency of sweeping, proper disposal of collected material, and the method for quantifying and tracking the amount of material removed by the street sweepers. The written SOP shall be reviewed annually. The Permittees shall use the results of the Florida Stormwater Association MS4 Project to calculate the total nitrogen (TN) and total phosphorus (TP) load reductions. This report and the associated spreadsheet to calculate the nutrient loadings are available online at: http://www.dep.state.fl.us/water/stormwater/npdes/MS4_1.htm. A Permittee may use results from a similar study if it is approved by the FDEP. Maintain documentation of the street sweeping program activities.	County & Municipalities	Report on the street sweeping program, including the frequency of the sweeping, total miles swept, an estimate of the quantity of sweepings collected, and the estimated pounds of TN and TP that were removed by the collection of sweepings, in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: **3. Roadways.**			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a roadway maintenance program to reduce the pollutants in stormwater runoff from areas associated with road repair and maintenance, and from permittee-owned or operated equipment yards and maintenance shops that support road maintenance activities. The pollution prevention practices during road repair shall include limiting the amount of soil disturbance to the immediate area under repair and using appropriate stormwater, erosion, and sedimentation control BMPs from the *Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual* (FDEP, most current version) and from the *State of Florida Erosion and Sediment Control Design and Review Manual,* (Prepared for FDOT & FDEP; by the State Erosion and Sediment Control Task Force, 2013) until disturbed areas are stabilized. The Permittee shall identify the equipment yards and maintenance shops that support road maintenance activities and determine the necessary control measures and procedures to be employed at each facility through annual site inspections. The written SOP shall be reviewed annually. Maintain documentation of the inspections that demonstrate the stormwater concerns reviewed and the appropriate control measures and procedures implemented or needing to be implemented.	County & Municipalities	Report the number of applicable facilities and the number of inspections conducted for each facility in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 4. Flood Control Projects.			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Stormwater treatment shall be provided for all flood management projects undertaken by the permittee as required by the ERP rules of the SFWMD. Continue to maintain a list of stormwater capital improvement projects proposed by the Stormwater Management Master Plan or Basin Master Planning studies (or a similar document). Include in the project list any retrofits of existing structural flood control devices to provide additional pollutant removal from stormwater. Existing structural flood control devices shall be evaluated to determine if retrofitting the device to provide additional pollutant removal from stormwater is needed or feasible. A "stormwater retrofit project" is primarily to provide stormwater treatment for areas currently without treatment or requiring additional stormwater treatment.	County & Municipalities	Report the total number of flood control projects that were constructed by the Permittee during the reporting period and the number of those projects that did not include stormwater treatment in each Annual Report. The Permittee shall provide a list of the projects where stormwater treatment was not included with an explanation for each of why it was not. Report on any stormwater retrofit planning activities and the associated implementation of retrofitting projects to reduce stormwater pollutant loads from existing drainage systems.

STORMWATER MANAGEMENT PROGRAM: **5.** ***Municipal Waste Treatment, Storage, or Disposal Facilities Not Covered by an NPDES Stormwater Permit.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a Municipal Waste Treatment, Storage, or Disposal (TSD) facility program for inspections and implementation of measures to control discharges from the following facilities that are not otherwise covered by an NPDES stormwater permit: • Operating municipal landfills; • Municipal waste transfer stations; • Municipal waste fleet maintenance facilities; and • Other municipal waste treatment, waste storage, and waste disposal facilities. The Permittee shall identify the applicable facilities and shall determine the necessary control measures and procedures to be employed at each facility through annual site inspections. Site specific monitoring may be required as detailed in Part III.A.8.b. The written SOP shall be reviewed annually. Maintain documentation of the inspections that demonstrates the stormwater concerns reviewed, and the appropriate pollution control measures and procedures implemented or needing to be implemented.	PWESD for County facilities Municipalities for their own facilities	Report the number of applicable facilities and the number of inspections conducted for each facility in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Continue to require proper certification and licensing by the Florida Department of Agriculture and Consumer Services (FDACS) for all applicators contracted to apply pesticides or herbicides (commercial applicator) on Permittee-owned property, as well as any Permittee personnel (public applicator) employed in the application of these products. Maintain a list of the public applicators and contracted commercial applicators of pesticides and herbicides who are FDACS certified/licensed.	County & Municipalities	Report the number of public applicators and contracted commercial applicators of pesticides and herbicides who are FDACS certified/licensed in each Annual Report.
ALL	All Permittee personnel applying fertilizer shall be trained through the Green Industry BMP Program. A Permittee who contracts the application of fertilizer shall use only commercial applicators of fertilizer who have obtained a limited certification for urban landscape commercial fertilizer application under Section 482.1562, F.S. Maintain a list of the Permittee personnel who have been trained through the Green Industry BMP Program and the contracted commercial applicators of fertilizer who are FDACS certified/licensed.	County & Municipalities	Report the number of Permittee personnel who have been trained through the Green Industry BMP Program and the number of contracted commercial applicators of fertilizer who are FDACS licensed in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Pursuant to Section 403.9337, F.S., all local governments are encouraged to adopt a Florida-Friendly Landscaping Ordinance similar to the one set forth in the *Florida-Friendly Guidance Models for Ordinances, Covenants and Restrictions.* This model ordinance incorporates Florida-Friendly landscaping and irrigation design requirements, Florida-Friendly fertilizer requirements, and training and certification requirements. If the broader Florida-Friendly Landscaping ordinance described above is not adopted, then all local governments within the watershed of a nutrient-impaired water body shall adopt the Department's *Model Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes* pursuant to Section 403.9337, F.S., or an ordinance that includes all of the elements set forth in the Model Ordinance. The requirements in this section apply to impaired waterbodies established as of the effective date of this permit. The ordinance shall be adopted within 24 months of the date of permit issuance.	County & Municipalities	Provide a copy of the adopted ordinance with the Year 2 Annual Report.
ALL	Implement a public education and outreach program to encourage citizens to reduce their use of pesticides, herbicides, and fertilizers. The program shall include the distribution of public education materials describing the need to minimize the application of fertilizers, pesticides and herbicides, and promote actions such as incorporating Florida-Friendly landscaping concepts into new landscaping projects.	County	

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	The written SOP for implementation of the program shall include the following and be reviewed annually: • The goals and objectives; • The topics to be addressed; • A description of the target audience(s); • A description of the activities and materials (including which topics are to be addressed by each) for each target audience and why those activities/materials were chosen; • The methods for distribution; • The annual schedule for the activities/distribution; • The method for documenting the outreach activities; • Identification of the staff / department(s) / entities responsible for performing the outreach activities; and • A description of the resources allocated to implement the program. A single SOP may address all three of the required public education and outreach topics as per Parts III.A.6, III.A.7.e and III.A.7.f of the Permit. Maintain documentation of the type and number of public education and outreach activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable).	(continued)	Report on the public education and outreach activities that are performed or sponsored by the Permittee within the Permittee's jurisdiction to encourage citizens to reduce their use of pesticides, herbicides and fertilizers, including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable) in each Annual Report .

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	Compliance with this element may be achieved through participating in the Florida Yards and Neighborhoods (FYN) program administered by the UF/IFAS County Extension.	(continued)	
ALL	Implement a pesticide, herbicide and fertilizer application program to minimize the use of pesticides, herbicides, and fertilizers on public property and to properly apply, store, and mix these products. The written SOP for the program shall be reviewed annually and include items such as: • Incorporating Florida-Friendly landscaping and fertilization on all landscape projects; • Maintaining an inventory of pesticides, herbicides, and fertilizers; • Properly storing products; • Eliminating spraying programs with minimal effectiveness; • Using non-toxic pesticides where practical; • Timing applications for maximum effectiveness by considering growth cycles; and • Using efficient chemical management practices such as drift-retardants and applying during appropriate weather conditions.	County & Municipalities	As Needed

STORMWATER MANAGEMENT PROGRAM: 6. Pesticides, Herbicides, and Fertilizer Application.			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	If the Permittee operates one or more golf courses, the courses shall be operated in a manner that is consistent with the *Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses* manual (Florida DEP, 2007, or most current version). Maintain documentation of the procedures.	(continued)	

STORMWATER MANAGEMENT PROGRAM: 7. a.) *Illicit Discharges and Improper Disposal - Inspections, Ordinances, and Enforcement Measures.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Where applicable, strengthen the legal authority to conduct inspections, conduct monitoring, control illicit discharges, illicit connections, illegal dumping and spills into the MS4 and to require compliance with conditions in ordinances, permits, contracts, and orders. This includes the legal authority to take legal action to eliminate illicit discharges or connections. Continue, as necessary, an assessment of the non-stormwater discharges listed under Part II.A.7.a of the Permit, as well as any other non-stormwater discharges, which will be allowed to be discharged to the MS4.	County & Municipalities	Report amendments, as needed, in the Year 4 Annual Report.

STORMWATER MANAGEMENT PROGRAM: **7. b.)** ***Illicit Discharges and Improper Disposal - Dry Weather Field Screening.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	***RESERVED*** Florida's hydrologic and water table conditions make dry weather field screening impossible in many areas. Instead, FDEP concluded that more environmental benefits can be achieved through the implementation of a proactive illicit discharge detection program, which is set forth in the remaining sections of Part III.A.7 of the Permit.	N/A	As Needed

STORMWATER MANAGEMENT PROGRAM: **7. c.)** ***Illicit Discharges and Improper Disposal - Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a proactive inspection program to inspect the MS4 and identify and eliminate sources of illicit discharges, illicit connections, illegal dumping, or other sources of non-stormwater to the MS4 (excluding those non-stormwater discharges listed in Part II.7.a). The written SOP for the program shall include the following and be reviewed annually: • A list of priority areas/facilities; • An annual schedule for inspections; • Procedures for conducting MS4/facility inspections; • Procedures for confirming whether a facility has coverage under FDEP's *NPDES Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity* (MSGP, Rule 62-621.300(5), F.A.C.), and notifying FDEP's NPDES Stormwater Program if the permittee suspects the facility does not have coverage, if applicable); • Procedures for tracing the source of an illicit discharge/connection; • Procedures for eliminating the discharge/connection; • Procedures for documenting inspections and enforcement activities (including use of a standard form/report with the date and findings of inspection, type of illicit discharge found, type of enforcement taken, date of verification of elimination, and non-permitted MSGP facility referrals); • Procedures for enforcement actions or referrals to the appropriate jurisdictional authority (e.g. applicable MS4 operator, FDEP, DOH or SFWMD); • Identification of the staff/department(s)/entities responsible for performing inspections and enforcement activities; and	County	Report on the proactive inspection program, including the number of inspections conducted, the number of illicit activities found, and the number and type of enforcement actions taken or the number of referrals completed in each Annual Report.

	• A description of the resources allocated to implement the plan.		
STORMWATER MANAGEMENT PROGRAM: **7. c.)** ***Illicit Discharges and Improper Disposal - Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	Priority areas shall include the following as applicable to the Permittee's jurisdiction: • Watersheds with bacteria TMDLs; • Areas with older infrastructure; • Industrial, commercial, or mixed use areas; • Facilities inspected in conjunction with other programs (e.g., industrial pretreatment inspections, health inspections, fire inspections, etc.); • Areas with a history of past illicit discharge and/or illegal dumping; • Areas with on-site sewage disposal systems; and • Areas upstream of sensitive or impaired water bodies. The plan must include annual inspections in each Permittee's jurisdiction.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: **7. c.)** ***Illicit Discharges and Improper Disposal- Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a reactive investigation program to conduct reactive investigations to identify and eliminate the source(s) of illicit discharges, illicit connections or illegal dumping to the MS4 based on reports received from permittee personnel, contractors, citizens, or other entities regarding suspected illicit activity. Based upon the reports received, investigate the suspected illicit activity. Through additional sampling or investigation and systematically tracing the source upstream from the point of initial detection, identify the source of the problem. If an illicit discharge or connection is found, the Permittee shall take appropriate action(s) under its illicit discharge program (ordinance or other regulatory mechanism), including enforcement actions where necessary, to correct or eliminate the discharge or connection. If the Permittee determines or suspects that an industrial facility does not have coverage as required under the Department's MSGP, it shall notify FDEP's NPDES Stormwater Program and provide the name and address of the facility. The written SOP shall be reviewed annually.	PWESD	Report on the reactive investigation program as it relates to responding to reports of suspected illicit discharges, including the number of reports received, the number of investigations conducted, the number of illicit activities found, and the number and type of enforcement actions taken in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: **7. c.)** ***Illicit Discharges and Improper Disposal Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	Maintain documentation (standard form/report) of the reactive investigations performed, including the date of the initial complaint or observation (from Permittee personnel, contractors, citizens, or other entities), source and type of illicit discharge, date of the investigation, findings of the investigation, type of enforcement action(s) taken, date of verification of elimination, and any non-permitted MSGP facility referrals completed.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: **7. c.)** ***Illicit Discharges and Improper Disposal -Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a training program for the training of all appropriate Permittee personnel and contractors employed by or under contract with the Permittee (including field crews, fleet maintenance staff, and inspectors) to identify and report conditions in the stormwater system that may indicate the presence of illicit discharges/connections/dumping to the MS4. Instruct personnel and appropriate contractors to be alert for illicit connections and suspicious flows during routine maintenance activities (particularly in areas with high risk facilities). The training shall include an overview of the NPDES stormwater permitting requirements under FDEP's MSGP, and the types of facilities covered. The written SOP for the program shall be reviewed annually and include the following: • A description of the topics; • A description of the personnel and contractors targeted; • The methods and materials to be used; • Identification of staff/department(s)/entities to perform training; • The method for documenting (in-house and outside) training activities; and • The annual training schedule for new and current personnel.	PWESD to provide training based on the staff sent by County & Municipalities	Report the type of training activities, and the number of permittee personnel and contractors trained in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 7. c.) *Illicit Discharges and Improper Disposal - Inspection and Investigation of Suspected Illicit Discharges and/or Improper Disposal.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	A single SOP may address all the training required as per Parts III.A.7.c, III.A.7.d and III.A.9.c of the Permit. Maintain documentation of the training activities, including the date of the training, the type of training, the topic(s) covered, and the names and affiliations of the participants.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 7. d.) *Illicit Discharges and Improper Disposal - Spill Prevention and Response.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a spill prevention/spill response program with procedures to prevent, contain, and respond to spills that discharge into the MS4. Ensure that spills, regardless of whether they are hazardous, are properly addressed. The written SOP shall be reviewed annually identify the applicable staff/ entities to be notified of spills, control measures and procedures to minimize or prevent spills, and the method for documenting program activities. Maintain documentation of the spill prevention and response activities.	County & Municipalities	Report on the spill prevention and response activities, including the number of spills responded to in each Annual Report.
ALL	Implement a training program for the training of all appropriate Permittee personnel and contractors employed by or under contract with the permittee (including field crews, firefighters, fleet maintenance staff and inspectors) on proper spill prevention, containment, and response techniques and procedures. The training shall include how to prevent a spill, recognize and quickly assess the nature of a spill, contain a spill, and promptly report hazardous material and chemical spills to the appropriate authority.	PWESD to provide training based on the staff sent by County & Municipalities	Report the type of training activities, and the number of Permittee personnel and contractors trained in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 7. d.) *Illicit Discharges and Improper Disposal - Spill Prevention and Response.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	The written SOP for the program shall include the following and be reviewed annually: • A description of the topics; • A description of the personnel and contractors targeted; • The methods and materials to be used; • Identification of the staff / department(s) / outside entities who will perform the training; • The method for documenting (in-house and outside) training activities; and • The annual schedule of training for new and current personnel. A single SOP may address all the training required as per Parts III.A.7.c, III.A.7.d and III.A.9.c of the Permit. Maintain documentation of the training activities, including the date of the training, the type of training, the topic(s) covered, and the names and affiliations of the participants.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 7. e.) *Illicit Discharges and Improper Disposal - Public Reporting.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a public education and outreach program to promote, publicize, and facilitate public reporting of the presence of illicit discharges and improper disposal into the MS4. The Permittee shall maintain and publicize a phone line for public reporting of suspected illicit discharges and improper disposal. The Permittee shall also disseminate information on the problems associated with illicit discharges, illicit connections and improper disposal, how to identify them, and how to report incidents discovered. The written SOP for the program shall include the following and be reviewed annually: • The goals and objectives; • The topics to be addressed; • A description of the target audience(s); • A description of the activities and materials (including which topics are to be addressed by each) for each target audience and why those activities/materials were chosen; • The methods for distribution; • The annual schedule for the activities/distribution; • The method for documenting activities; • Identification of the staff / department(s) / entities responsible for performing the outreach activities; and • A description of the resources allocated to implement the program.	PWESD	Report on the public education and outreach activities that are performed or sponsored by the Permittee within the Permittee's jurisdiction to encourage the public reporting of suspected illicit discharges and improper disposal of materials, including the type and number of activities conducted, the type and number of materials distributed, and the number of website visits (if applicable) in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 7. e.) *Illicit Discharges and Improper Disposal - Public Reporting.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	A single SOP may address all three of the required public education and outreach topics as per Parts III.A.6, III.A.7.e and III.A.7.f of the Permit. Maintain documentation of the type and number of public education and outreach activities conducted, the type and number of materials distributed, and the number of website visits (if applicable).	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 7. f.) *Illicit Discharges and Improper Disposal- Oils, Toxics, and Household Hazardous Waste Control.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a public education and outreach program to encourage the proper use and disposal of used motor vehicle fluids, leftover hazardous household waste (HHW), and lead acid batteries. Routinely inform the public of the locations of collection facilities, a description of the types of materials accepted and the hours of operation. The program may include an activity such as the stenciling/marking of municipally-owned storm sewer inlets, and providing information through the Internet, utility bill inserts, brochures, flyers, PSAs, presentations, etc. The written SOP for the program shall also include the following and be reviewed annually: • The goals and objectives; • The topics to be addressed; • A description of the target audience(s); • A description of the activities and materials (including which topics are to be addressed by each) for each target audience and why those activities/materials were chosen; • The methods for distribution; • The annual schedule for the activities/distribution; • The method for documenting the activities; • Identification of the staff/department(s)/entities responsible for performing the outreach activities; and • A description of the resources allocated to implement the program.	County & Municipalities	Report on the public education and outreach activities that are performed or sponsored by the Permittee within the Permittee's jurisdiction to encourage the proper use and disposal of oils, toxics, and household hazardous waste, including the type and number of activities conducted, the type and number of materials distributed, the amount of waste collected/recycled/properly disposed, and the number of website visits (if applicable) in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: **7. f.)** ***Illicit Discharges and Improper Disposal Oils, Toxics, and Household Hazardous Waste Control.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	A single SOP may address all three of the required public education and outreach topics as per Parts III.A.6, III.A.7.e and III.A.7.f of the Permit. Maintain documentation of the type and number of public education and outreach activities conducted, type and number of materials distributed, amount of waste collected/recycled/properly disposed, and number of website visits (if applicable).	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: **7. g.)** ***Illicit Discharges and Improper Disposal - Limitation of Sanitary Sewer Seepage.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a wastewater contamination program to reduce or eliminate sanitary wastewater contamination into the MS4, including discharges to the MS4 from sanitary sewer overflows (SSOs) and from inflow/infiltration from collection/transmission systems and/or septic tank systems. Example activities to reduce sanitary wastewater contamination include: repair/lining of sanitary sewer; septic systems removed emergency generator added. The Permittee should contact the appropriate authorities for accurate reporting information, such as the sanitary sewer system operator who is responsible for investigating and eliminating SSOs and the local health department who is responsible for permitting/overseeing septic tank systems. Advise the appropriate utility owner of a possible violation if constituents common to wastewater contamination are discovered in the Permittee's MS4. The written SOP shall be reviewed annually. Maintain documentation of the SSOs and inflow/infiltration incidents addressed.	County & Municipalities	Report on the type and number of activities undertaken to reduce or eliminate SSOs and inflow/infiltration, the number of SSOs or inflow/infiltration incidents found and the number resolved, and the name of the owner of the sanitary sewer system within the permittee's jurisdiction in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 8. a.) *Industrial and High Risk Runoff - Identification of Priorities and Procedures for Inspections.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Maintain an up-to-date inventory of all existing high-risk facilities discharging into the Permittee's MS4. The inventory shall identify the facility outfall to the MS4, the MS4 outfall and receiving surface water body. For the purposes of the Permit, high risk facilities include: • Operating municipal landfills; • Hazardous waste treatment, storage, disposal and recovery facilities; • Facilities that are subject to EPCRA Title III, Section 313 (Toxics Release Inventory (TRI) maintained by the U.S. EPA); and • Any other industrial or commercial discharge that the permittee determines is contributing a substantial pollutant loading to the Permittee's MS4. This may include facilities identified through the proactive inspection program as per Part III.A.7.c of the Permit, or an MSGP as the Permittee deems necessary.	PWESD	Report on the high risk facilities inventory, including the type and total number of high risk facilities and the number of newly added facilities each year in each Annual Report.
ALL	Implement a high-risk facility program for conducting inspections of high-risk facilities to determine compliance with all appropriate aspects of the stormwater program (e.g., no illicit discharges/connections/dumping, compliance with local stormwater regulation requirements, and confirm coverage under FDEP's MSGP, if applicable).	PWESD	(see next page)

STORMWATER MANAGEMENT PROGRAM: 8. a.) *Industrial and High Risk Runoff - Identification of Priorities and Procedures for Inspections.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	The written SOP for the program shall include the following and be reviewed annually: • Procedures for prioritizing the inventoried facilities for inspection; • An inspection schedule (that includes inspecting each facility at least once during the permit cycle); • Procedures for conducting the site inspections (including confirming whether a facility has coverage under the MSGP, if applicable); • Procedures for addressing illicit discharges to the MS4; • Procedures for documenting the inspections and any enforcement activities (including use of a standard form/report); • Identification of the staff/department(s)/outside entities responsible for performing the inspections and the enforcement activities; • A schedule for training inspectors as per Part III.A.7.c of the Permit; and • A description of the resources allocated to implement the plan.	(continued)	Report on the high-risk facilities inspection program, including the number of inspections conducted, and the number and type of enforcement actions taken, in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: **8. a.)** ***Industrial and High Risk Runoff - Identification of Priorities and Procedures for Inspections.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	If the inspection identifies conditions or activities that are in violation of local codes and ordinances, the Permittee shall implement the necessary enforcement to prevent the discharge of pollutants to the MS4. If the Permittee determines or suspects that an industrial facility does not have coverage as required under FDEP's MSGP, it shall notify FDEP's NPDES Stormwater Program and provide the name and address of the facility. Maintain documentation of the high-risk inspections performed, including the date of the inspection, findings of the inspection, type of illicit discharge(s) found, type of enforcement action(s) taken, date of verification of elimination, and any non-permitted MSGP facility referrals completed.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 8. b.) *Industrial and High Risk Runoff - Monitoring for High Risk Industries.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Sampling of the discharge to the stormwater system may be required on an as-needed basis if inspections of high-risk facilities disclose suspected illicit discharges to the MS4. New high-risk industrial facilities as defined in 40 C.F.R. 122.26(d)(2)(iv)(C) must be evaluated to determine if the new discharge is contributing a substantial pollutant load to the MS4. The evaluation may include site-specific sampling. Maintain documentation of the sampling activities.	PWESD	Report the number of high-risk facilities sampled in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: **9. a.)** ***Construction Site Runoff - Site Planning and Non-Structural & Structural Best Management Practices.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a pre-construction site plan review program. The written SOP for the program shall include the following and be reviewed annually: • Implement the local codes or land development regulations that require the use and maintenance of appropriate structural and non-structural erosion, sedimentation and waste controls during construction to reduce the discharge of pollutants to the MS4. Consider innovative structural and non-structural BMPs and new technologies as they evolve for use on Permittee projects. • Notify permit applicants of the need to obtain all required stormwater permits including but not limited to, the ERP from the SFWMD or FDEP Southeast District Office, and the FDEP's *NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities* (CGP; Rule 62-621.300(4), F.A.C.), as applicable. • Confirm that ERP and CGP coverage was obtained, as applicable, prior to commencement of any land grading, excavation, or clearing (local approvals are not contingent upon obtaining these permits). Maintain documentation of the pre-construction site plan review activity, including notification and confirmation of ERP and CGP coverage.	Municipalities for local ordinances. County for County regulations	Report the number of Permittee and private pre-construction site plans reviewed and approved for stormwater erosion, sedimentation and waste controls, the number of permit applicants notified of ERP and CGP, and confirmations of coverage in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: **9. b.)** ***Construction Site Runoff - Inspection and Enforcement.***			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a construction site inspection program for stormwater, erosion and sedimentation inspections of construction sites discharging stormwater to the MS4. The plan shall apply to both Permittee-operated and privately-operated construction projects discharging into the Permittee's MS4, unless the Permittee does not have the ability to obtain the legal authority to inspect privately-operated sites. For FDOT District Four & Florida's Turnpike Enterprise, privately-operated sites are those sites within FDOT's right-of-way that were issued a Drainage Connection Permit (DCP); construction inspections are outfall inspections. The written SOP for the program shall include the following and be reviewed annually: • Prioritization and frequency schedule for construction site inspections. The schedule must identify the priorities for selecting sites to be inspected and the site inspection frequencies deemed by the Permittee to be appropriate to provide protection from pollutant discharges to the MS4 and surface waters to the MEP.	County for unincorporated areas. Municipalities in their jurisdiction	Report on the inspection program for privately-operated and Permittee-operated construction sites, including the number of active construction sites during the reporting year, the number of inspections of active construction sites, the percentage of active construction sites inspected, and the number and type of enforcement actions / referrals taken, in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 9. b.) *Construction Site Runoff - Inspection and Enforcement.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	• Inspections shall occur at multiple phases of construction, at all phases determined as necessary and appropriate. At a minimum, inspections shall occur at least once prior to land disturbance to ensure that BMPs have been properly installed, at least once during active construction, and at the conclusion of active construction, unless otherwise justified by the Permittee within the written SOP and approved by FDEP. • The priority order and inspection frequencies shall be based on the following criteria: 1. Construction site size. Larger sites (as determined by the Permittee) shall be inspected more frequently. 2. Water body status. Sites that discharge to impaired waters or sensitive waters shall be inspected more frequently. 3. Significance of adverse water quality impacts. Sites that have been determined by the Permittee to be a significant threat to water quality shall be inspected more frequently. An evaluation of the site's threat to water quality shall include consideration of factors such as the site's proximity to receiving waters and adjacent wetlands, its slopes, its soil characteristics, its need to be dewatered, history of non-compliance by site operators, and public complaints. This evaluation shall be performed during the pre-construction site plan review as per Part III.A.9.a of the Permit. 4. Seasonality and rainfall. Sites with construction occurring during the wet season or sites where rains greater than one inch occur shall be inspected more frequently. 5. Historical inspection considerations. The Permittee may use knowledge gained from past implementation of the construction site inspection program to further establish priorities and inspection frequencies.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 9. b.) *Construction Site Runoff - Inspection and Enforcement.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	6. Other criteria as determined by the Permittee. • The procedures for conducting site inspections (including a construction site inspection checklist), including appropriate stormwater management and water quality inspection items; and confirmation of ERP and CGP coverage. • Procedures for tracking inspections (including use of a summary log) to demonstrate the history of the activities for each site for each reporting year and to verify that the sites are inspected at no less than the minimum frequency as described in the Permittee's SOP. o Site name and location, o Site operator, o Date of inspection, o Name of inspector, o Summary of the inspection findings, and o Any enforcement actions or referrals.	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 9. b.) *Construction Site Runoff- Inspection and Enforcement.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	Procedures for enforcement (e.g., Stop Work Orders, Notices of Violation, citations, fines) used to ensure compliance with the Permittee's regulatory requirements for construction sites. This shall include procedures to assure that corrective actions are taken where approved erosion and sedimentation control BMPs and permit conditions are not being met; the method used for tracking the date and type of all follow-up enforcement actions taken based on inspection findings; and procedures for referrals to the appropriate jurisdictional authorities (e.g. applicable MS4 operator, FDEP, or SFWMD).	(continued)	(continued)

STORMWATER MANAGEMENT PROGRAM: 9. c.) *Construction Site Runoff - Site Operator Training.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
ALL	Implement a training program for stormwater training/outreach for permittee personnel (and contractors employed by or under contract with the Permittee) involved in the site plan review, site operation or inspection of construction site stormwater management, erosion, and sedimentation controls. All Permittee inspectors and site operators (and contractors employed by or under contract with the Permittee) of construction sites shall be certified through the Florida Stormwater, Erosion and Sedimentation Control Inspector Training program, or an equivalent program approved by FDEP. The written SOP shall include the following and be reviewed annually: • A description of the topics; • A description of the personnel and contractors targeted; • The methods and materials to be used; • Identification of the staff / department(s) / entities to perform the training; • Method for documenting (in-house and outside) training activities; and • Annual schedule of training for new and current personnel.	PWESD to provide training based on the staff sent by County & Municipalities	Report the type of training activities, the number of inspectors, site plan reviewers and site operators trained, and the number of private construction site operators trained by the permittee in each Annual Report.

STORMWATER MANAGEMENT PROGRAM: 9. c.) *Construction Site Runoff - Site Operator Training.*			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
(continued)	A single SOP may address all the training required as per Parts III.A.7.c, III.A.7.d and III.A.9.c of the Permit. Maintain documentation of the training activities, including the date, type, topic(s) covered, and the names and affiliations of the participants.	(continued)	(continued)

PART V. MONITORING REQUIREMENTS

A. Annual Loadings and Event Mean Concentrations.

PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	Each Permittee shall provide estimates of the average annual pollutant loading for the constituents listed in Table V.A.1 for each "major outfall" or "major watershed" within their MS4. The average annual pollutant loading for each major outfall or major watershed shall be estimated using local event mean concentration (EMCs) derived from storm event monitoring or the State's EMCs listed in FDEP's *NPDES Phase I MS4 Permitting Resource Manual* (most current version), and shall take into consideration land uses within the drainage areas associated with the outfall or watershed.	PWESD will calculate loading based on the outfall data provided by Municipalities & County	Report Annually
	Each Permittee shall provide a table of average annual pollutant loadings and EMCs. Each Permittee shall compare the current cycle's average annual pollutant loadings with those from the	PWESD will calculate loading based on the outfall	Year 3 Annual Report

ALL	previous cycle's Year 3 ANNUAL REPORT. In addition, each Permittee shall specify the source of the data used (local storm event monitoring or state EMCs) and methods or models used for the calculations. The model or method must normalize the average annual pollutant loading estimates to reflect variations in annual rainfall. Based on this comparison of average annual pollutant loadings, the Permittees shall indicate whether pollutant loadings are increasing or decreasing for each major outfall or major watershed. Submit average annual pollutant loading information with the Year 3 Annual Report.	data provided by Municipalities & County	

A. <u>Annual Loadings and Event Mean Concentrations.</u>

PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	If the total annual pollutant loadings for each parameter in Table V.A.1 have not decreased since the issuance of the previous MS4 permit, each Permittee shall re-evaluate its SWMP and identify and submit revisions to its SWMP, as appropriate, to reduce pollutant loadings, especially to impaired waters, in the Year 4 Annual Report.	County & Municipalities	Year 4 Annual Report

B. Assessment Program.

PERMITTEE	ACTIVITY	INTERLOCAL RESPONSIBILITY	REPORTING REQUIREMENT
ALL	*Assessment Program Objective:* The purpose of the assessment program is to provide information for the Permittee to determine the overall effectiveness of the SWMP in reducing stormwater pollutant loadings from the MS4. The following elements shall be used to develop the assessment program: a. A water quality monitoring plan intended to identify local sources where urban stormwater is adversely affecting surface water resources. b. Pollutant loadings. c. A description of how the data from a. and/or b. above will be used to: (1) evaluate trends in pollutant loadings from the MS4 and in water quality; and (2) identify portions of the MS4 which can be targeted for loading reduction /corrective action with additional pollutant reduction measures. Each Permittee, or Permittees operating under a collaborative assessment program, shall develop and submit an assessment program to FDEP for review and approval within 12 months of permit issuance. Prior to FDEP approval, the Permittee shall continue to implement their previously approved monitoring program. The program shall specify which Permittees are collaborating on which elements in 1.a. through c. above. The monitoring plan shall be prepared in accordance with FDEP's *Guidance for Preparing Stormwater Monitoring Plans as Required for Phase I Municipal Separate Storm Sewer System (MS4) Permits* (most current version).	County & Municipalities on basis of the monitoring data and loading calculation provided by PWESD	Submit an assessment program to the Department for review and approval within 12 months of permit issuance. Each Annual Report shall include the following: Status of water quality monitoring plan implementation. Status may include sampling frequency changes, monitoring location changes, or sampling waiver conditions. Brief discussion of the assessment program results to date which includes a summary of the water quality monitoring data and/or stormwater pollutant loading changes from the reporting year. An analysis of the data discussing changes in water quality and/or stormwater pollutant loading from previous reporting years. NOTE: Analysis must be specific to each Permittee's SWMP.

PART VIII. STORMWATER DISCHARGE COMPLIANCE AND WATER QUALITY STANDARDS

B. **Requirement for Total Maximum Daily Load (TMDL)**

2. For water bodies with a TMDL and without a BMAP.			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
All discharges to receiving waters with TMDLs and associated allocations	Each Permittee shall develop a list of TMDL water bodies into which its MS4 discharges. If the Permittee discharges into only one TMDL water body, the Permittee shall prioritize that water body. If the Permittee discharges into more than one TMDL water body, each Permittee shall develop a list of factors to rank these water bodies. Each Permittee shall prioritize the water body(ies) that will be addressed within the permit cycle and include a schedule for completing the remaining tasks set forth in Parts VIII.B.2.b through VIII.B.3.a for the prioritized water body(ies) within the current permit cycle. Each Permittee shall prepare a final report that includes the list of ranked water bodies that the MS4 discharges into and factors used, the prioritized TMDL water body(ies), and the associated schedule for completing the remaining tasks for those TMDL water body(ies) that will be addressed within the current permit cycle.	County & Municipalities	The plan shall be submitted to FDEP within six months of the effective date of the Permit.

3. Discharging into Waters with a Bacteria TMDL that does not have a BMAP			
PERMITTEE	**ACTIVITY**	**INTERLOCAL RESPONSIBILITY**	**REPORTING REQUIREMENT**
All discharges to receiving waters with Bacteria TMDLs	If the Permittee has prioritized a bacteria TMDL in Part VIII.B.2.a, the Permittee shall develop a Bacterial Pollution Control Plan (BPCP) to identify the sources and activities to reduce bacteria loadings from the MS4 to the Maximum Extent Practicable (MEP).	County & Municipalities	Submit the Bacteria Pollution Control Plan with the Year 3 Annual Report.
	Each Annual Report shall include a table summarizing the status of the TMDL process. The Annual Report also shall include a summary of the estimated load reductions that have occurred for the pollutant(s) of concern being discharged from the MS4 to the TMDL water body during the reporting period and cumulatively since the date the Supplemental SWMP was implemented.		Annually

Exhibit B
Payment Amount and Due Date for Each Party by Period

Municipality	2020 Population	Period				
		Oct 1, 2026 - Sept 30, 2027 (12 months)[1]	Oct 1, 2027 - Sept 30, 2028 (12 months)[2]	Oct 1, 2028 - Sept 30, 2029 (12 months)[2]	Oct 1, 2029 - Sept 30, 2030 (12 months)[2]	Oct 1, 2030 - Sept 30, 2031 (12 months)[2]
		Payment Due by:				
		Nov 30, 2026	Nov 30, 2027	Nov 30, 2028	Nov 30, 2029	Nov 30, 2030
Coconut Creek	57,833	$16,531	$16,944	$17,367	$17,802	$18,247
Cooper City	34,401	$10,157	$10,411	$10,671	$10,938	$11,212
Coral Springs	134,394	$37,355	$38,289	$39,246	$40,227	$41,233
Dania Beach	31,723	$9,429	$9,664	$9,906	$10,154	$10,407
Davie	105,691	$29,548	$30,287	$31,044	$31,820	$32,615
Deerfield Beach	86,859	$24,426	$25,036	$25,662	$26,304	$26,961
Hallandale Beach	41,217	$12,011	$12,311	$12,619	$12,935	$13,258
Lauderdale-by-the-Sea	6,198	$2,486	$2,548	$2,612	$2,677	$2,744
Lauderdale Lakes	35,954	$10,579	$10,844	$11,115	$11,393	$11,678
Lauderhill	74,482	$21,059	$21,586	$22,125	$22,678	$23,245
Lighthouse Point	10,486	$3,652	$3,743	$3,837	$3,933	$4,031
Margate	58,712	$16,770	$17,189	$17,619	$18,059	$18,511
Miramar	134,721	$37,444	$38,380	$39,340	$40,323	$41,331
North Lauderdale	44,794	$12,984	$13,309	$13,641	$13,982	$14,332
Oakland Park	44,229	$12,830	$13,151	$13,480	$13,817	$14,162
Parkland	34,670	$10,230	$10,486	$10,748	$11,017	$11,292
Pembroke Park	6,260	$2,503	$2,565	$2,629	$2,695	$2,763
Pembroke Pines	171,178	$47,360	$48,544	$49,758	$51,002	$52,277
Plantation	91,750	$25,756	$26,400	$27,060	$27,736	$28,430
Pompano Beach	112,046	$31,277	$32,058	$32,860	$33,681	$34,523
Southwest Rances	7,607	$2,869	$2,941	$3,014	$3,090	$3,167
Sunrise	97,335	$27,275	$27,957	$28,656	$29,372	$30,107
Tamarac	71,897	$20,356	$20,865	$21,387	$21,921	$22,469
Weston	68,107	$19,325	$19,808	$20,303	$20,811	$21,331
West Park	15,130	$4,915	$5,038	$5,164	$5,293	$5,426
Wilton Manors	11,426	$3,908	$4,006	$4,106	$4,208	$4,314
County	15,462	$5,006	$5,131	$5,259	$5,391	$5,525
Total	**1,604,562**	**$458,041**	**$469,491**	**$481,228**	**$493,259**	**$505,591**

1. Oct 1, 2026 – Sept 30, 2027, cost is based on a fee of $800 per municipality plus $0.272 per capita, based on 2020 Census.
2. Oct 1, 2027 – Sept 30, 2028, cost, and cost each year thereafter, is based on a 2.5% increase from the previous year.

Exhibit C

Parties' Public Records Custodians

FOR COUNTY:

Public Works and Environmental Services Department
Yvel Rocher, P.E., MSCV, Environmental Program Manager
1 N University Drive, Mailbox 201
Plantation, Florida 33324-2038
yrocher@broward.org
954-519-1234

FOR MUNICIPALITIES:

City of Coconut Creek
Joseph Kavanagh, City Clerk
4800 West Copans Road
Coconut Creek, Florida 33063
jkavanagh@coconutcreek.net
954-973-6774

City of Cooper City
Stanley Jacques
11791 Southwest 49 Street
Cooper City, Florida 33330
SJacques@coopercity.gov
954-434-5519, Ext. 109

City of Coral Springs
Georgia Elliot, City Clerk
9500 W Sample Road
Coral Springs, Florida 33065
gelliott@coralsprings.gov
954-344-1074

City of Dania Beach
Elora Riera, MMC, City Clerk
100 West Dania Beach Boulevard
Dania Beach, Florida 33004
eriera@daniabeachfl.gov
954-924-6800, Ext. 3623

Town of Davie
Evelyn Roig, Town Clerk
8800 Southwest 36th Street, Bldg. C
Davie, Florida 33328
eroig@davie-fl.gov
954-797-1000

City of Deerfield Beach
Heather Montemayor, CMC, City Clerk
150 Northeast 2nd Avenue
Deerfield Beach, Florida 33441
HMontemayor@deerfieldbeachfl.gov
954-250-4151

City of Hallandale Beach
Jenorgen Guillen, City Clerk
400 South Federal Highway
Hallandale Beach, Florida 33009
JGuillen@hallandalebeachfl.gov
954-457-1469

Town of Lauderdale-by-the Sea
Melissa Vasami, Town Clerk
4501 North Ocean Drive
Lauderdale-by-the-Sea, Florida 33308
Townclerk@lbts-fl.gov
954-640-4201

City of Lauderdale Lakes
Pavitri Benasrie-Watson, Deputy City Clerk
4300 Northwest 36th Street
Lauderdale Lakes, Florida 33319
pavitrib@lauderdalelakes.org
954-535-2708

City of Lauderhill
Andrea Anderson, MMC, City Clerk
5581 West Oakland Park Boulevard
Lauderhill, Florida 33313
aanderson@lauderhill-fl.gov
954-730-3010

City of Lighthouse Point
Nicole Davisson, City Clerk
2200 Northeast 38th Street
Lighthouse Point, Florida 33064
Ndavisson@lighthousepoint.com
954-784-3431

City of Margate
Jennifer M. Johnson, City Clerk
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Margate, Florida 33063
recordsmanagement@margatefl.com
954-935-5327

City of Miramar
Denise A. Gibbs, City Clerk
2300 Civic Center Place
Miramar, Florida 33025
dagibbs@miramarfl.gov
954-602-3014

City of North Lauderdale
Susan Slattery, City Clerk
701 Southwest 71st Avenue
North Lauderdale, Florida 33068
sslattery@nlauderdale.org
954-597-4705

City of Oakland Park
Renee Shrout, City Clerk, CMC
1100 Park Lane East
Oakland Park, Florida 33334
renees@oaklandparkfl.gov
954-630-4298

City of Parkland
Alyson Morales, MMC, City Clerk
6600 University Drive
Parkland, Florida 33067
Amorales@cityofparkland.org
954-757-4132

Town of Pembroke Park
Cynthia Garcia-Lima, CMC, JM, Town Clerk
3150 Southwest 52nd Avenue
Pembroke Park, Florida 33023
townclerk@tppfl.gov
954-966-4600, Ext. 235

City of Pembroke Pines
Gabriel Fernandez, City Clerk
601 City Center Way
Pembroke Pines, Florida 33025
gfernandez@ppines.com
954-450-1040

City of Plantation
April L. Beggerow, MPA, MMC, City Clerk
400 Northwest 73rd Avenue
Plantation, Florida 33317
ABeggerow@plantation.org
954-797-2719

City of Pompano Beach
Kervin Alfred, City Clerk
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Pompano Beach, Florida 33060
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954-786-4611

Town of Southwest Ranches
Debra M. Ruesga, CMC, Town Clerk
13400 Griffin Road
Southwest Ranches, Florida 33330
druesga@southwestranches.org
954-434-0008

City of Sunrise
Felicia M. Bravo, City Clerk
10770 West Oakland Park Boulevard
Sunrise, Florida 33351
CityClerk@sunrisefl.gov
954-746-3333

City of Tamarac
Kimberly Dillon, City Clerk
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Tamarac, Florida 33321
Kimberly.Dillon@tamarac.gov
954-597-3505

City of West Park
Olalekan Akinduro, Interim City Clerk
1965 South State Road 7
West Park, Florida 33023
OAkinduro@cityofwestpark.org
954-989-2688, Ext. 220

City of Weston
Patricia A. Bates, MMC, City Clerk
17200 Royal Palm Boulevard
Weston, Florida 33326
PBates@westonfl.org
954-385-2000

City of Wilton Manors
Elizabeth Beckford, MMC, City Clerk
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Wilton Manors, Florida 33305
ebeckford@wiltonmanors.com
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FINAL NPDES ILA - 4-30-2026

Final Audit Report 2026-05-26

Created:	2026-05-26
By:	Cynthia Brown (cbrown@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtZrrW5kBhCqWp6ekLwfWf-zOkj9N1bzp

"FINAL NPDES ILA - 4-30-2026" History

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Document e-signed by Sherry Whitacre (swhitacre@coralsprings.gov)
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Agreement completed.
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Summary Sheet

Agenda Item: 19.

Meeting Date: June 17, 2026

Subject: Revocable License Agreements with Broward County for Installation and Maintenance of Monument Signs in the County's Right-of-Way (Chad Maraj)

Requested Action: (A) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Coral Springs Drive south of Riverside Drive.
(B) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Atlantic Boulevard east of Ramblewood Drive.
(C) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Coral Ridge Drive north of C-14 canal.
(D) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Coral Ridge Drive north of NW 56 Drive.
Funding Source: Approved Capital Budget.
Strategic Goal: An Attractive Community.
(REQUEST TO APPROVE)

Funding Source: Not Applicable

Placement: Consent

Attachments: Summary Sheet
Coral Springs RLA-2024-07 (Coral Ridge Dr-56th-Signage).pdf
City of Coral Springs RLA-2024-08 (Coral Ridge Dr-North of C-14).pdf.pdf
City of Coral Springs RLA-2024-09 (Coral Springs South of Riverside).pdf
Coral Springs RLA-2024-10 (WAtlanticBlvd-East of Ramblewood).pdf.pdf

Background / Description:

Monument entry signs are important features that reinforce the identity and have a significant impact on the aesthetics of the city. The city has a total of nine median entry signs, five of them are located within county's right- of-way and three within city's property. The current signs have branding that is no longer in use, and the design is outdated. The replacement of the signs in areas outside of the city's jurisdiction requires special permits from the agencies having jurisdiction over the right-of- way. The Revocable License Agreements (RLA) with Broward County are for the four signs located at Coral Springs Dr. south of Riverside Dr., Atlantic Blvd. east of Ramblewood Dr., Coral Ridge Dr. north of C-14 canal, and Coral Ridge Dr. north of NW 56 Dr. These agreements include installation and maintenance requirements to ensure that the work meets the expectations and requirements of the agency with jurisdiction.

These four agreements were approved by City Commission on June 18, 2025, however, due to delays in permitting, and some minor changes in location, the County requested that City Commission execute their revised standard forms. The revised forms were reviewed and approved by City Attorney Office.

Presenting: Chad Maraj

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT:	Revocable License Agreements Between Broward County and City of Coral Springs (Chad Maraj)
PLACEMENT:	Consent
REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES)	(A) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Coral Springs Drive south of Riverside Drive. (B) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Atlantic Boulevard east of Ramblewood Drive. (C) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Coral Ridge Drive north of C-14 canal. (D) Request to approve the Revocable License Agreement with Broward County for the installation and maintenance of monument signs in the County's right-of-way on Coral Ridge Drive north of NW 56 Drive. (REQUEST TO APPROVE)
PROJECT REVIEWED BY OR INCLUDED IN:	Not Applicable.
ATTACHMENTS:	#1 – RLA-2024-09 (Coral Springs Dr-South of Riverside Dr) #2 _RLA-2025-10 (W Atlantic Blvd-East of Ramblewood Dr) #3 _RLA-2024-08 (Coral Ridge Dr-North of C-14 Canal) #4 _ RLA-2024-07 (Coral Ridge Dr-NW 56th Dr-Signage)

BACKGROUND:

Monument entry signs are important features that reinforce the identity and have a significant impact on the aesthetics of the city. The city has a total of nine median entry signs, five of them are located within county's right- of-way and three within city's property. The current signs have branding that is no longer in use, and the design is outdated. The replacement of the signs in areas outside of the city's jurisdiction requires special permits from the agencies having jurisdiction over the right-of- way. The Revocable License Agreements (RLA) with Broward County are for the four signs located at Coral Springs Dr. south of Riverside Dr., Atlantic Blvd. east of Ramblewood Dr., Coral Ridge Dr. north of C-14 canal, and Coral Ridge Dr. north of NW 56 Dr. These agreements include installation and maintenance requirements to ensure that the work meets the expectations and requirements of the agency with jurisdiction.

These four agreements were approved by City Commission on June 18, 2025, however, due to delays in permitting, and some minor changes in location, the County requested that City

Subject: Revocable License Agreements Between Broward County and Coral Springs

Commission execute their revised standard forms. The revised forms were reviewed and approved by City Attorney Office.

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF CORAL SPRINGS

This Revocable License Agreement ("Agreement") between Broward County, a political subdivision of the State of Florida ("County"), and City of Coral Springs, a municipal corporation organized and existing under the laws of the State of Florida ("City") (each a "Party" and collectively referred to as the "Parties"), is entered into and effective as of the date this Agreement is fully executed by the Parties (the "Effective Date").

RECITALS

A. The revocable license area as set forth in Exhibit A ("Revocable License Area") is a right-of-way located on Coral Ridge Drive.

B. County owns and controls the Revocable License Area and Coral Ridge Drive, both of which lie within the jurisdictional boundaries of City.

C. City seeks, and County is amenable to, City's nonexclusive access and use of the Revocable License Area to make certain improvements in the Revocable License Area, as set forth in Exhibit B (the "Improvements"), and to maintain and repair the Improvements, as set forth in Exhibit C (the "Maintenance Obligations").

D. The Improvements and maintenance thereof will benefit the residents of both County and City.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1. **Approved Plans** means the construction and installation documents and specifications depicting and defining the Improvements, including all materials to be installed in the Revocable License Area as referenced in the plans submitted to and approved in writing by the Contract Administrator, and filed under Project Reference Number 240802502.

1.2. **Board** means the Board of County Commissioners of Broward County, Florida.

1.3. **Contract Administrator** means the Director of the Broward County Highway Construction and Engineering Division, or written designee.

1.4. **Division** means the Broward County Highway Construction and Engineering Division.

ARTICLE 2. GRANT OF REVOCABLE LICENSE

2.1. County hereby grants to City a revocable license for the limited, nonexclusive access and use of the Revocable License Area solely for the purposes of making the Improvements, performing the Maintenance Obligations, and taking other actions as may be required by this

Agreement. The Improvements must meet County's Minimum Standards Applicable to Public Right-of-Way Under Broward County Jurisdiction as described in Section 25.1, Exhibit 25.A, of the Broward County Administrative Code.

2.2. Other than for the purposes identified in this Agreement, City may not use the Revocable License Area for any other purpose whatsoever without written amendment of this Agreement executed with the same formalities as this Agreement. City may not use or permit the Revocable License Area to be used in any manner that will violate the terms of this Agreement or any law, administrative rule, or regulation of any applicable governmental entity or agency.

2.3. County retains full and unrestricted access to the Revocable License Area at all times.

2.4. Throughout the duration of this Agreement, and notwithstanding any other term or condition of this Agreement, County retains the right in its sole discretion to modify, reconfigure, improve, convey, or abandon the Revocable License Area, and to make any improvements thereon. Specifically, City acknowledges and agrees that the roadway, right-of-way area, and/or the Revocable License Area may be temporarily or permanently reconfigured, modified, or moved by County or its agents at any time without any liability to City. County will provide City with at least thirty (30) days' written notice of any such modification to the Revocable License Area to allow City to remove or relocate the Improvements, which removal or relocation shall be at City's sole expense.

2.5. This Agreement is merely a right to access and use and grants no estate in the Revocable License Area to City or any other party.

ARTICLE 3. CITY'S OBLIGATIONS

3.1. City shall make application to the Division for a permit to perform the Improvements as set forth in the Approved Plans. City may not proceed with the Improvements until all required permits have been issued and all permit conditions for commencement of the Improvements have been satisfied.

3.2. City may not make any alterations to any previously permitted Improvements without first obtaining a permit from the Division and the written approval from the Contract Administrator for such alterations.

3.3. City shall make the Improvements at its own expense and in full accordance with the Approved Plans and to the Contract Administrator's satisfaction. City shall not be entitled to any compensation from County for making the Improvements.

3.4. Following City's installation of the Improvements and County's approval of same (as set forth in Article 4), City shall provide County with signed and sealed certified as-built drawings and warranties for all work performed as set forth in the Approved Plans.

3.5. Once the Improvements have been made, City shall perform the Maintenance Obligations at its own expense and in accordance with the requirements set forth in Exhibit C. As part of the Maintenance Obligations, City shall keep the Improvements and the Revocable License Area clean, sanitary, and in good condition consistent with industry-standard maintenance standards

and techniques. The Maintenance Obligations shall include all repair and replacement of materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents. City shall promptly replace all defective or unsightly materials, as well as any materials that the Contract Administrator determines, in their reasonable discretion, should be replaced for safety reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing in advance by the Contract Administrator.

3.6. If City takes any action or makes any omission that causes or results in alteration or damage to County property, City shall, at its own expense, restore such property to its condition before the alteration or damage. If City fails to make such restoration within thirty (30) days after County's request, County may make the restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.7. If City takes any action or makes any omission that causes or results in alteration to the Revocable License Area (or any materials on the Revocable License Area), which alteration is not specified in the Approved Plans, City shall, at its own expense, restore the Revocable License Area to its condition before the alteration was made, or to such condition as approved in writing by the Contract Administrator. If City fails to make such restoration within thirty (30) days after County's request, County may make the restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.8. If City takes any action or makes any omission that causes or results in damage to the Revocable License Area (or any materials on the Revocable License Area), City shall, at its own expense, repair such damage. If City fails to make such repair within thirty (30) days after County's request, County may make the repair and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.9. If any Improvements in the Revocable License Area are serviced by any utilities (including but not limited to electricity, water, sewage, or gas), City shall be solely responsible for the cost of such utilities and shall establish its own billing account directly with each utility company.

3.10. If any Improvements in the Revocable License Area contain an irrigation or water pump system, City shall maintain and repair same in compliance with the requirements set forth in Exhibit C and all applicable rules and regulations of the applicable South Florida Water Management District.

3.11. City shall provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 7 of this Agreement), of any condition in the Revocable License Area that might present a risk of damage to the Revocable License Area or adjacent property, or might pose a risk of injury to any person. City shall contact the appropriate emergency services (fire rescue, police, Florida Power & Light, etc.) immediately upon identification of any potential risk of injury to any person and shall keep a written record of all contact made, including the person(s) with whom City has communicated.

3.12. City shall also provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 7 of this Agreement), of any damage to the Revocable License Area or any injury to any person in the Revocable License Area.

3.13. City may retain a third party to make the Improvements and/or perform the Maintenance Obligations. If City retains a third party for such purpose(s), City shall enter into a written contract with the third party under which the third party must agree to make the Improvements and/or perform the Maintenance Obligations in accordance with the requirements of this Agreement. City shall provide the Contract Administrator with a copy of any such contract(s) upon request by the Contract Administrator. Contracting with a third party as contemplated by this section shall not relieve City of any of its obligations under this Agreement.

ARTICLE 4. COUNTY'S OBLIGATIONS

4.1. County shall review City's application for permit to determine whether to issue a permit for the Approved Plans and shall issue a permit only if the Approved Plans comply with all applicable County permitting requirements.

4.2. County shall inspect the Improvements and may reject work that does not conform to the Approved Plans, as determined by County in its sole discretion.

4.3. After receiving signed and sealed certified as-built drawings that the Improvements are in conformance with the Approved Plans, and receiving a request for a final inspection, County shall perform a final inspection of the Improvements and notify City of County's final approval or rejection of the Improvements.

4.4. County shall have no further obligations under this Agreement other than those stated in Section 2.1 and this article but may exercise any and all rights it has under this Agreement.

ARTICLE 5. RISK OF LOSS

All Improvements not permanently affixed to the Revocable License Area shall remain the property of City, and all risk of loss for the Improvements (whether permanently affixed or not) shall be City's risk alone. However, City may not remove, replace, or alter any of the Improvements without the Contract Administrator's prior written consent and any required permitting.

ARTICLE 6. TERM AND TERMINATION

6.1. This Agreement shall begin on the Effective Date and continue in perpetuity unless terminated as provided in this article.

6.2. This Agreement may be terminated for cause by County if City breaches any of its obligations under this Agreement and has not corrected the breach within thirty (30) days after receipt of written notice identifying the breach. In the event of any breach, County may, at the option of the Contract Administrator, cause such breach to be corrected and invoice City for the costs of the correction, or may terminate this Agreement. If County opts to correct the breach and invoice City for the costs of correction, City shall pay such invoice within thirty (30) days after

receipt. If County erroneously, improperly, or unjustifiably terminates for cause, such termination shall, at County's sole election, be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

6.3. This Agreement may also be terminated for convenience by the Board. Termination for convenience by the Board shall be effective on the termination date stated in the written notice provided by County to City, which termination date shall not be less than thirty (30) days after the date of such written notice. City acknowledges that it has received good, valuable, and sufficient consideration for County's right to terminate this Agreement for convenience including in the form of County's obligation to provide advance written notice to City of such termination in accordance with this section.

6.4. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate if the County Administrator determines that termination is necessary to protect the public health or safety. Termination under this section shall be effective on the date County provides notice to City of such termination.

6.5. Upon termination of this Agreement, City shall peaceably surrender the Revocable License Area.

6.6. Upon termination of this Agreement, City shall remove all Improvements, materials, and equipment installed or placed in the Revocable License Area by City within thirty (30) days after termination, unless the Contract Administrator, in writing, authorizes City to leave any such Improvements, materials, or equipment in the Revocable License Area. In addition, City shall be obligated to repair any damage to the Revocable License Area resulting from the removal of any Improvements, materials, and equipment. If City fails to comply with any of these removal and/or repair obligations, County may perform the obligation and invoice City for the cost thereof. City shall pay such invoice within thirty (30) days after receipt. Any personal property remaining on the Revocable License Area after the termination of this Agreement shall be deemed to have been abandoned by City and shall become the property of County.

6.7. Upon termination of this Agreement, City shall restore the Revocable License Area to its condition before the installation of the Improvements or to such condition as approved in writing by the Contract Administrator. If City fails to make any such restoration within thirty (30) days after termination, County may make such restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

6.8. County shall have no obligation to compensate City for any loss resulting from or arising out of this Agreement including any resulting from or arising out of the termination of this Agreement.

6.9. If tree mitigation is required as a result of termination of this Agreement, City must obtain a Broward County Environmental Licensing and Building Permitting Division, Tree Preservation Program license required by Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Tree Preservation and Abuse Ordinance, as may be amended from time to time, to provide for relocation, removal, and replacement per the tree removal license requirements at City's sole cost and expense.

6.10. Notice of termination shall be provided in accordance with Article 7 of this Agreement, except that notice of termination by the County Administrator, pursuant to Section 6.4 of this Agreement may be verbal notice that shall be promptly confirmed in writing in accordance with Article 7 of this Agreement.

ARTICLE 7. NOTICES

Unless otherwise stated herein, for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). A Party may change its notice address by giving notice of such change in accordance with this article.

FOR COUNTY:
Broward County Highway Construction and Engineering Division
Attn: Director
1 N. University Drive, Ste B300, Plantation, FL 33324-2038
Email address: rtornese@broward.org

FOR CITY:
City of Coral Springs
Attn: Catherine Givens, City Manager
9500 West Sample Road, Coral Springs, FL 33067
Email address: cgivens@coralsprings.gov

ARTICLE 8. INDEMNIFICATION

8.1. County and City are entities subject to Section 768.28, Florida Statutes, as amended, and agree to be fully responsible for the negligent or wrongful acts and omissions of their respective agents or employees to the extent required by Section 768.28. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party to which sovereign immunity may be applicable nor shall anything included herein be construed as consent by either Party to be sued by third parties in any matter arising out of this Agreement or any other contract.

8.2. If City contracts with a third party to perform any of City's obligations under this Agreement, City shall enter into a contract with such third party, which contract shall include the following provision:

> Indemnification: Contractor shall indemnify and hold harmless Broward County, and all of Broward County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by contractor,

or any intentional, reckless, or negligent act or omission of contractor, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement (collectively, a "Claim"). If any Claim is brought against an Indemnified Party, contractor shall, upon written notice from Broward County, defend each Indemnified Party with counsel satisfactory to Broward County or, at Broward County's option, pay for an attorney selected by the County Attorney to defend the Indemnified Party. The obligations of this paragraph shall survive the expiration or earlier termination of this Agreement.

8.3. The obligations of this article shall survive the expiration or earlier termination of this Agreement.

ARTICLE 9. INSURANCE

9.1. Within five (5) days after request by County, City must provide County with written verification of liability protection that meets or exceeds any requirements of Florida law. If City holds any excess liability coverage, City must ensure that Broward County is named as an additional insured and certificate holder under such excess liability policy and provide evidence of same to County.

9.2. If City maintains broader coverage or higher limits than the minimum coverage required under Florida law, County shall be entitled to such broader coverage and higher limits on a primary and non-contributory basis.

9.3. The foregoing requirements shall apply to City's self-insurance, if any.

9.4. If City contracts with one or more third parties to perform any of City's obligations set forth herein, City shall require that each third party procure and maintain insurance coverage that adequately covers the third party's exposure based on the services provided by that third party (and any subcontractors retained by the third party). City must ensure that all such third parties name "Broward County, Florida" as an additional insured and certificate holder under the applicable insurance policies. City shall not permit any third party to provide services required by this Agreement until the insurance requirements of the third party under this section are met. If requested by County, City shall furnish evidence of all insurance required by this section.

9.5. County reserves the right, but not the obligation, to periodically review any and all insurance coverages required by this Agreement and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the term of this Agreement.

ARTICLE 10. MISCELLANEOUS

10.1. Independent Contractor. City is an independent contractor under this Agreement, and nothing in this Agreement shall constitute or create a partnership, joint venture, or other relationship between the Parties. In performing under this Agreement, neither City nor its agents shall act as officers, employees, or agents of County. City has no power or right to bind County to any obligation not expressly undertaken by County under this Agreement.

10.2. Regulatory Capacity. Notwithstanding the fact that County is a political subdivision with certain regulatory authority, County's performance under this Agreement is as a Party to this Agreement and not in its regulatory capacity. If County exercises its regulatory authority, the exercise of such authority and the enforcement of any rules, regulation, laws, and ordinances shall have occurred pursuant to County's regulatory authority as a governmental body separate and apart from this Agreement, and shall not be attributable in any manner to County as a Party to this Agreement.

10.3. Third-Party Beneficiaries. Neither City nor County intends to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

10.4. Assignment and Performance. Neither this Agreement nor any right or interest in it may be assigned, transferred, or encumbered by City without the prior written consent of County, which consent may be withheld in County's sole discretion. Any assignment, transfer, or encumbrance in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

City represents that each person and entity that will perform services under this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. City agrees that all services under this Agreement will be performed in a skillful and respectful manner, and that the quality of all such services will equal or exceed prevailing industry standards for the provision of such services.

10.5. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. County's failure to enforce any provision of this Agreement will not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

10.6. Compliance with Laws. City shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

10.7. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to its subject matter. It may not be modified or terminated except as provided in this Agreement. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

10.8. Joint Preparation. This Agreement has been jointly prepared by the Parties and will not be construed more strictly against either Party.

10.9. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter," refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

10.10. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

10.11. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement will be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

10.12. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties.

10.13. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits A, B, and C are incorporated into and made a part of this Agreement.

10.14. Representation of Authority. Each individual executing this Agreement on behalf of a Party represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

10.15. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which will be

deemed to be an original, and all of which, taken together, will constitute one and the same agreement.

10.16. Time of the Essence. Time is of the essence for City's performance of all obligations under this Agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ___ day of _____, 20___; and City of Coral Springs, signing by and through its duly authorized representative.

County

ATTEST:

_____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

Broward County, by and through
its Board of County Commissioners

By_____
Mayor

____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone:(954) 357-7600

By_____
Jake Waldman (Date)
Assistant County Attorney

By_____
Michael J. Kerr (Date)
Chief Counsel

JAW/AAD
Coral Springs two-party RLA-2024-07 (CoralRidgeDr-56th-Signage)_v7 Clean
4/16/26

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF CORAL SPRINGS

City

ATTEST:

City of Coral Springs

_____
City Clerk

By _____
Mayor-Commissioner

_____
(Print Name)

_____
(Print Name & Title)

____ day of _____, 20___

(SEAL)

_____
City Manager

_____
(Print Name)

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

By Sherry Whitacre
Sherry Whitacre (Jun 8, 2026 11:16:58 EDT)
City Attorney

EXHIBIT A

LOCATION MAP

SHEET 1 OF 1

SECTION 08, TOWNSHIP 48 SOUTH, RANGE 41 EAST

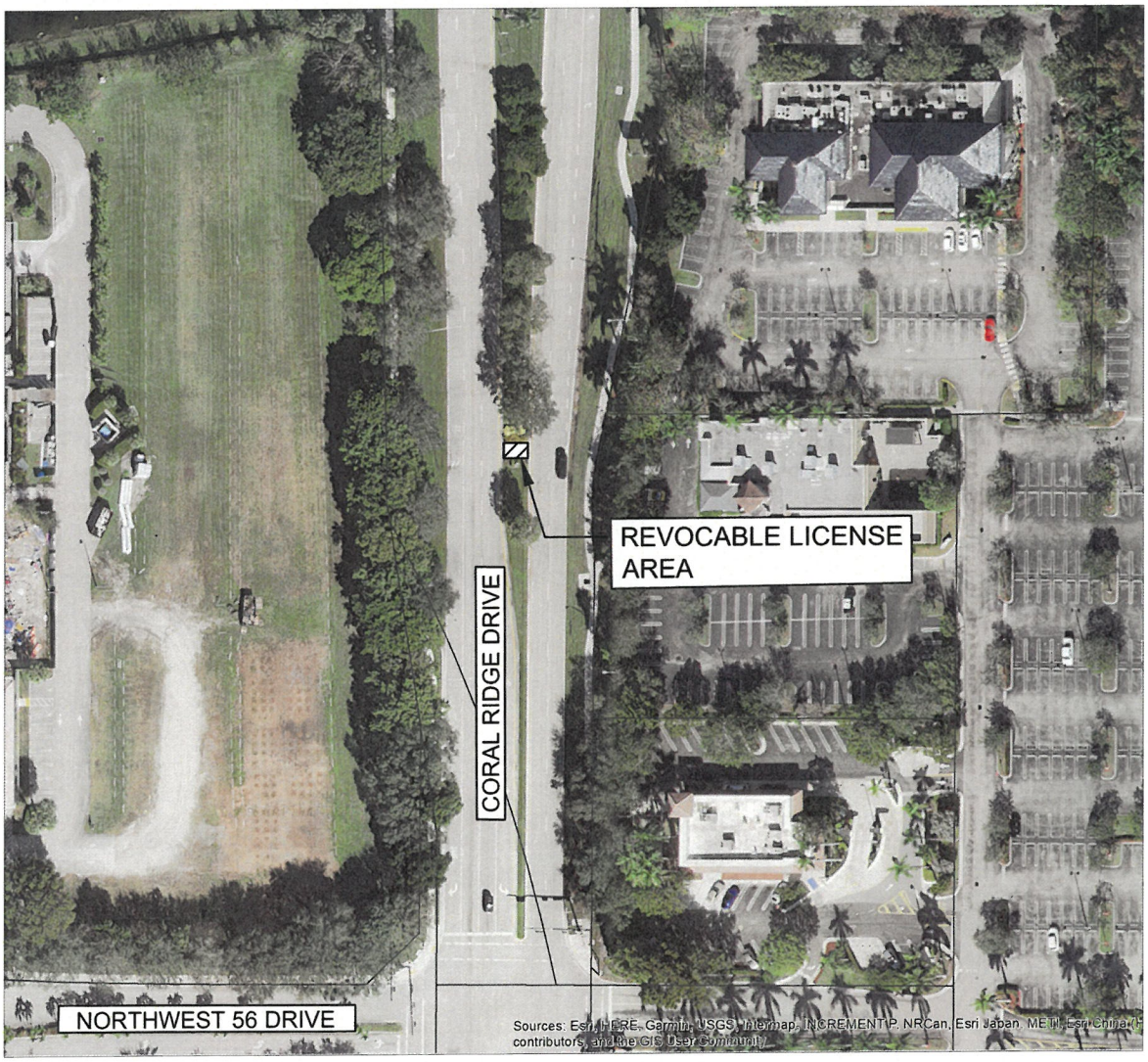
REVOCABLE LICENSE AGREEMENT BETWEEN
BROWARD COUNTY AND THE CITY OF CORAL SPRINGS

BROWARD PERMIT APPLICATION NO. 240802504

NORTH BROWARD COUNTY FLORIDA

LEGEND:

= REVOCABLE LICENSE AREA



Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	SB	07/23/2024	TG	07/23/2024	E:\RW\Location Map\Agreements\RLA-2024-07.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT A

SKETCH & DESCRIPTION

REVOCABLE LICENSE AREA

A PORTION OF CORAL RIDGE DRIVE & SAWGRASS EXPRESSWAY PARCEL 300.M (O.R.B 12335/921, B.C.R.)
LYING IN SECTION 8, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF CORAL SPRINGS

LAND DESCRIPTION:

A portion of Coral Ridge Drive, being a portion of Sawgrass Expressway Parcel 300.M, as recorded in Official Record Book 12335, Page 921 of the Public Records of Broward County, Florida, lying in Section 8, Township 48 South, Range 41 East, being described as follows:

COMMENCE at the northeast corner of Parcel 'C', WYNDHAM HEIGHTS, according to the plat thereof, as recorded in Plat Book 158, Page 5 of the Public Records of Broward County, Florida; thence S00°51'12"E, along the easterly line of said Parcel 'C', 293.87 feet; thence N90°00'00"E, 80.26 feet to the approximate edge of an existing curb lying on the west side of an existing median and the **POINT OF BEGINNING**; thence continue N90°00'00"E, 18.66 feet to the approximate edge of an existing curb lying on the east side of the said median; thence S00°00'00"E, along the said approximate edge of curb, a distance of 12.00 feet; thence N90°00'00"W, 18.66 feet to the approximate edge of an existing curb lying on the west side of the said median; thence N00°00'00"W, along the said approximate edge of curb, a distance of 12.00 feet to the **POINT OF BEGINNING**.

Said lands lying in the City of Coral Springs, Broward County, Florida and containing 224 square feet more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are based on the easterly line of Parcel 'C' having a bearing of S00°51'12"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; ℄ = Centerline; CONC. = Concrete; F.B. = Field Book; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R/W = Right-of-Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/20/2024

NOT VALID WITHOUT SHEETS 1 AND 2

John T. Doogan, P.L.S.

Digitally signed by John T. Doogan, P.L.S.
Date: 2024.08.21 11:15:22 -04'00'

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS			
REVISED PER COMMENTS	08/20/2024	S.K.	J.T.D.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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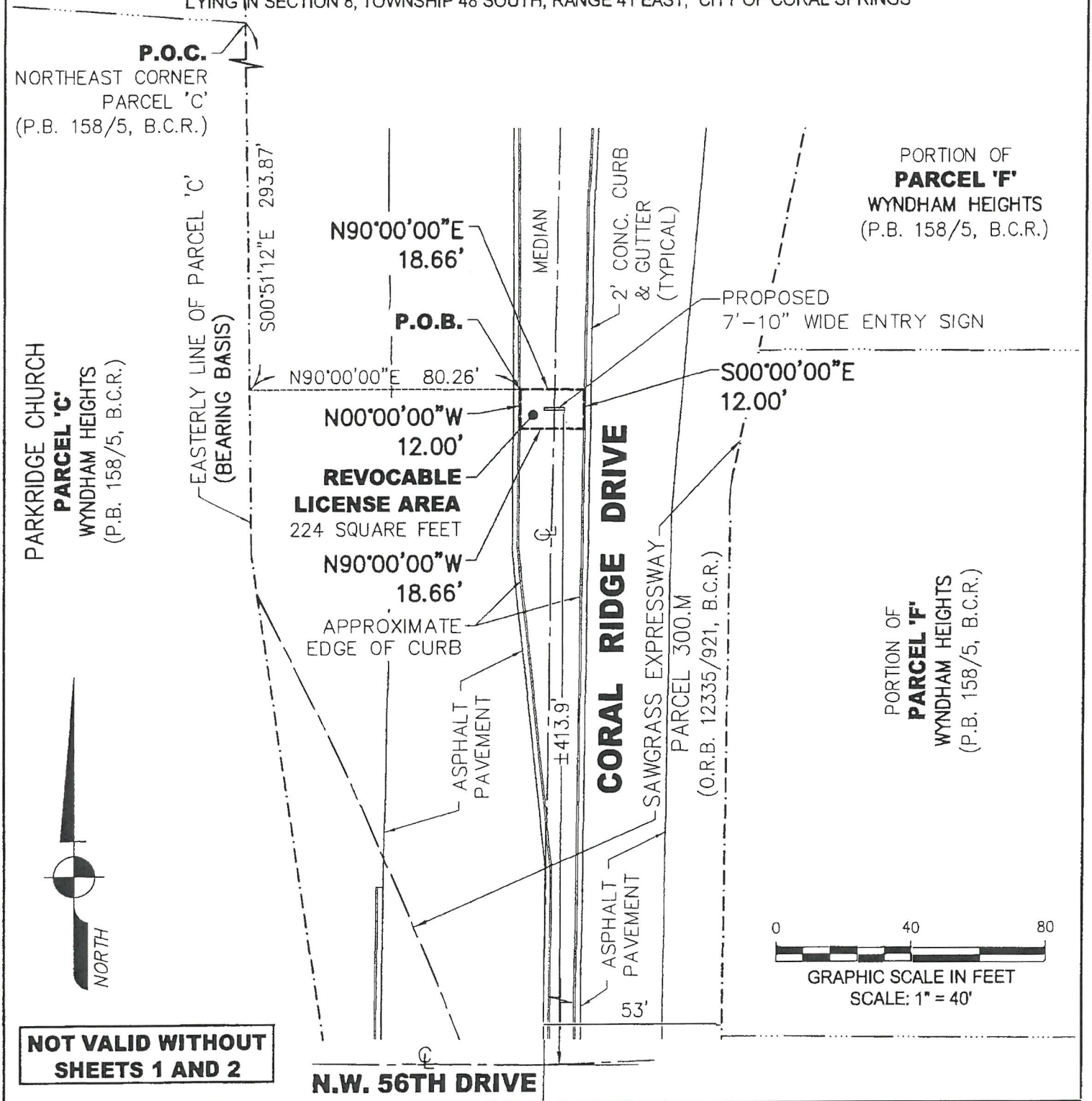
JOB #:	13086
SCALE:	1" = 40'
DATE:	07/03/2024
BY:	S.K.
CHECKED:	J.T.D.
F.B. –	PG. –
SHEET:	1 OF 2

EXHIBIT A

SKETCH & DESCRIPTION

REVOCABLE LICENSE AREA

A PORTION OF CORAL RIDGE DRIVE & SAWGRASS EXPRESSWAY PARCEL 300.M (O.R.B 12335/921, B.C.R.)
LYING IN SECTION 8, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF CORAL SPRINGS



NOT VALID WITHOUT SHEETS 1 AND 2

REVISIONS			
REVISED PER COMMENTS	08/20/2024	S.K.	J.T.D.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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JOB #:	13086
SCALE:	1" = 40'
DATE:	07/03/2024
BY:	S.K.
CHECKED:	J.T.D.
F.B. – PG.	–
SHEET:	2 OF 2

EXHIBIT B

Revocable License Agreement between Broward County and the City of Coral Springs for the installation of Improvements within the Revocable License Area shown on Exhibit A

Scope of Improvements

Installation of a city monument sign, solar-powered lighting, and landscaping within the Revocable License Area.

All work will be according to the Approved Plans that are on file in Broward County Highway Construction and Engineering Division's Paving and Drainage Section. A full-sized set of plans are on file with Broward County Highway Construction and Engineering Division under Project Reference No. 240802504.

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

EXHIBIT C

Broward County Highway Construction and Engineering Division Revocable License Agreement Minimum Maintenance Performance Requirements

General Requirements

Licensee shall provide maintenance in the Revocable License Area as described herein and in accordance with all articles of this Agreement. The specifications herein are the minimum standards and do not prevent the Licensee from performing additional measures necessary to ensure proper maintenance.

Sign Maintenance Specifications:

- Damage to signs must be repaired within thirty (30) days of notification to the Licensee.
- Damage to signs that may pose a safety hazard to the public must be repaired or remediated within twenty-four (24) hours of notification to the Licensee.
- Repair and replace all damaged, deficient, unsafe, or non-functional materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents.
- Promptly replace all defective or unsightly materials or sign components, as well as materials and sign components that the Contract Administrator determines, in his/her reasonable discretion, should be replaced for safety and/or aesthetic reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing by the Contract Administrator.

Landscape and Irrigation Maintenance Specifications for any landscape and irrigation located within the Revocable License Area:

- Fertilize all vegetation on a routine timeframe to meet the requirement of each plant species.
- Maintain all vegetation free from disease. Monitor and control undesirable insects and ant mounds.
- Mulch the vegetation beds and keep them free from weeds. All mulched areas shall be replenished at a minimum of once a year. Mulch shall be maintained to a depth of three (3) inches. The preferred type of mulch is shredded melaleuca or pine bark.
- Cut the grass and trim all plant material, including ground cover, shrubs, plants, bases of palms and hedges, at an appropriate interval to maintain a neat and proper appearance.
- Prune all plants to remove all dead or diseased parts of plants and all parts of plants that block or obscure motorist line of sight to/from side street.
- Remove and replace all vegetation that is dead or diseased with new vegetation. Ensure that the new vegetation is of the same grade as specified in the original approved plans and specifications and the same size as those existing at the time of replacement.
- Remove litter and illegal dumping from the Revocable License Area.
- Maintain shrubs at a maximum height of twenty-four (24) inches to ensure sight visibility per Florida Department of Transportation/Broward County guidelines.
- At the completion of landscape trimming/mowing, all trimmed material, along with any trash/litter within the Revocable License Area shall be removed from the site.
- Licensee must address landscape deficiencies within thirty-six (36) hours following notification to the Licensee.
- Maintain irrigation in working order, including the maintenance and replacement of pumps, pipes, and sprinkler heads.
- Adjust all heads for proper operation and direction to prevent spray into or across roadways, walkways, or other vehicular or pedestrian areas.

- Clear grass, debris, or vegetation that may hinder the operation of the sprinkler heads.
- Clear vegetation from valve boxes. Maintain valve box visibility and access at all times.
- Inspect irrigation system for clogged or improperly adjusted nozzles and spray heads. Adjust heads and/or replace heads as needed.
- Replace broken pipes, solenoids, electric valves, rain sensor heads, and all other related parts that may negatively impact the irrigation system.
- Inspect and refill rust inhibitor tank(s) to prevent the development of rust satins on hard surfaces.
- Repairs to the irrigation system must be completed within twenty-four (24) hours of notification to the Licensee.

Solar-powered Lighting Specifications:

- Deficiencies related to functionality, including outages, excess light spillage, low lumens, or fixture or pole corrosion, must be repaired within seven (7) days of notification to the Licensee.
- Deficiencies related to public safety, including exposed wiring or damage to the fixture and/or pole, must be repaired within twenty-four (24) hours of notification to the Licensee.

7a82d1464756ebd0d0ad8ef605245fa5972e4ea8828b1aafb2d0e8bc18c8

Final Audit Report 2026-06-08

Created:	2026-06-08
By:	Jarides Bruna (jbruna@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAC3slNoGhLl2ej9DLZVVzX1cW31lwuTbX

"7a82d1464756ebd0d0ad8ef605245fa5972e4ea8828b1aafb2d0e8bc18c8" History

Document created by Jarides Bruna (jbruna@coralsprings.gov)
2026-06-08 - 3:15:35 PM GMT- IP address: 199.27.247.2

Document emailed to swhitacre@coralsprings.gov for signature
2026-06-08 - 3:15:56 PM GMT

Email viewed by swhitacre@coralsprings.gov
2026-06-08 - 3:16:35 PM GMT- IP address: 154.37.105.157

Signer swhitacre@coralsprings.gov entered name at signing as Sherry Whitacre
2026-06-08 - 3:16:56 PM GMT- IP address: 199.27.247.2

Document e-signed by Sherry Whitacre (swhitacre@coralsprings.gov)
Signature Date: 2026-06-08 - 3:16:58 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: TYPE

Agreement completed.
2026-06-08 - 3:16:58 PM GMT

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF CORAL SPRINGS

This Revocable License Agreement ("Agreement") between Broward County, a political subdivision of the State of Florida ("County"), and City of Coral Springs, a municipal corporation organized and existing under the laws of the State of Florida ("City") (each a "Party" and collectively referred to as the "Parties"), is entered into and effective as of the date this Agreement is fully executed by the Parties (the "Effective Date").

RECITALS

A. The revocable license area as set forth in Exhibit A ("Revocable License Area") is a right-of-way located on Coral Ridge Drive.

B. County owns and controls the Revocable License Area and Coral Ridge Drive, both of which lie within the jurisdictional boundaries of City.

C. City seeks, and County is amenable to, City's nonexclusive access and use of the Revocable License Area to make certain improvements in the Revocable License Area, as set forth in Exhibit B (the "Improvements"), and to maintain and repair the Improvements, as set forth in Exhibit C (the "Maintenance Obligations").

D. The Improvements and maintenance thereof will benefit the residents of both County and City.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1. **Approved Plans** means the construction and installation documents and specifications depicting and defining the Improvements, including all materials to be installed in the Revocable License Area as referenced in the plans submitted to and approved in writing by the Contract Administrator, and filed under Project Reference Number 240802503.

1.2. **Board** means the Board of County Commissioners of Broward County, Florida.

1.3. **Contract Administrator** means the Director of the Broward County Highway Construction and Engineering Division, or written designee.

1.4. **Division** means the Broward County Highway Construction and Engineering Division.

ARTICLE 2. GRANT OF REVOCABLE LICENSE

2.1. County hereby grants to City a revocable license for the limited, nonexclusive access and use of the Revocable License Area solely for the purposes of making the Improvements, performing the Maintenance Obligations, and taking other actions as may be required by this

Agreement. The Improvements must meet County's Minimum Standards Applicable to Public Right-of-Way Under Broward County Jurisdiction as described in Section 25.1, Exhibit 25.A, of the Broward County Administrative Code.

2.2. Other than for the purposes identified in this Agreement, City may not use the Revocable License Area for any other purpose whatsoever without written amendment of this Agreement executed with the same formalities as this Agreement. City may not use or permit the Revocable License Area to be used in any manner that will violate the terms of this Agreement or any law, administrative rule, or regulation of any applicable governmental entity or agency.

2.3. County retains full and unrestricted access to the Revocable License Area at all times.

2.4. Throughout the duration of this Agreement, and notwithstanding any other term or condition of this Agreement, County retains the right in its sole discretion to modify, reconfigure, improve, convey, or abandon the Revocable License Area, and to make any improvements thereon. Specifically, City acknowledges and agrees that the roadway, right-of-way area, and/or the Revocable License Area may be temporarily or permanently reconfigured, modified, or moved by County or its agents at any time without any liability to City. County will provide City with at least thirty (30) days' written notice of any such modification to the Revocable License Area to allow City to remove or relocate the Improvements, which removal or relocation shall be at City's sole expense.

2.5. This Agreement is merely a right to access and use and grants no estate in the Revocable License Area to City or any other party.

ARTICLE 3. CITY'S OBLIGATIONS

3.1. City shall make application to the Division for a permit to perform the Improvements as set forth in the Approved Plans. City may not proceed with the Improvements until all required permits have been issued and all permit conditions for commencement of the Improvements have been satisfied.

3.2. City may not make any alterations to any previously permitted Improvements without first obtaining a permit from the Division and the written approval from the Contract Administrator for such alterations.

3.3. City shall make the Improvements at its own expense and in full accordance with the Approved Plans and to the Contract Administrator's satisfaction. City shall not be entitled to any compensation from County for making the Improvements.

3.4. Following City's installation of the Improvements and County's approval of same (as set forth in Article 4), City shall provide County with signed and sealed certified as-built drawings and warranties for all work performed as set forth in the Approved Plans.

3.5. Once the Improvements have been made, City shall perform the Maintenance Obligations at its own expense and in accordance with the requirements set forth in Exhibit C. As part of the Maintenance Obligations, City shall keep the Improvements and the Revocable License Area clean, sanitary, and in good condition consistent with industry-standard maintenance standards

and techniques. The Maintenance Obligations shall include all repair and replacement of materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents. City shall promptly replace all defective or unsightly materials, as well as any materials that the Contract Administrator determines, in their reasonable discretion, should be replaced for safety reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing in advance by the Contract Administrator.

3.6. If City takes any action or makes any omission that causes or results in alteration or damage to County property, City shall, at its own expense, restore such property to its condition before the alteration or damage. If City fails to make such restoration within thirty (30) days after County's request, County may make the restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.7. If City takes any action or makes any omission that causes or results in alteration to the Revocable License Area (or any materials on the Revocable License Area), which alteration is not specified in the Approved Plans, City shall, at its own expense, restore the Revocable License Area to its condition before the alteration was made, or to such condition as approved in writing by the Contract Administrator. If City fails to make such restoration within thirty (30) days after County's request, County may make the restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.8. If City takes any action or makes any omission that causes or results in damage to the Revocable License Area (or any materials on the Revocable License Area), City shall, at its own expense, repair such damage. If City fails to make such repair within thirty (30) days after County's request, County may make the repair and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.9. If any Improvements in the Revocable License Area are serviced by any utilities (including but not limited to electricity, water, sewage, or gas), City shall be solely responsible for the cost of such utilities and shall establish its own billing account directly with each utility company.

3.10. If any Improvements in the Revocable License Area contain an irrigation or water pump system, City shall maintain and repair same in compliance with the requirements set forth in Exhibit C and all applicable rules and regulations of the applicable South Florida Water Management District.

3.11. City shall provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 7 of this Agreement), of any condition in the Revocable License Area that might present a risk of damage to the Revocable License Area or adjacent property or might pose a risk of injury to any person. City shall contact the appropriate emergency services (fire rescue, police, Florida Power & Light, etc.) immediately upon identification of any potential risk of injury to any person and shall keep a written record of all contact made, including the person(s) with whom City has communicated.

3.12. City shall also provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 7 of this Agreement), of any damage to the Revocable License Area or any injury to any person in the Revocable License Area.

3.13. City may retain a third party to make the Improvements and/or perform the Maintenance Obligations. If City retains a third party for such purpose(s), City shall enter into a written contract with the third party under which the third party must agree to make the Improvements and/or perform the Maintenance Obligations in accordance with the requirements of this Agreement. City shall provide the Contract Administrator with a copy of any such contract(s) upon request by the Contract Administrator. Contracting with a third party as contemplated by this section shall not relieve City of any of its obligations under this Agreement.

ARTICLE 4. COUNTY'S OBLIGATIONS

4.1. County shall review City's application for permit to determine whether to issue a permit for the Approved Plans and shall issue a permit only if the Approved Plans comply with all applicable County permitting requirements.

4.2. County shall inspect the Improvements and may reject work that does not conform to the Approved Plans, as determined by County in its sole discretion.

4.3. After receiving signed and sealed certified as-built drawings that the Improvements are in conformance with the Approved Plans, and receiving a request for a final inspection, County shall perform a final inspection of the Improvements and notify City of County's final approval or rejection of the Improvements.

4.4. County shall have no further obligations under this Agreement other than those stated in Section 2.1 and this article but may exercise any and all rights it has under this Agreement.

ARTICLE 5. RISK OF LOSS

All Improvements not permanently affixed to the Revocable License Area shall remain the property of City, and all risk of loss for the Improvements (whether permanently affixed or not) shall be City's risk alone. However, City may not remove, replace, or alter any of the Improvements without the Contract Administrator's prior written consent and any required permitting.

ARTICLE 6. TERM AND TERMINATION

6.1. This Agreement shall begin on the Effective Date and continue in perpetuity unless terminated as provided in this article.

6.2. This Agreement may be terminated for cause by County if City breaches any of its obligations under this Agreement and has not corrected the breach within thirty (30) days after receipt of written notice identifying the breach. In the event of any breach, County may, at the option of the Contract Administrator, cause such breach to be corrected and invoice City for the costs of the correction, or may terminate this Agreement. If County opts to correct the breach and invoice City for the costs of correction, City shall pay such invoice within thirty (30) days after

receipt. If County erroneously, improperly, or unjustifiably terminates for cause, such termination shall, at County's sole election, be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

6.3. This Agreement may also be terminated for convenience by the Board. Termination for convenience by the Board shall be effective on the termination date stated in the written notice provided by County to City, which termination date shall not be less than thirty (30) days after the date of such written notice. City acknowledges that it has received good, valuable, and sufficient consideration for County's right to terminate this Agreement for convenience including in the form of County's obligation to provide advance written notice to City of such termination in accordance with this section.

6.4. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate if the County Administrator determines that termination is necessary to protect the public health or safety. Termination under this section shall be effective on the date County provides notice to City of such termination.

6.5. Upon termination of this Agreement, City shall peaceably surrender the Revocable License Area.

6.6. Upon termination of this Agreement, City shall remove all Improvements, materials, and equipment installed or placed in the Revocable License Area by City within thirty (30) days after termination, unless the Contract Administrator, in writing, authorizes City to leave any such Improvements, materials, or equipment in the Revocable License Area. In addition, City shall be obligated to repair any damage to the Revocable License Area resulting from the removal of any Improvements, materials, and equipment. If City fails to comply with any of these removal and/or repair obligations, County may perform the obligation and invoice City for the cost thereof. City shall pay such invoice within thirty (30) days after receipt. Any personal property remaining on the Revocable License Area after the termination of this Agreement shall be deemed to have been abandoned by City and shall become the property of County.

6.7. Upon termination of this Agreement, City shall restore the Revocable License Area to its condition before the installation of the Improvements or to such condition as approved in writing by the Contract Administrator. If City fails to make any such restoration within thirty (30) days after termination, County may make such restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

6.8. County shall have no obligation to compensate City for any loss resulting from or arising out of this Agreement including any resulting from or arising out of the termination of this Agreement.

6.9. If tree mitigation is required as a result of termination of this Agreement, City must obtain a Broward County Environmental Licensing and Building Permitting Division, Tree Preservation Program license required by Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Tree Preservation and Abuse Ordinance, as may be amended from time to time, to provide for relocation, removal, and replacement per the tree removal license requirements at City's sole cost and expense.

6.10. Notice of termination shall be provided in accordance with Article 7 of this Agreement, except that notice of termination by the County Administrator, pursuant to Section 6.4 of this Agreement may be verbal notice that shall be promptly confirmed in writing in accordance with Article 7 of this Agreement.

ARTICLE 7. NOTICES

Unless otherwise stated herein, for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). A Party may change its notice address by giving notice of such change in accordance with this article.

FOR COUNTY:
Broward County Highway Construction and Engineering Division
Attn: Director
1 N. University Drive, Ste B300, Plantation, FL 33324-2038
Email address: rtornese@broward.org

FOR CITY:
City of Coral Springs
Attn: Catherine Givens, City Manager
9500 West Sample Road, Coral Springs, FL 33067
Email address: cgivens@coralsprings.gov

ARTICLE 8. INDEMNIFICATION

8.1. County and City are entities subject to Section 768.28, Florida Statutes, as amended, and agree to be fully responsible for the negligent or wrongful acts and omissions of their respective agents or employees to the extent required by Section 768.28. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party to which sovereign immunity may be applicable nor shall anything included herein be construed as consent by either Party to be sued by third parties in any matter arising out of this Agreement or any other contract.

8.2. If City contracts with a third party to perform any of City's obligations under this Agreement, City shall enter into a contract with such third party, which contract shall include the following provision:

> Indemnification: Contractor shall indemnify and hold harmless Broward County, and all of Broward County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by contractor,

or any intentional, reckless, or negligent act or omission of contractor, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement (collectively, a "Claim"). If any Claim is brought against an Indemnified Party, contractor shall, upon written notice from Broward County, defend each Indemnified Party with counsel satisfactory to Broward County or, at Broward County's option, pay for an attorney selected by the County Attorney to defend the Indemnified Party. The obligations of this paragraph shall survive the expiration or earlier termination of this Agreement.

8.3. The obligations of this article shall survive the expiration or earlier termination of this Agreement.

ARTICLE 9. INSURANCE

9.1. Within five (5) days after request by County, City must provide County with written verification of liability protection that meets or exceeds any requirements of Florida law. If City holds any excess liability coverage, City must ensure that Broward County is named as an additional insured and certificate holder under such excess liability policy and provide evidence of same to County.

9.2. If City maintains broader coverage or higher limits than the minimum coverage required under Florida law, County shall be entitled to such broader coverage and higher limits on a primary and non-contributory basis.

9.3. The foregoing requirements shall apply to City's self-insurance, if any.

9.4. If City contracts with one or more third parties to perform any of City's obligations set forth herein, City shall require that each third party procure and maintain insurance coverage that adequately covers the third party's exposure based on the services provided by that third party (and any subcontractors retained by the third party). City must ensure that all such third parties name "Broward County, Florida" as an additional insured and certificate holder under the applicable insurance policies. City shall not permit any third party to provide services required by this Agreement until the insurance requirements of the third party under this section are met. If requested by County, City shall furnish evidence of all insurance required by this section.

9.5. County reserves the right, but not the obligation, to periodically review any and all insurance coverages required by this Agreement and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the term of this Agreement.

ARTICLE 10. MISCELLANEOUS

10.1. Independent Contractor. City is an independent contractor under this Agreement, and nothing in this Agreement shall constitute or create a partnership, joint venture, or other relationship between the Parties. In performing under this Agreement, neither City nor its agents shall act as officers, employees, or agents of County. City has no power or right to bind County to any obligation not expressly undertaken by County under this Agreement.

10.2. Regulatory Capacity. Notwithstanding the fact that County is a political subdivision with certain regulatory authority, County's performance under this Agreement is as a Party to this Agreement and not in its regulatory capacity. If County exercises its regulatory authority, the exercise of such authority and the enforcement of any rules, regulation, laws, and ordinances shall have occurred pursuant to County's regulatory authority as a governmental body separate and apart from this Agreement, and shall not be attributable in any manner to County as a Party to this Agreement.

10.3. Third-Party Beneficiaries. Neither City nor County intends to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

10.4. Assignment and Performance. Neither this Agreement nor any right or interest in it may be assigned, transferred, or encumbered by City without the prior written consent of County, which consent may be withheld in County's sole discretion. Any assignment, transfer, or encumbrance in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

City represents that each person and entity that will perform services under this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. City agrees that all services under this Agreement will be performed in a skillful and respectful manner, and that the quality of all such services will equal or exceed prevailing industry standards for the provision of such services.

10.5. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. County's failure to enforce any provision of this Agreement will not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

10.6. Compliance with Laws. City shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

10.7. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to its subject matter. It may not be modified or terminated except as provided in this Agreement. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

10.8. Joint Preparation. This Agreement has been jointly prepared by the Parties and will not be construed more strictly against either Party.

10.9. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter," refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

10.10. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

10.11. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement will be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

10.12. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties.

10.13. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits A, B, and C are incorporated into and made a part of this Agreement.

10.14. Representation of Authority. Each individual executing this Agreement on behalf of a Party represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

10.15. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which will be

deemed to be an original, and all of which, taken together, will constitute one and the same agreement.

10.16. Time of the Essence. Time is of the essence for City's performance of all obligations under this Agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ___ day of _____, 20___; and City of Coral Springs, signing by and through its duly authorized representative.

County

ATTEST:

_____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

Broward County, by and through
its Board of County Commissioners

By_____
Mayor

____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone:(954) 357-7600

By_____
Jake Waldman (Date)
Assistant County Attorney

By_____
Michael J. Kerr (Date)
Chief Counsel

JW/AAD
City of Coral Springs Two party RLA-2024-08 (Coral Ridge Dr-North of C-14)_v8 clean
4/16/26

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF CORAL SPRINGS

City

ATTEST:

City of Coral Springs

_____
City Clerk

By _____
Mayor-Commissioner

_____
(Print Name)

_____
(Print Name & Title)

____ day of _____, 20___

(SEAL)

_____
City Manager

_____
(Print Name)

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

By Sherry Whitacre
City Attorney

LOCATION MAP

SECTIONS 31 & 32, TOWNSHIP 48 SOUTH, RANGE 41 EAST

EXHIBIT A

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND THE CITY OF CORAL SPRINGS

BROWARD COUNTY PERMIT APPLICATION NO. 240802503

NORTH BROWARD COUNTY FLORIDA

LEGEND:

= REVOCABLE LICENSE AREA



Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	SB	07/23/2024	TG	07/23/2024	E:\RW\Location Map\Agreements\RLA-2024-08.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT A

SKETCH & DESCRIPTION

REVOCABLE LICENSE AREA

A PORTION OF CORAL RIDGE DRIVE
LYING IN SECTIONS 31 & 32, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF CORAL SPRINGS

LAND DESCRIPTION:

A portion of Coral Ridge Drive, lying in Sections 31 and 32, Township 48 South, Range 41 East, also being a portion of CYPRESS GLEN, as recorded in Plat Book 104, Page 26 of the Public Records of Broward County, Florida, being described as follows:

COMMENCE at the southwest corner of Parcel 'V' of said Plat; thence S89°01'40"W, 47.57 feet to the edge of an existing curb lying on the east side of an existing median; thence N01°24'32"W, along the approximate edge of said curb, 23.36 feet to the **POINT OF BEGINNING**; thence S88°35'28"W, 12.93 feet to the approximate edge of an existing curb lying on the west side of said median; thence N01°24'32"W, along the said approximate edge of curb, a distance of 12.00 feet; thence N88°35'28"E, 12.93 feet to the approximate edge of curb lying on the east side of said median; thence S01°24'32"E, along the said approximate edge of curb, a distance of 12.00 feet to the **POINT OF BEGINNING.**

Said lands lying in the City of Coral Springs, Broward County, Florida and containing 155 square feet more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are based on the east line of Section 31–48–41 having a bearing of N01°24'32"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; ℄ = Centerline; CONC. = Concrete; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J–17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/20/2024

NO T VALIDWITHOUT SHEETS 1 AND 2

John T. Doogan, P.L.S.

Digitally signed by John T. Doogan, P.L.S.
Date: 2024.08.21 11:14:54 -04'00'

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS			
REVISED PER COMMENTS	08/20/2024	S.K.	J.T.D.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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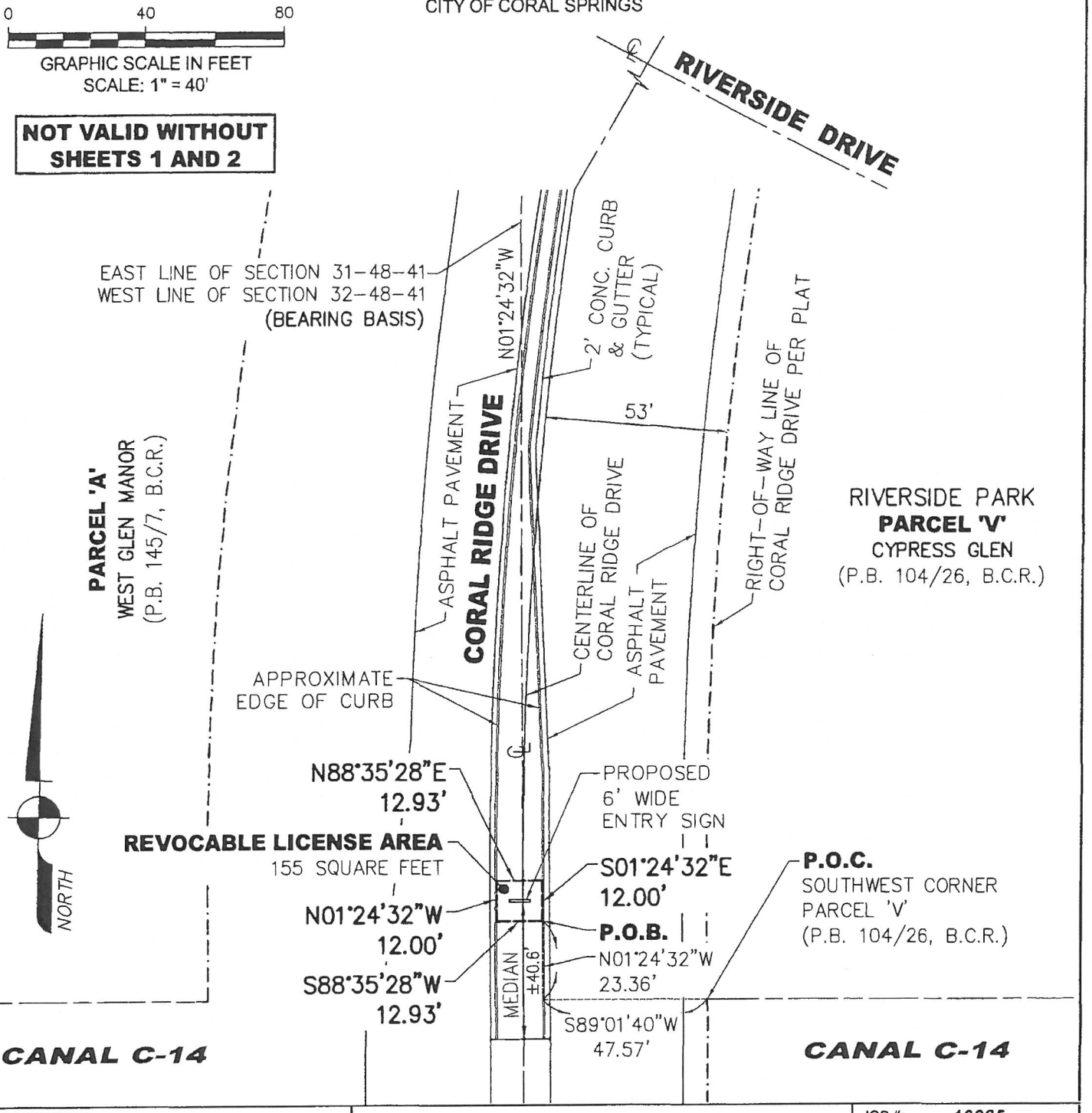
JOB #:	13085
SCALE:	1" = 40'
DATE:	07/02/2024
BY:	S.K.
CHECKED:	J.T.D.
F.B. – PG.	–
SHEET:	1 OF 2

EXHIBIT A

SKETCH & DESCRIPTION

REVOCABLE LICENSE AREA

A PORTION OF CORAL RIDGE DRIVE
LYING IN SECTIONS 31 & 32, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF CORAL SPRINGS



REVISIONS			
REVISED PER COMMENTS	08/20/2024	S.K.	J.T.D.

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JOB #:	13085
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DATE:	07/02/2024
BY:	S.K.
CHECKED:	J.T.D.
F.B. – PG.	–
SHEET:	2 OF 2

EXHIBIT B

Revocable License Agreement between Broward County and the City of Coral Springs for the installation of Improvements within the Revocable License Area shown on Exhibit A

Scope of Improvements

Installation of a city monument sign, solar-powered lighting, and landscaping within the Revocable License Area.

All work will be according to the Approved Plans that are on file in Broward County Highway Construction and Engineering Division's Paving and Drainage Section. A full-sized set of plans are on file with Broward County Highway Construction and Engineering Division under Project Reference No. 240802503.

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

EXHIBIT C

Broward County Highway Construction and Engineering Division Revocable License Agreement Minimum Maintenance Performance Requirements

General Requirements

Licensee shall provide maintenance in the Revocable License Area as described herein and in accordance with all articles of this Agreement. The specifications herein are the minimum standards and do not prevent the Licensee from performing additional measures necessary to ensure proper maintenance.

Sign Maintenance Specifications:

- Damage to signs must be repaired within thirty (30) days of notification to the Licensee.
- Damage to signs that may pose a safety hazard to the public must be repaired or remediated within twenty-four (24) hours of notification to the Licensee.
- Repair and replace all damaged, deficient, unsafe, or non-functional materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents.
- Promptly replace all defective or unsightly materials or sign components, as well as materials and sign components that the Contract Administrator determines, in his/her reasonable discretion, should be replaced for safety and/or aesthetic reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing by the Contract Administrator.

Landscape and Irrigation Maintenance Specifications for any landscape and irrigation located within the Revocable License Area:

- Fertilize all vegetation on a routine timeframe to meet the requirement of each plant species.
- Maintain all vegetation free from disease. Monitor and control undesirable insects and ant mounds.
- Mulch the vegetation beds and keep them free from weeds. All mulched areas shall be replenished at a minimum of once a year. Mulch shall be maintained to a depth of three (3) inches. The preferred type of mulch is shredded melaleuca or pine bark.
- Cut the grass and trim all plant material, including ground cover, shrubs, plants, bases of palms and hedges, at an appropriate interval to maintain a neat and proper appearance.
- Prune all plants to remove all dead or diseased parts of plants and all parts of plants that block or obscure motorist line of sight to/from side street.
- Remove and replace all vegetation that is dead or diseased with new vegetation. Ensure that the new vegetation is of the same grade as specified in the original approved plans and specifications and the same size as those existing at the time of replacement.
- Remove litter and illegal dumping from the Revocable License Area.
- Maintain shrubs at a maximum height of twenty-four (24) inches to ensure sight visibility per Florida Department of Transportation/Broward County guidelines.
- At the completion of landscape trimming/mowing, all trimmed material, along with any trash/litter within the Revocable License Area shall be removed from the site.
- Licensee must address landscape deficiencies within thirty-six (36) hours following notification to the Licensee.
- Maintain irrigation in working order, including the maintenance and replacement of pumps, pipes, and sprinkler heads.
- Adjust all heads for proper operation and direction to prevent spray into or across roadways, walkways, or other vehicular or pedestrian areas.

- Clear grass, debris, or vegetation that may hinder the operation of the sprinkler heads.
- Clear vegetation from valve boxes. Maintain valve box visibility and access at all times.
- Inspect irrigation system for clogged or improperly adjusted nozzles and spray heads. Adjust heads and/or replace heads as needed.
- Replace broken pipes, solenoids, electric valves, rain sensor heads, and all other related parts that may negatively impact the irrigation system.
- Inspect and refill rust inhibitor tank(s) to prevent the development of rust satins on hard surfaces.
- Repairs to the irrigation system must be completed within twenty-four (24) hours of notification to the Licensee.

Solar-powered Lighting Specifications:

- Deficiencies related to functionality, including outages, excess light spillage, low lumens, or fixture or pole corrosion, must be repaired within seven (7) days of notification to the Licensee.
- Deficiencies related to public safety, including exposed wiring or damage to the fixture and/or pole, must be repaired within twenty-four (24) hours of notification to the Licensee.

Signature: Sherry Whitacre
Sherry Whitacre (Jun 8, 2026 11:19:04 EDT)

Email: swhitacre@coralsprings.gov

8d08f03e370ee7b712d693b32b751c2ed1bb6189b1083f4bca3e4602d9c7

Final Audit Report 2026-06-08

Created:	2026-06-08
By:	Jarides Bruna (jbruna@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAALcMUfcU7yD_675vBObqu9j2hpJPHOWCC

"8d08f03e370ee7b712d693b32b751c2ed1bb6189b1083f4bca3e4602d9c7" History

Document created by Jarides Bruna (jbruna@coralsprings.gov)
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Email viewed by swhitacre@coralsprings.gov
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Signer swhitacre@coralsprings.gov entered name at signing as Sherry Whitacre
2026-06-08 - 3:19:02 PM GMT- IP address: 199.27.247.2

Document e-signed by Sherry Whitacre (swhitacre@coralsprings.gov)
Signature Date: 2026-06-08 - 3:19:04 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: TYPE

Agreement completed.
2026-06-08 - 3:19:04 PM GMT

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF CORAL SPRINGS

This Revocable License Agreement ("Agreement") between Broward County, a political subdivision of the State of Florida ("County"), and City of Coral Springs, a municipal corporation organized and existing under the laws of the State of Florida ("City") (each a "Party" and collectively referred to as the "Parties"), is entered into and effective as of the date this Agreement is fully executed by the Parties (the "Effective Date").

RECITALS

A. The revocable license area as set forth in Exhibit A ("Revocable License Area") is a right-of-way located on Coral Springs Drive.

B. County owns and controls the Revocable License Area and Coral Springs Drive, both of which lie within the jurisdictional boundaries of City.

C. City seeks, and County is amenable to, City's nonexclusive access and use of the Revocable License Area to make certain improvements in the Revocable License Area, as set forth in Exhibit B (the "Improvements"), and to maintain and repair the Improvements, as set forth in Exhibit C (the "Maintenance Obligations").

D. The Improvements and maintenance thereof will benefit the residents of both County and City.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1. **Approved Plans** means the construction and installation documents and specifications depicting and defining the Improvements, including all materials to be installed in the Revocable License Area, as referenced in the plans submitted to and approved in writing by the Contract Administrator and filed under Project Reference Number 240802502.

1.2. **Board** means the Board of County Commissioners of Broward County, Florida.

1.3. **Contract Administrator** means the Director of the Broward County Highway Construction and Engineering Division, or written designee.

1.4. **Division** means the Broward County Highway Construction and Engineering Division.

ARTICLE 2. GRANT OF REVOCABLE LICENSE

2.1. County hereby grants to City a revocable license for the limited, nonexclusive access and use of the Revocable License Area solely for the purposes of making the Improvements, performing the Maintenance Obligations, and taking other actions as may be required by this Agreement. The Improvements must meet County's Minimum Standards Applicable to Public

Right-of-Way Under Broward County Jurisdiction as described in Section 31.1, Exhibit 31.A, of the Broward County Administrative Code.

2.2. Other than for the purposes identified in this Agreement, City may not use the Revocable License Area for any other purpose whatsoever without written amendment of this Agreement executed with the same formalities as this Agreement. City may not use or permit the Revocable License Area to be used in any manner that will violate the terms of this Agreement or any law, administrative rule, or regulation of any applicable governmental entity or agency.

2.3. County retains full and unrestricted access to the Revocable License Area at all times.

2.4. Throughout the duration of this Agreement, and notwithstanding any other term or condition of this Agreement, County retains the right in its sole discretion to modify, reconfigure, improve, convey, or abandon the Revocable License Area, and to make any improvements thereon. Specifically, City acknowledges and agrees that the roadway, right-of-way area, and/or the Revocable License Area may be temporarily or permanently reconfigured, modified, or moved by County or its agents at any time without any liability to City. County will provide City with at least thirty (30) days' written notice of any such modification to the Revocable License Area to allow City to remove or relocate the Improvements, which removal or relocation shall be at City's sole expense.

2.5. This Agreement is merely a right to access and use and grants no estate in the Revocable License Area to City or any other party.

ARTICLE 3. CITY'S OBLIGATIONS

3.1. City shall make application to the Division for a permit to perform the Improvements as set forth in the Approved Plans. City may not proceed with the Improvements until all required permits have been issued and all permit conditions for commencement of the Improvements have been satisfied.

3.2. City may not make any alterations to any previously permitted Improvements without first obtaining a permit from the Division and the written approval from the Contract Administrator for such alterations.

3.3. City shall make the Improvements at its own expense and in full accordance with the Approved Plans and to the Contract Administrator's satisfaction. City shall not be entitled to any compensation from County for making the Improvements.

3.4. Following City's installation of the Improvements and County's approval of same (as set forth in Article 4), City shall provide County with signed and sealed certified as-built drawings and warranties for all work performed as set forth in the Approved Plans.

3.5. Once the Improvements have been made, City shall perform the Maintenance Obligations at its own expense and in accordance with the requirements set forth in Exhibit C. As part of the Maintenance Obligations, City shall keep the Improvements and the Revocable License Area clean, sanitary, and in good condition consistent with industry-standard maintenance standards and techniques. The Maintenance Obligations shall include all repair and replacement of

materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents. City shall promptly replace all defective or unsightly materials, as well as any materials that the Contract Administrator determines, in their reasonable discretion, should be replaced for safety reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing in advance by the Contract Administrator.

3.6. If City takes any action or makes any omission that causes or results in alteration or damage to County property, City shall, at its own expense, restore such property to its condition before the alteration or damage. If City fails to make such restoration within thirty (30) days after County's request, County may make the restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.7. If City takes any action or makes any omission that causes or results in alteration to the Revocable License Area (or any materials on the Revocable License Area), which alteration is not specified in the Approved Plans, City shall, at its own expense, restore the Revocable License Area to its condition before the alteration was made, or to such condition as approved in writing by the Contract Administrator. If City fails to make such restoration within thirty (30) days after County's request, County may make the restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.8. If City takes any action or makes any omission that causes or results in damage to the Revocable License Area (or any materials on the Revocable License Area), City shall, at its own expense, repair such damage. If City fails to make such repair within thirty (30) days after County's request, County may make the repair and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.9. If any Improvements in the Revocable License Area are serviced by any utilities (including but not limited to electricity, water, sewage, or gas), City shall be solely responsible for the cost of such utilities and shall establish its own billing account directly with each utility company.

3.10. If any Improvements in the Revocable License Area contain an irrigation or water pump system, City shall maintain and repair same in compliance with the requirements set forth in Exhibit C and all applicable rules and regulations of the applicable South Florida Water Management District.

3.11. City shall provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 7 of this Agreement), of any condition in the Revocable License Area that might present a risk of damage to the Revocable License Area or adjacent property or might pose a risk of injury to any person. City shall contact the appropriate emergency services (fire rescue, police, Florida Power & Light, etc.) immediately upon identification of any potential risk of injury to any person and shall keep a written record of all contact made, including the person(s) with whom City has communicated.

3.12. City shall also provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 7 of this Agreement), of any damage to the Revocable License Area or any injury to any person in the Revocable License Area.

3.13. City may retain a third party to make the Improvements and/or perform the Maintenance Obligations. If City retains a third party for such purpose(s), City shall enter into a written contract with the third party under which the third party must agree to make the Improvements and/or perform the Maintenance Obligations in accordance with the requirements of this Agreement. City shall provide the Contract Administrator with a copy of any such contract(s) upon request by the Contract Administrator. Contracting with a third party as contemplated by this section shall not relieve City of any of its obligations under this Agreement.

ARTICLE 4. COUNTY'S OBLIGATIONS

4.1. County shall review City's application for permit to determine whether to issue a permit for the Approved Plans and shall issue a permit only if the Approved Plans comply with all applicable County permitting requirements.

4.2. County shall inspect the Improvements and may reject work that does not conform to the Approved Plans, as determined by County in its sole discretion.

4.3. After receiving signed and sealed certified as-built drawings that the Improvements are in conformance with the Approved Plans, and receiving a request for a final inspection, County shall perform a final inspection of the Improvements and notify City of County's final approval or rejection of the Improvements.

4.4. County shall have no further obligations under this Agreement other than those stated in Section 2.1 and this article but may exercise any and all rights it has under this Agreement.

ARTICLE 5. RISK OF LOSS

All Improvements not permanently affixed to the Revocable License Area shall remain the property of City, and all risk of loss for the Improvements (whether permanently affixed or not) shall be City's risk alone. However, City may not remove, replace, or alter any of the Improvements without the Contract Administrator's prior written consent and any required permitting.

ARTICLE 6. TERM AND TERMINATION

6.1. This Agreement shall begin on the Effective Date and continue in perpetuity unless terminated as provided in this article.

6.2. This Agreement may be terminated for cause by County if City breaches any of its obligations under this Agreement and has not corrected the breach within thirty (30) days after receipt of written notice identifying the breach. In the event of any breach, County may, at the option of the Contract Administrator, cause such breach to be corrected and invoice City for the costs of the correction, or may terminate this Agreement. If County opts to correct the breach and invoice City for the costs of correction, City shall pay such invoice within thirty (30) days after receipt. If County erroneously, improperly, or unjustifiably terminates for cause, such termination shall, at County's sole election, be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

6.3. This Agreement may also be terminated for convenience by the Board. Termination for convenience by the Board shall be effective on the termination date stated in the written notice provided by County to City, which termination date shall not be less than thirty (30) days after the date of such written notice. City acknowledges that it has received good, valuable, and sufficient consideration for County's right to terminate this Agreement for convenience including in the form of County's obligation to provide advance written notice to City of such termination in accordance with this section.

6.4. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate if the County Administrator determines that termination is necessary to protect the public health or safety. Termination under this section shall be effective on the date County provides notice to City of such termination.

6.5. Upon termination of this Agreement, City shall peaceably surrender the Revocable License Area.

6.6. Upon termination of this Agreement, City shall remove all Improvements, materials, and equipment installed or placed in the Revocable License Area by City within thirty (30) days after termination, unless the Contract Administrator, in writing, authorizes City to leave any such Improvements, materials, or equipment in the Revocable License Area. In addition, City shall be obligated to repair any damage to the Revocable License Area resulting from the removal of any Improvements, materials, and equipment. If City fails to comply with any of these removal and/or repair obligations, County may perform the obligation and invoice City for the cost thereof. City shall pay such invoice within thirty (30) days after receipt. Any personal property remaining on the Revocable License Area after the termination of this Agreement shall be deemed to have been abandoned by City and shall become the property of County.

6.7. Upon termination of this Agreement, City shall restore the Revocable License Area to its condition before the installation of the Improvements or to such condition as approved in writing by the Contract Administrator. If City fails to make any such restoration within thirty (30) days after termination, County may make such restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

6.8. County shall have no obligation to compensate City for any loss resulting from or arising out of this Agreement including any resulting from or arising out of the termination of this Agreement.

6.9. If tree mitigation is required as a result of termination of this Agreement, City must obtain a Broward County Environmental Licensing and Building Permitting Division, Tree Preservation Program license required by Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Tree Preservation and Abuse Ordinance, as may be amended from time to time, to provide for relocation, removal, and replacement per the tree removal license requirements at City's sole cost and expense.

6.10. Notice of termination shall be provided in accordance with Article 7 of this Agreement, except that notice of termination by the County Administrator, pursuant to Section 6.4 of this

Agreement may be verbal notice that shall be promptly confirmed in writing in accordance with Article 7 of this Agreement.

ARTICLE 7. NOTICES

Unless otherwise stated herein, for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). A Party may change its notice address by giving notice of such change in accordance with this article.

FOR COUNTY:
Broward County Highway Construction and Engineering Division
Attn: Director
1 N University Drive, Ste B300, Plantation, FL 33324-2038
Email address: rtornese@broward.org

FOR CITY:
City of Coral Springs
Attn: Catherine Givens, City Manager
9500 West Sample Road, Coral Springs, FL 33067
Email address: cgivens@coralsprings.gov

ARTICLE 8. INDEMNIFICATION

8.1. County and City are entities subject to Section 768.28, Florida Statutes, as amended, and agree to be fully responsible for the negligent or wrongful acts and omissions of their respective agents or employees to the extent required by Section 768.28. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party to which sovereign immunity may be applicable nor shall anything included herein be construed as consent by either Party to be sued by third parties in any matter arising out of this Agreement or any other contract.

8.2. If City contracts with a third party to perform any of City's obligations under this Agreement, City shall enter into a contract with such third party, which contract shall include the following provision:

> Indemnification: Contractor shall indemnify and hold harmless Broward County, and all of Broward County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by contractor, or any intentional, reckless, or negligent act or omission of contractor, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement

(collectively, a "Claim"). If any Claim is brought against an Indemnified Party, contractor shall, upon written notice from Broward County, defend each Indemnified Party with counsel satisfactory to Broward County or, at Broward County's option, pay for an attorney selected by the County Attorney to defend the Indemnified Party. The obligations of this paragraph shall survive the expiration or earlier termination of this Agreement.

8.3. The obligations of this article shall survive the expiration or earlier termination of this Agreement.

ARTICLE 9. INSURANCE

9.1. Within five (5) days after request by County, City must provide County with written verification of liability protection that meets or exceeds any requirements of Florida law. If City holds any excess liability coverage, City must ensure that Broward County is named as an additional insured and certificate holder under such excess liability policy and provide evidence of same to County.

9.2. If City maintains broader coverage or higher limits than the minimum coverage required under Florida law, County shall be entitled to such broader coverage and higher limits on a primary and non-contributory basis.

9.3. The foregoing requirements shall apply to City's self-insurance, if any.

9.4. If City contracts with one or more third parties to perform any of City's obligations set forth herein, City shall require that each third party procure and maintain insurance coverage that adequately covers the third party's exposure based on the services provided by that third party (and any subcontractors retained by the third party). City must ensure that all such third parties name "Broward County, Florida" as an additional insured and certificate holder under the applicable insurance policies. City shall not permit any third party to provide services required by this Agreement until the insurance requirements of the third party under this section are met. If requested by County, City shall furnish evidence of all insurance required by this section.

9.5. County reserves the right, but not the obligation, to periodically review any and all insurance coverages required by this Agreement and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the term of this Agreement.

ARTICLE 10. MISCELLANEOUS

10.1. Independent Contractor. City is an independent contractor under this Agreement, and nothing in this Agreement shall constitute or create a partnership, joint venture, or other relationship between the Parties. In performing under this Agreement, neither City nor its agents shall act as officers, employees, or agents of County. City has no power or right to bind County to any obligation not expressly undertaken by County under this Agreement.

10.2. Regulatory Capacity. Notwithstanding the fact that County is a political subdivision with certain regulatory authority, County's performance under this Agreement is as a Party to this Agreement and not in its regulatory capacity. If County exercises its regulatory authority, the

exercise of such authority and the enforcement of any rules, regulation, laws, and ordinances shall have occurred pursuant to County's regulatory authority as a governmental body separate and apart from this Agreement, and shall not be attributable in any manner to County as a Party to this Agreement.

10.3. Third-Party Beneficiaries. Neither City nor County intends to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

10.4. Assignment and Performance. Neither this Agreement nor any right or interest in it may be assigned, transferred, or encumbered by City without the prior written consent of County, which consent may be withheld in County's sole discretion. Any assignment, transfer, or encumbrance in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

City represents that each person and entity that will perform services under this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. City agrees that all services under this Agreement will be performed in a skillful and respectful manner, and that the quality of all such services will equal or exceed prevailing industry standards for the provision of such services.

10.5. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. County's failure to enforce any provision of this Agreement will not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

10.6. Compliance with Laws. City shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

10.7. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to its subject matter. It may not be modified or terminated except as provided in this Agreement. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

10.8. Joint Preparation. This Agreement has been jointly prepared by the Parties and will not be construed more strictly against either Party.

10.9. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter," refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

10.10. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

10.11. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement will be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

10.12. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties.

10.13. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits A, B, and C are incorporated into and made a part of this Agreement.

10.14. Representation of Authority. Each individual executing this Agreement on behalf of a Party represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

10.15. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which will be deemed to be an original, and all of which, taken together, will constitute one and the same agreement.

10.16. Time of the Essence. Time is of the essence for City's performance of all obligations under this Agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ___ day of _____, 20___; and City of Coral Springs, signing by and through its duly authorized representative.

County

ATTEST:

_____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

Broward County, by and through
its Board of County Commissioners

By_____
Mayor

____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone:(954) 357-7600

By_____
Jake Waldman (Date)
Assistant County Attorney

By_____
Michael J. Kerr (Date)
Chief Counsel

JW/AAD
City of Coral Springs RLA-2024-09 (South of Riverside)_v8 aad 052826
05/28/2026

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF CORAL SPRINGS

City

ATTEST:

City of Coral Springs

_____
City Clerk

By _____
Mayor/Commissioner

_____
(Print Name)

_____
(Print Name and Title)

____ day of _____, 20___

(SEAL)

_____
City Manager

_____
(Print Name)

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

By Sherry Whitacre
Sherry Whitacre (Jun 8, 2026 11:16:23 EDT)
City Attorney

EXHIBIT A

LOCATION MAP

SECTION 32, TOWNSHIP 48 SOUTH, RANGE 41 EAST

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND THE CITY OF CORAL SPRINGS

BROWARD COUNTY PERMIT APPLICATION NO. 240802502

LEGEND:

▨ = REVOCABLE LICENSE AREA



Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	SB	04/10/2026	TG	04/10/2026	E:\RW\Location Map\Agreements\RLA-2024-09.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT "A"

SKETCH & DESCRIPTION
REVOCABLE LICENSE AREA
A PORTION OF CORAL SPRINGS DRIVE
SECTION 32-48-41
CITY OF CORAL SPRINGS

LAND DESCRIPTION:

A portion of Coral Springs Drive, lying in Section 32, Township 48 South, Range 41 East, also being a portion of CYPRESS GLEN, as recorded in Plat Book 104, Page 26 of the Public Records of Broward County, Florida, being described as follows:

COMMENCE at the northeast corner of Parcel 'K' of said Plat; thence S14°49'03"E, 236.83 feet to the edge of an existing curb lying on the west side of an existing median to the **POINT OF BEGINNING**; thence N89°20'39"E, 13.91 feet; thence S00°39'21"E, along the said approximate edge of curb, a distance of 12.00 feet; thence S89°20'39"W, 13.24 feet to the approximate edge of an existing curb lying on the west side of said median; thence N03°50'20"W, along the said approximate edge of curb, a distance of 12.02 feet to the **POINT OF BEGINNING.**

Said lands lying in the City of Coral Springs, Broward County, Florida and containing 163 square feet more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are based on the NORTH line of Parcel 'K' having a bearing of N89°01'39"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; ℄ = Centerline; CONC. = Concrete; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R/W = Right-of-Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/12/2026

NOT VALID WITHOUT SHEETS 1 AND 2

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS			
REVISED PER COMMENTS	08/20/2024	S.K.	J.T.D.
REVISE LOCATION	02/12/2026		

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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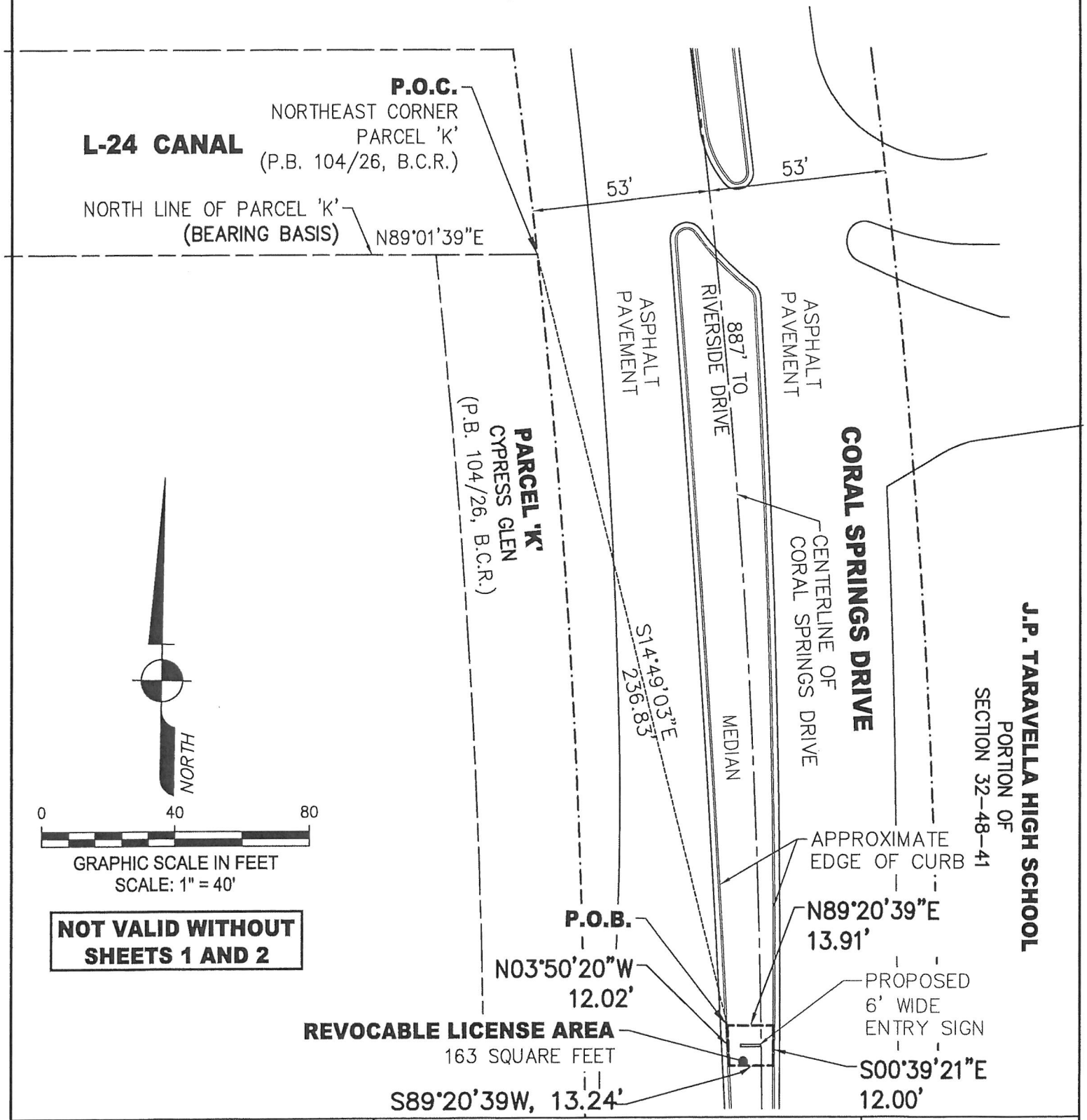
JOB #:	13084
SCALE:	1" = 40'
DATE:	07/02/2024
BY:	S.K.
CHECKED:	J.T.D.
F.B. --	PG. --
SHEET:	1 OF 2

EXHIBIT "A"

SKETCH & DESCRIPTION

REVOCABLE LICENSE AREA

A PORTION OF CORAL SPRINGS DRIVE
SECTION 32-48-41, CITY OF CORAL SPRINGS



NOT VALID WITHOUT SHEETS 1 AND 2

REVISIONS
REVISED PER COMMENTS 08/20/2024 S.K. J.T.D.
REVISE LOCATION 02/12/2026

AVIROM & ASSOCIATES, INC.
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JOB #:	13084
SCALE:	1" = 40'
DATE:	07/02/2024
BY:	S.K.
CHECKED:	J.T.D.
F.B. --	PG. --
SHEET:	2 OF 2

EXHIBIT B

Revocable License Agreement between Broward County and the City of Coral Springs for the installation of Improvements within the Revocable License Area shown on Exhibit A

Scope of Improvements

Installation of a city monument sign and landscaping within the Revocable License Area.

All work will be according to the Approved Plans that are on file in Broward County Highway Construction and Engineering Division's Paving and Drainage Section. A full-sized set of plans are on file with Broward County Highway Construction and Engineering Division under Project Reference No. 240802502.

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

EXHIBIT C

Broward County Highway Construction and Engineering Division Revocable License Agreement Minimum Maintenance Performance Requirements

General Requirements

Licensee shall provide maintenance in the Revocable License Area as described herein and in accordance with all articles of this Agreement. The specifications herein are the minimum standards and do not prevent the Licensee from performing additional measures necessary to ensure proper maintenance.

Sign Maintenance Specifications:

- Damage to signs must be repaired within thirty (30) days of notification to the Licensee.
- Damage to signs that may pose a safety hazard to the public must be repaired or remediated within twenty-four (24) hours of notification to the Licensee.
- Repair and replace all damaged, deficient, unsafe, or non-functional materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents.
- Promptly replace all defective or unsightly materials or sign components, as well as materials and sign components that the Contract Administrator determines, in his/her reasonable discretion, should be replaced for safety and/or aesthetic reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing by the Contract Administrator.

Landscape and Irrigation Maintenance Specifications for any landscape and irrigation located within the Revocable License Area:

- Fertilize all vegetation on a routine timeframe to meet the requirement of each plant species.
- Maintain all vegetation free from disease. Monitor and control undesirable insects and ant mounds.
- Mulch the vegetation beds and keep them free from weeds. All mulched areas shall be replenished at a minimum of once a year. Mulch shall be maintained to a depth of three (3) inches. The preferred type of mulch is shredded melaleuca or pine bark.
- Cut the grass and trim all plant material, including ground cover, shrubs, plants, bases of palms and hedges, at an appropriate interval to maintain a neat and proper appearance.
- Prune all plants to remove all dead or diseased parts of plants and all parts of plants that block or obscure motorist line of sight to/from side street.
- Remove and replace all vegetation that is dead or diseased with new vegetation. Ensure that the new vegetation is of the same grade as specified in the original approved plans and specifications and the same size as those existing at the time of replacement.
- Remove litter and illegal dumping from the Revocable License Area.
- Maintain shrubs at a maximum height of twenty-four (24) inches to ensure sight visibility per Florida Department of Transportation/Broward County guidelines.
- At the completion of landscape trimming/mowing, all trimmed material, along with any trash/litter within the Revocable License Area shall be removed from the site.
- Licensee must address landscape deficiencies within thirty-six (36) hours following notification to the Licensee.
- Maintain irrigation in working order, including the maintenance and replacement of pumps, pipes, and sprinkler heads.
- Adjust all heads for proper operation and direction to prevent spray into or across roadways, walkways, or other vehicular or pedestrian areas.

- Clear grass, debris, or vegetation that may hinder the operation of the sprinkler heads.
- Clear vegetation from valve boxes. Maintain valve box visibility and access at all times.
- Inspect irrigation system for clogged or improperly adjusted nozzles and spray heads. Adjust heads and/or replace heads as needed.
- Replace broken pipes, solenoids, electric valves, rain sensor heads, and all other related parts that may negatively impact the irrigation system.
- Inspect and refill rust inhibitor tank(s) to prevent the development of rust satins on hard surfaces.
- Repairs to the irrigation system must be completed within twenty-four (24) hours of notification to the Licensee.

Solar-powered Lighting Specifications:

- Deficiencies related to functionality, including outages, excess light spillage, low lumens, or fixture or pole corrosion, must be repaired within seven (7) days of notification to the Licensee.
- Deficiencies related to public safety, including exposed wiring or damage to the fixture and/or pole, must be repaired within twenty-four (24) hours of notification to the Licensee.

City of Coral Springs RLA-2024-09 (South of Riverside)_v10

Final Audit Report 2026-06-08

Created:	2026-06-08
By:	Jarides Bruna (jbruna@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzCrW5Q0kH-8OtD_faOaC1IuA30FSv05I

"City of Coral Springs RLA-2024-09 (South of Riverside)_v10" History

Document created by Jarides Bruna (jbruna@coralsprings.gov)
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Document emailed to swhitacre@coralsprings.gov for signature
2026-06-08 - 3:15:02 PM GMT

Email viewed by swhitacre@coralsprings.gov
2026-06-08 - 3:15:53 PM GMT- IP address: 89.43.69.46

Signer swhitacre@coralsprings.gov entered name at signing as Sherry Whitacre
2026-06-08 - 3:16:21 PM GMT- IP address: 199.27.247.2

Document e-signed by Sherry Whitacre (swhitacre@coralsprings.gov)
Signature Date: 2026-06-08 - 3:16:23 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: TYPE

Agreement completed.
2026-06-08 - 3:16:23 PM GMT

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF CORAL SPRINGS

This Revocable License Agreement ("Agreement") between Broward County, a political subdivision of the State of Florida ("County"), and City of Coral Springs, a municipal corporation organized and existing under the laws of the State of Florida ("City") (each a "Party" and collectively referred to as the "Parties"), is entered into and effective as of the date this Agreement is fully executed by the Parties (the "Effective Date").

RECITALS

A. The revocable license area as set forth in Exhibit A ("Revocable License Area") is a right-of-way located on West Atlantic Boulevard.

B. County owns and controls the Revocable License Area and West Atlantic Boulevard, between State Road 7 and Sawgrass Expressway, both of which lie within the jurisdictional boundaries of City.

C. City seeks, and County is amenable to, City's nonexclusive access and use of the Revocable License Area to make certain improvements in the Revocable License Area, as set forth in Exhibit B (the "Improvements"), and to maintain and repair the Improvements, as set forth in Exhibit C (the "Maintenance Obligations").

D. The Improvements and maintenance thereof will benefit the residents of both County and City.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1. **Approved Plans** means the construction and installation documents and specifications depicting and defining the Improvements, including all materials to be installed in the Revocable License Area, as referenced in the plans submitted to and approved in writing by the Contract Administrator and filed under Project Reference Number 240802505.

1.2. **Board** means the Board of County Commissioners of Broward County, Florida.

1.3. **Contract Administrator** means the Director of the Broward County Highway Construction and Engineering Division, or written designee.

1.4. **Division** means the Broward County Highway Construction and Engineering Division.

ARTICLE 2. GRANT OF REVOCABLE LICENSE

2.1. County hereby grants to City a revocable license for the limited, nonexclusive access and use of the Revocable License Area solely for the purposes of making the Improvements, performing the Maintenance Obligations, and taking other actions as may be required by this Agreement. The Improvements must meet County's Minimum Standards Applicable to Public

Right-of-Way Under Broward County Jurisdiction as described in Section 31.1, Exhibit 31.A, of the Broward County Administrative Code.

2.2. Other than for the purposes identified in this Agreement, City may not use the Revocable License Area for any other purpose whatsoever without written amendment of this Agreement executed with the same formalities as this Agreement. City may not use or permit the Revocable License Area to be used in any manner that will violate the terms of this Agreement or any law, administrative rule, or regulation of any applicable governmental entity or agency.

2.3. County retains full and unrestricted access to the Revocable License Area at all times.

2.4. Throughout the duration of this Agreement, and notwithstanding any other term or condition of this Agreement, County retains the right in its sole discretion to modify, reconfigure, improve, convey, or abandon the Revocable License Area, and to make any improvements thereon. Specifically, City acknowledges and agrees that the roadway, right-of-way area, and/or the Revocable License Area may be temporarily or permanently reconfigured, modified, or moved by County or its agents at any time without any liability to City. County will provide City with at least thirty (30) days' written notice of any such modification to the Revocable License Area to allow City to remove or relocate the Improvements, which removal or relocation shall be at City's sole expense.

2.5. This Agreement is merely a right to access and use and grants no estate in the Revocable License Area to City or any other party.

ARTICLE 3. CITY'S OBLIGATIONS

3.1. City shall make application to the Division for a permit to perform the Improvements as set forth in the Approved Plans. City may not proceed with the Improvements until all required permits have been issued and all permit conditions for commencement of the Improvements have been satisfied.

3.2. City may not make any alterations to any previously permitted Improvements without first obtaining a permit from the Division and the written approval from the Contract Administrator for such alterations.

3.3. City shall make the Improvements at its own expense and in full accordance with the Approved Plans and to the Contract Administrator's satisfaction. City shall not be entitled to any compensation from County for making the Improvements.

3.4. Following City's installation of the Improvements and County's approval of same (as set forth in Article 4), City shall provide County with signed and sealed certified as-built drawings and warranties for all work performed as set forth in the Approved Plans.

3.5. Once the Improvements have been made, City shall perform the Maintenance Obligations at its own expense and in accordance with the requirements set forth in Exhibit C. As part of the Maintenance Obligations, City shall keep the Improvements and the Revocable License Area clean, sanitary, and in good condition consistent with industry-standard maintenance standards and techniques. The Maintenance Obligations shall include all repair and replacement of

materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents. City shall promptly replace all defective or unsightly materials, as well as any materials that the Contract Administrator determines, in their reasonable discretion, should be replaced for safety reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing in advance by the Contract Administrator.

3.6. If City takes any action or makes any omission that causes or results in alteration or damage to County property, City shall, at its own expense, restore such property to its condition before the alteration or damage. If City fails to make such restoration within thirty (30) days after County's request, County may make the restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.7. If City takes any action or makes any omission that causes or results in alteration to the Revocable License Area (or any materials on the Revocable License Area), which alteration is not specified in the Approved Plans, City shall, at its own expense, restore the Revocable License Area to its condition before the alteration was made, or to such condition as approved in writing by the Contract Administrator. If City fails to make such restoration within thirty (30) days after County's request, County may make the restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.8. If City takes any action or makes any omission that causes or results in damage to the Revocable License Area (or any materials on the Revocable License Area), City shall, at its own expense, repair such damage. If City fails to make such repair within thirty (30) days after County's request, County may make the repair and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

3.9. If any Improvements in the Revocable License Area are serviced by any utilities (including but not limited to electricity, water, sewage, or gas), City shall be solely responsible for the cost of such utilities and shall establish its own billing account directly with each utility company.

3.10. If any Improvements in the Revocable License Area contain an irrigation or water pump system, City shall maintain and repair same in compliance with the requirements set forth in Exhibit C and all applicable rules and regulations of the applicable South Florida Water Management District.

3.11. City shall provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 7 of this Agreement), of any condition in the Revocable License Area that might present a risk of damage to the Revocable License Area or adjacent property or might pose a risk of injury to any person. City shall contact the appropriate emergency services (fire rescue, police, Florida Power & Light, etc.) immediately upon identification of any potential risk of injury to any person and shall keep a written record of all contact made, including the person(s) with whom City has communicated.

3.12. City shall also provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 7 of this Agreement), of any damage to the Revocable License Area or any injury to any person in the Revocable License Area.

3.13. City may retain a third party to make the Improvements and/or perform the Maintenance Obligations. If City retains a third party for such purpose(s), City shall enter into a written contract with the third party under which the third party must agree to make the Improvements and/or perform the Maintenance Obligations in accordance with the requirements of this Agreement. City shall provide the Contract Administrator with a copy of any such contract(s) upon request by the Contract Administrator. Contracting with a third party as contemplated by this section shall not relieve City of any of its obligations under this Agreement.

ARTICLE 4. COUNTY'S OBLIGATIONS

4.1. County shall review City's application for permit to determine whether to issue a permit for the Approved Plans and shall issue a permit only if the Approved Plans comply with all applicable County permitting requirements.

4.2. County shall inspect the Improvements and may reject work that does not conform to the Approved Plans, as determined by County in its sole discretion.

4.3. After receiving signed and sealed certified as-built drawings that the Improvements are in conformance with the Approved Plans, and receiving a request for a final inspection, County shall perform a final inspection of the Improvements and notify City of County's final approval or rejection of the Improvements.

4.4. County shall have no further obligations under this Agreement other than those stated in Section 2.1 and this article but may exercise any and all rights it has under this Agreement.

ARTICLE 5. RISK OF LOSS

All Improvements not permanently affixed to the Revocable License Area shall remain the property of City, and all risk of loss for the Improvements (whether permanently affixed or not) shall be City's risk alone. However, City may not remove, replace, or alter any of the Improvements without the Contract Administrator's prior written consent and any required permitting.

ARTICLE 6. TERM AND TERMINATION

6.1. This Agreement shall begin on the Effective Date and continue in perpetuity unless terminated as provided in this article.

6.2. This Agreement may be terminated for cause by County if City breaches any of its obligations under this Agreement and has not corrected the breach within thirty (30) days after receipt of written notice identifying the breach. In the event of any breach, County may, at the option of the Contract Administrator, cause such breach to be corrected and invoice City for the costs of the correction, or may terminate this Agreement. If County opts to correct the breach and invoice City for the costs of correction, City shall pay such invoice within thirty (30) days after receipt. If County erroneously, improperly, or unjustifiably terminates for cause, such termination shall, at County's sole election, be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

6.3. This Agreement may also be terminated for convenience by the Board. Termination for convenience by the Board shall be effective on the termination date stated in the written notice provided by County to City, which termination date shall not be less than thirty (30) days after the date of such written notice. City acknowledges that it has received good, valuable, and sufficient consideration for County's right to terminate this Agreement for convenience including in the form of County's obligation to provide advance written notice to City of such termination in accordance with this section.

6.4. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate if the County Administrator determines that termination is necessary to protect the public health or safety. Termination under this section shall be effective on the date County provides notice to City of such termination.

6.5. Upon termination of this Agreement, City shall peaceably surrender the Revocable License Area.

6.6. Upon termination of this Agreement, City shall remove all Improvements, materials, and equipment installed or placed in the Revocable License Area by City within thirty (30) days after termination, unless the Contract Administrator, in writing, authorizes City to leave any such Improvements, materials, or equipment in the Revocable License Area. In addition, City shall be obligated to repair any damage to the Revocable License Area resulting from the removal of any Improvements, materials, and equipment. If City fails to comply with any of these removal and/or repair obligations, County may perform the obligation and invoice City for the cost thereof. City shall pay such invoice within thirty (30) days after receipt. Any personal property remaining on the Revocable License Area after the termination of this Agreement shall be deemed to have been abandoned by City and shall become the property of County.

6.7. Upon termination of this Agreement, City shall restore the Revocable License Area to its condition before the installation of the Improvements or to such condition as approved in writing by the Contract Administrator. If City fails to make any such restoration within thirty (30) days after termination, County may make such restoration and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

6.8. County shall have no obligation to compensate City for any loss resulting from or arising out of this Agreement including any resulting from or arising out of the termination of this Agreement.

6.9. If tree mitigation is required as a result of termination of this Agreement, City must obtain a Broward County Environmental Licensing and Building Permitting Division, Tree Preservation Program license required by Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Tree Preservation and Abuse Ordinance, as may be amended from time to time, to provide for relocation, removal, and replacement per the tree removal license requirements at City's sole cost and expense.

6.10. Notice of termination shall be provided in accordance with Article 7 of this Agreement, except that notice of termination by the County Administrator, pursuant to Section 6.4 of this

Agreement may be verbal notice that shall be promptly confirmed in writing in accordance with Article 7 of this Agreement.

ARTICLE 7. NOTICES

Unless otherwise stated herein, for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). A Party may change its notice address by giving notice of such change in accordance with this article.

FOR COUNTY:
Broward County Highway Construction and Engineering Division
Attn: Director
1 N University Drive, Ste B300, Plantation, FL 33324-2038
Email address: rtornese@broward.org

FOR CITY:
City of Coral Springs
Attn: Catherine Givens, City Manager
9500 West Sample Road, Coral Springs, FL 33067
Email address: cgivens@coralsprings.gov

ARTICLE 8. INDEMNIFICATION

8.1. County and City are entities subject to Section 768.28, Florida Statutes, as amended, and agree to be fully responsible for the negligent or wrongful acts and omissions of their respective agents or employees to the extent required by Section 768.28. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party to which sovereign immunity may be applicable nor shall anything included herein be construed as consent by either Party to be sued by third parties in any matter arising out of this Agreement or any other contract.

8.2. If City contracts with a third party to perform any of City's obligations under this Agreement, City shall enter into a contract with such third party, which contract shall include the following provision:

> Indemnification: Contractor shall indemnify and hold harmless Broward County, and all of Broward County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by contractor, or any intentional, reckless, or negligent act or omission of contractor, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement

(collectively, a "Claim"). If any Claim is brought against an Indemnified Party, contractor shall, upon written notice from Broward County, defend each Indemnified Party with counsel satisfactory to Broward County or, at Broward County's option, pay for an attorney selected by the County Attorney to defend the Indemnified Party. The obligations of this paragraph shall survive the expiration or earlier termination of this Agreement.

8.3. The obligations of this article shall survive the expiration or earlier termination of this Agreement.

ARTICLE 9. INSURANCE

9.1. Within five (5) days after request by County, City must provide County with written verification of liability protection that meets or exceeds any requirements of Florida law. If City holds any excess liability coverage, City must ensure that Broward County is named as an additional insured and certificate holder under such excess liability policy and provide evidence of same to County.

9.2. If City maintains broader coverage or higher limits than the minimum coverage required under Florida law, County shall be entitled to such broader coverage and higher limits on a primary and non-contributory basis.

9.3. The foregoing requirements shall apply to City's self-insurance, if any.

9.4. If City contracts with one or more third parties to perform any of City's obligations set forth herein, City shall require that each third party procure and maintain insurance coverage that adequately covers the third party's exposure based on the services provided by that third party (and any subcontractors retained by the third party). City must ensure that all such third parties name "Broward County, Florida" as an additional insured and certificate holder under the applicable insurance policies. City shall not permit any third party to provide services required by this Agreement until the insurance requirements of the third party under this section are met. If requested by County, City shall furnish evidence of all insurance required by this section.

9.5. County reserves the right, but not the obligation, to periodically review any and all insurance coverages required by this Agreement and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the term of this Agreement.

ARTICLE 10. MISCELLANEOUS

10.1. Independent Contractor. City is an independent contractor under this Agreement, and nothing in this Agreement shall constitute or create a partnership, joint venture, or other relationship between the Parties. In performing under this Agreement, neither City nor its agents shall act as officers, employees, or agents of County. City has no power or right to bind County to any obligation not expressly undertaken by County under this Agreement.

10.2. Regulatory Capacity. Notwithstanding the fact that County is a political subdivision with certain regulatory authority, County's performance under this Agreement is as a Party to this Agreement and not in its regulatory capacity. If County exercises its regulatory authority, the

exercise of such authority and the enforcement of any rules, regulation, laws, and ordinances shall have occurred pursuant to County's regulatory authority as a governmental body separate and apart from this Agreement, and shall not be attributable in any manner to County as a Party to this Agreement.

10.3. Third-Party Beneficiaries. Neither City nor County intends to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

10.4. Assignment and Performance. Neither this Agreement nor any right or interest in it may be assigned, transferred, or encumbered by City without the prior written consent of County, which consent may be withheld in County's sole discretion. Any assignment, transfer, or encumbrance in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

City represents that each person and entity that will perform services under this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. City agrees that all services under this Agreement will be performed in a skillful and respectful manner, and that the quality of all such services will equal or exceed prevailing industry standards for the provision of such services.

10.5. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. County's failure to enforce any provision of this Agreement will not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

10.6. Compliance with Laws. City shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

10.7. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to its subject matter. It may not be modified or terminated except as provided in this Agreement. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

10.8. Joint Preparation. This Agreement has been jointly prepared by the Parties and will not be construed more strictly against either Party.

10.9. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter," refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

10.10. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

10.11. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement will be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

10.12. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties.

10.13. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits A, B, and C are incorporated into and made a part of this Agreement.

10.14. Representation of Authority. Each individual executing this Agreement on behalf of a Party represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

10.15. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which will be deemed to be an original, and all of which, taken together, will constitute one and the same agreement.

10.16. Time of the Essence. Time is of the essence for City's performance of all obligations under this Agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ___ day of _____, 20___; and City of Coral Springs, signing by and through its duly authorized representative.

County

ATTEST:

_____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

Broward County, by and through
its Board of County Commissioners

By_____
Mayor

____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone:(954) 357-7600

By_____
Jake Waldman (Date)
Assistant County Attorney

By_____
Michael J. Kerr (Date)
Chief Counsel

JW/AAD
City of Coral Springs Two-party RLA-2024-10 (WAtlanticBlvd-East of Ramblewood)_v8 aad 052826
05/28/2026

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF CORAL SPRINGS

City

ATTEST:

_____
City Clerk

_____
(Print Name)

(SEAL)

City of Coral Springs

By _____
Mayor/Commissioner

_____
(Print Name and Title)

____ day of _____, 20___

_____
City Manager

_____
(Print Name)

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

By Sherry Whitacre
Sherry Whitacre (Jun 8, 2026 11:15:42 EDT)
City Attorney

LOCATION MAP

SECTION 32, TOWNSHIP 48 SOUTH, RANGE 41 EAST

EXHIBIT A

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY AND THE CITY OF CORAL SPRINGS

BROWARD COUNTY PERMIT APPLICATION NO. 240802505

NORTH BROWARD COUNTY FLORIDA

LEGEND:

= REVOCABLE LICENSE AREA



Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	SB	07/26/2024	TG	07/26/2024	E:\RW\Location Map\Agreements\RLA-2024-10.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT A

SKETCH & DESCRIPTION

REVOCABLE LICENSE AREA

A PORTION OF WEST ATLANTIC BOULEVARD (O.R.B 4947/723-724, B.C.R.)
LYING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF CORAL SPRINGS

LAND DESCRIPTION:

A portion of West Atlantic Boulevard, as recorded in Official Record Book 4947, Pages 723 and 724, of the Public Records of Broward County, Florida, lying in Section 34, Township 48 South, Range 41 East, being described as follows:

COMMENCE at the southeast corner of Parcel 'E', RAMBLEWOOD SOUTH, according to the plat thereof, as recorded in Plat Book 78, Page 19 of the Public Records of Broward County, Florida; thence S89°52'19"W, along the south line of said Parcel 'E', 567.85 feet; thence S00°00'00"W, 52.00 feet to the approximate edge of an existing curb lying on the north side of an existing median and the **POINT OF BEGINNING**; thence continue S00°00'00"E, 10.30 feet to the approximate edge of an existing curb lying on the south side of the said median; thence S86°03'28"W, along the said approximate edge of curb, a distance of 12.03 feet; thence N00°00'00"W, 11.12 feet to the approximate edge of an existing curb lying on the north side of the said median; thence N90°00'00"E, along the said approximate edge of curb, a distance of 12.00 feet to the **POINT OF BEGINNING**.

Said lands lying in the City of Coral Springs, Broward County, Florida and containing 129 square feet more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the south line of Parcel 'E' having a bearing of S89°52'19"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; ℄ = Centerline; CONC. = Concrete; F.B. = Field Book; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R/W = Right-of-Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/20/2024

NOT VALID WITHOUT SHEETS 1 AND 2

John T. Doogan, P.L.S.

Digitally signed by John T. Doogan, P.L.S.
Date: 2024.08.21 11:14:19 -04'00'

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS			
REVISED PER COMMENTS	08/20/2024	S.K.	J.T.D.

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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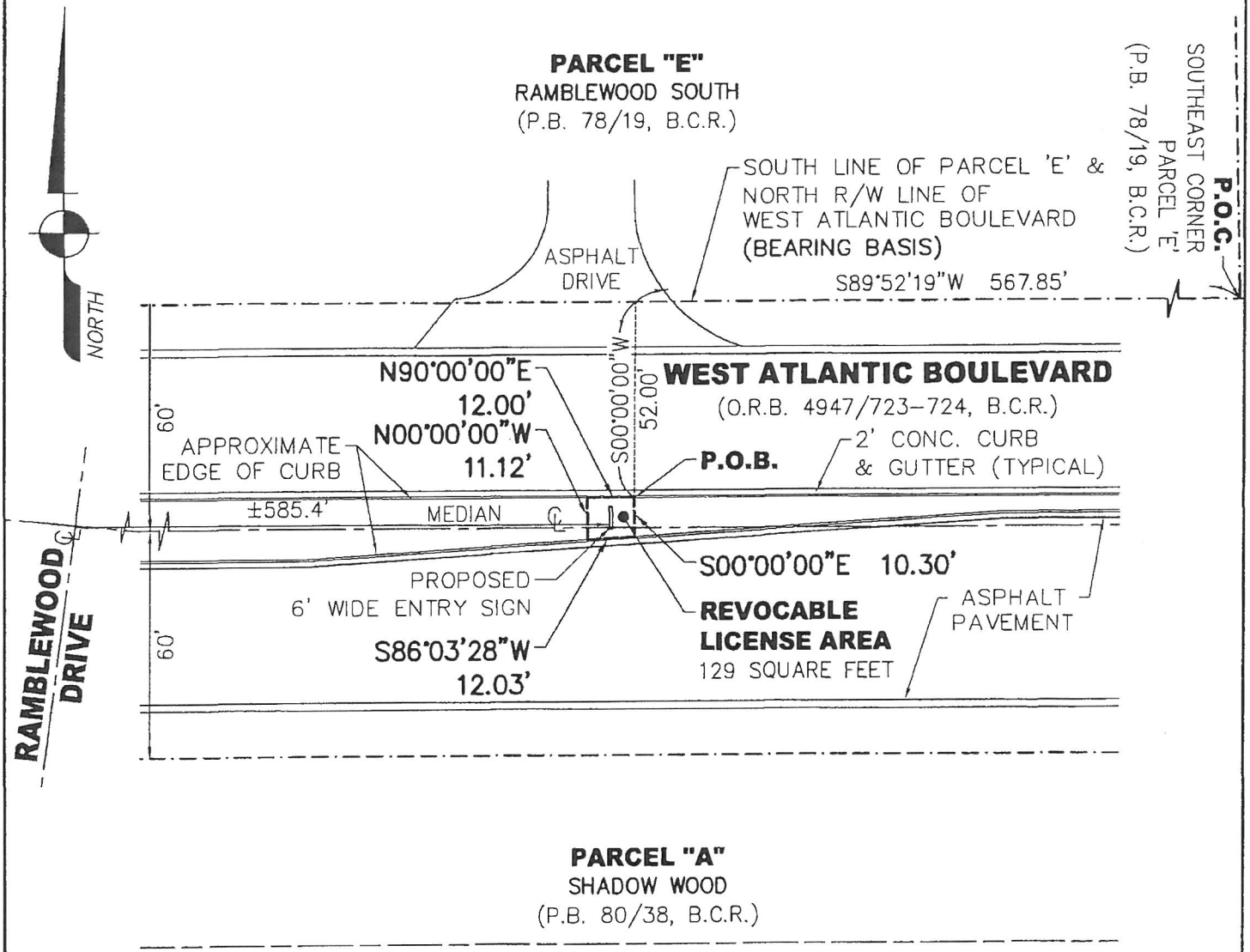
JOB #:	13087
SCALE:	1" = 40'
DATE:	07/03/2024
BY:	S.K.
CHECKED:	J.T.D.
F.B. - PG.	-
SHEET:	1 OF 2

EXHIBIT A

SKETCH & DESCRIPTION

REVOCALE LICENSE AREA

A PORTION OF WEST ATLANTIC BOULEVARD (O.R.B 4947/723-724, B.C.R.)
LYING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF CORAL SPRINGS



0 40 80

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

NOT VALID WITHOUT SHEETS 1 AND 2

REVISIONS			
REVISED PER COMMENTS	08/20/2024	S.K.	J.T.D.

AVIROM & ASSOCIATES, INC.
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50 S.W. 2nd AVENUE, SUITE 102
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JOB #:	13087
SCALE:	1" = 40'
DATE:	07/03/2024
BY:	S.K.
CHECKED:	J.T.D.
F.B. –	PG. –
SHEET:	2 OF 2

EXHIBIT B

Revocable License Agreement between Broward County and the City of Coral Springs for the installation of Improvements within the Revocable License Area shown on Exhibit A

Scope of Improvements

Installation of a city monument sign, solar-powered lighting, and landscaping within the Revocable License Area.

All work will be according to the Approved Plans that are on file in Broward County Highway Construction and Engineering Division's Paving and Drainage Section. A full-sized set of plans are on file with Broward County Highway Construction and Engineering Division under Project Reference No. 240802505.

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

EXHIBIT C

Broward County Highway Construction and Engineering Division Revocable License Agreement Minimum Maintenance Performance Requirements

General Requirements

Licensee shall provide maintenance in the Revocable License Area as described herein and in accordance with all articles of this Agreement. The specifications herein are the minimum standards and do not prevent the Licensee from performing additional measures necessary to ensure proper maintenance.

Sign Maintenance Specifications:

- Damage to signs must be repaired within thirty (30) days of notification to the Licensee.
- Damage to signs that may pose a safety hazard to the public must be repaired or remediated within twenty-four (24) hours of notification to the Licensee.
- Repair and replace all damaged, deficient, unsafe, or non-functional materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents.
- Promptly replace all defective or unsightly materials or sign components, as well as materials and sign components that the Contract Administrator determines, in his/her reasonable discretion, should be replaced for safety and/or aesthetic reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing by the Contract Administrator.

Landscape and Irrigation Maintenance Specifications for any landscape and irrigation located within the Revocable License Area:

- Fertilize all vegetation on a routine timeframe to meet the requirement of each plant species.
- Maintain all vegetation free from disease. Monitor and control undesirable insects and ant mounds.
- Mulch the vegetation beds and keep them free from weeds. All mulched areas shall be replenished at a minimum of once a year. Mulch shall be maintained to a depth of three (3) inches. The preferred type of mulch is shredded melaleuca or pine bark.
- Cut the grass and trim all plant material, including ground cover, shrubs, plants, bases of palms and hedges, at an appropriate interval to maintain a neat and proper appearance.
- Prune all plants to remove all dead or diseased parts of plants and all parts of plants that block or obscure motorist line of sight to/from side street.
- Remove and replace all vegetation that is dead or diseased with new vegetation. Ensure that the new vegetation is of the same grade as specified in the original approved plans and specifications and the same size as those existing at the time of replacement.
- Remove litter and illegal dumping from the Revocable License Area.
- Maintain shrubs at a maximum height of twenty-four (24) inches to ensure sight visibility per Florida Department of Transportation/Broward County guidelines.
- At the completion of landscape trimming/mowing, all trimmed material, along with any trash/litter within the Revocable License Area shall be removed from the site.
- Licensee must address landscape deficiencies within thirty-six (36) hours following notification to the Licensee.
- Maintain irrigation in working order, including the maintenance and replacement of pumps, pipes, and sprinkler heads.
- Adjust all heads for proper operation and direction to prevent spray into or across roadways, walkways, or other vehicular or pedestrian areas.

- Clear grass, debris, or vegetation that may hinder the operation of the sprinkler heads.
- Clear vegetation from valve boxes. Maintain valve box visibility and access at all times.
- Inspect irrigation system for clogged or improperly adjusted nozzles and spray heads. Adjust heads and/or replace heads as needed.
- Replace broken pipes, solenoids, electric valves, rain sensor heads, and all other related parts that may negatively impact the irrigation system.
- Inspect and refill rust inhibitor tank(s) to prevent the development of rust satins on hard surfaces.
- Repairs to the irrigation system must be completed within twenty-four (24) hours of notification to the Licensee.

Solar-powered Lighting Specifications:

- Deficiencies related to functionality, including outages, excess light spillage, low lumens, or fixture or pole corrosion, must be repaired within seven (7) days of notification to the Licensee.
- Deficiencies related to public safety, including exposed wiring or damage to the fixture and/or pole, must be repaired within twenty-four (24) hours of notification to the Licensee.

Coral Springs RLA-2024-10 WAtlanticBlvd-East of Ramblewood

Final Audit Report 2026-06-08

Created:	2026-06-08
By:	Jarides Bruna (jbruna@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6ZxHlXHSj6cNGXUCwqIc4GjCYYy6fy9O

"Coral Springs RLA-2024-10 WAtlanticBlvd-East of Ramblewood " History

Document created by Jarides Bruna (jbruna@coralsprings.gov)
2026-06-08 - 3:12:10 PM GMT- IP address: 199.27.247.2

Document emailed to swhitacre@coralsprings.gov for signature
2026-06-08 - 3:14:03 PM GMT

Email viewed by swhitacre@coralsprings.gov
2026-06-08 - 3:15:10 PM GMT- IP address: 202.81.219.80

Signer swhitacre@coralsprings.gov entered name at signing as Sherry Whitacre
2026-06-08 - 3:15:40 PM GMT- IP address: 199.27.247.2

Document e-signed by Sherry Whitacre (swhitacre@coralsprings.gov)
Signature Date: 2026-06-08 - 3:15:42 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: TYPE

Agreement completed.
2026-06-08 - 3:15:42 PM GMT

Summary Sheet

Agenda Item: 20.

Meeting Date: June 17, 2026

Subject: Resolution 2026-019, Approving Memorandum of Agreement for Sawgrass Expressway (SR 869) Widening Project (Chad Maraj)

Requested Action: Request to approve and adopt Resolution 2026-019, authorizing the appropriate City Officials to execute a Memorandum of Agreement between the City of Coral Springs and the Florida Department of Transportation Florida Turnpike Enterprise, setting forth the roles and responsibilities of each party for the design, construction, and maintenance of infrastructure improvements to the Sawgrass Expressway (SR 869) widening project; providing for an effective date.
Funding Source: Not Applicable.
Strategic Goal: Not Applicable.
(REQUEST TO APPROVE, ADOPT, AUTHORIZE)

Funding Source: Not Applicable

Placement: Consent

Attachments: #1 - Summary Sheet
#2 - Resolution 2026-019
#3 - Memorandum of Agreement

Background / Description: On January 28, 2018, City Commission approved resolution 2018-048 supporting the Florida Department of Transportation (FDOT) Florida Turnpike Enterprise Sawgrass Expressway Widening Project.

FDOT, Florida Turnpike Enterprise adopted a work program including projects to widen and improve the Sawgrass Expressway (“SR 869”), and interchanges in the City of Coral Springs, from Atlantic Boulevard to SR 7/US 441 for approximately 10.9 miles. The Projects will generally include widening SR 869 from six(6) to ten (10) lanes from Atlantic Boulevard to Sample Road, widening SR 869 from six (6) to eight (8) lanes from Sample Road to University Drive, widening SR 869 from six (6) to ten (10) lanes from University Drive to SR 7/US 441; interchange reconstruction at Atlantic Boulevard, Sample Road, Coral Ridge Drive, and University Drive; electronic toll collection facilities; primary and secondary stormwater management facilities; highway lighting; roadside signing; intersection traffic control signal equipment; corridor Intelligent Transportation System (ITS); and similar improvements on City owned roadways including Coral Springs Drive/Pine Island Road, University Drive, and Riverside Drive.

FDOT Florida Turnpike Enterprise has already completed some of the above-mentioned improvements.

This memorandum of agreement between the City of Coral Springs and FDOT Florida Turnpike Enterprise is to set forth roles and responsibilities of each party for design, construction and maintenance of infrastructure improvements to the Sawgrass Expressway/SR-869 by the Florida Department of Transportation Florida Turnpike Enterprise.

Presenting: Chad Maraj

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT:	Request to Adopt Resolution 2026-019 Approving Memorandum of Agreement for Sawgrass Expressway (SR869) Widening Project (Chad Maraj)
PLACEMENT:	Consent
REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES)	Request to adopt Resolution 2026-019 approving Memorandum of Agreement between Department of Transportation/Florida Turnpike Enterprise and the City of Coral Springs setting forth roles and responsibilities of each party for design, construction and maintenance of infrastructure improvements to the Sawgrass Expressway/SR-869 by the Florida Department of Transportation (FDOT), authorize the appropriate City officials to execute the Agreement. Funding Source: Not Applicable. Strategic Goal: Not Applicable (REQUEST TO ADOPT, APPROVE, AUTHORIZE)
PROJECT REVIEWED BY OR INCLUDED IN:	Not Applicable.
ATTACHMENTS:	#1 –Summary Sheet #2 _Resolution 2026-019 #3 – Memorandum of Agreement

BACKGROUND:

On January 28, 2018, City Commission approved resolution 2018-048 supporting the Florida Department of Transportation (FDOT) Florida Turnpike Enterprise Sawgrass Expressway Widening Project.

FDOT, Florida Turnpike Enterprise adopted a work program including projects to widen and improve the Sawgrass Expressway (“SR 869”), and interchanges in the City of Coral Springs, from Atlantic Boulevard to SR 7/US 441 for approximately 10.9 miles. The Projects will generally include widening SR 869 from six(6) to ten (10) lanes from Atlantic Boulevard to Sample Road, widening SR 869 from six (6) to eight (8) lanes from Sample Road to University Drive, widening SR 869 from six (6) to ten (10) lanes from University Drive to SR 7/US 441; interchange reconstruction at Atlantic Boulevard, Sample Road, Coral Ridge Drive, and University Drive; electronic toll collection facilities; primary and secondary stormwater management facilities; highway lighting; roadside signing; intersection traffic control signal equipment; corridor Intelligent Transportation System (ITS); and similar improvements on City owned roadways including Coral Springs Drive/Pine Island Road, University Drive, and Riverside Drive.

FDOT Florida Turnpike Enterprise has already completed some of the above-mentioned improvements.

This memorandum of agreement between the City of Coral Springs and FDOT Florida Turnpike Enterprise is to set forth roles and responsibilities of each party for design, construction and

maintenance of infrastructure improvements to the Sawgrass Expressway/SR-869 by the Florida Department of Transportation Florida Turnpike Enterprise.

RESOLUTION 2026-019

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA TURNPIKE ENTERPRISE, SETTING FORTH THE ROLES AND RESPONSIBILITIES OF EACH PARTY FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF INFRASTRUCTURE IMPROVEMENTS TO THE SAWGRASS EXPRESSWAY (SR 869) WIDENING PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 28, 2018, the City Commission approved Resolution 2018-048 supporting the Florida Department of Transportation ("FDOT") Florida Turnpike Enterprise Sawgrass Expressway Widening Project; and

WHEREAS, FDOT Florida Turnpike Enterprise adopted a work program including projects to widen and improve the Sawgrass Expressway ("SR 869") and interchanges in the City of Coral Springs from Atlantic Boulevard to SR 7/U.S. 441 for approximately 10.9 miles; and

WHEREAS, the improvements generally include widening SR 869 from six (6) to ten (10) lanes from Atlantic Boulevard to Sample Road, widening SR 869 from six (6) to eight (8) lanes from Sample Road to University Drive, widening SR 869 from six (6) to ten (10) lanes from University Drive to SR 7/U.S. 441, interchange reconstruction at Atlantic Boulevard, Sample Road, Coral Ridge Drive, and University Drive, electronic toll collection facilities, primary and secondary stormwater management facilities, highway lighting, roadside signing, intersection traffic control signal equipment, corridor Intelligent Transportation System ("ITS"), and similar improvements on City-owned roadways including Coral Springs Drive/Pine Island Road, University Drive, and Riverside Drive; and

WHEREAS, FDOT Florida Turnpike Enterprise has already completed certain improvements associated with the Sawgrass Expressway Widening Project; and

WHEREAS, the Memorandum of Agreement between the City of Coral Springs and FDOT Florida Turnpike Enterprise sets forth the roles and responsibilities of each party for the

design, construction, and maintenance of infrastructure improvements associated with the Sawgrass Expressway (SR 869) Widening Project; and

WHEREAS, the City Commission finds that approving the Memorandum of Agreement and authorizing the appropriate City officials to execute the Agreement is in the best interests of the citizens of Coral Springs.

NOW, THEREFORE, BE IT RESOLVED 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 part of this Resolution.

SECTION 2. The appropriate City officials are hereby authorized to execute the Memorandum of Agreement between the City of Coral Springs and the Florida Department of Transportation, Florida Turnpike Enterprise, setting forth the roles and responsibilities of each party for the design, construction, and maintenance of infrastructure improvements associated with the Sawgrass Expressway (SR 869) Widening Project, which Agreement is attached hereto and incorporated herein as Exhibit "A."

SECTION 3. Effective Date. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED the ___ day of _____, 2026.

_____
SCOTT BROOK, MAYOR

ATTEST:

_____
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous ___
Motion /2nd

			Yes	No
___	___	MAYOR BROOK	___	___
___	___	COMMISSIONER CERRA	___	___
___	___	COMMISSIONER MCHUGH	___	___
___	___	COMMISSIONER SIMMONS	___	___

LEGEND:

℄ – CENTERLINE
D.B. – DEED BOOK
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
O.R.B. – OFFICIAL RECORDS BOOK
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
B.C.R. – BROWARD COUNTY RECORDS
L.B. – LICENSED BUSINESS
(PLAT) – REFERS TO PLAT

EXHIBIT "A"

R/W – RIGHT-OF-WAY
LAE – LIMITED ACCESS EASEMENT
UE – UTILITY EASEMENT
△ – DELTA (CENTRAL ANGLE)
L – LENGTH
R – RADIUS
RB – RADIAL BEARING
– PROPOSED DESCRIPTION

SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE SOUTH LINE OF LOT 10. BEARING N89°27'08"W.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

DESCRIPTION:

A PORTION OF LOT 10, BLOCK A, "GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK, ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N00°08'48"W, ALONG THE WEST LINE OF THEREOF, A DISTANCE OF 3.00 FEET; THENCE S89°27'08"E, A DISTANCE OF 162.57 FEET; THENCE S00°32'52"W, A DISTANCE OF 3.00 FEET TO A POINT ALONG THE SOUTH LINE OF BLOCK A; THENCE N89°27'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 162.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 487.66 SQUARE FEET/0.0112 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 20, 2026. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

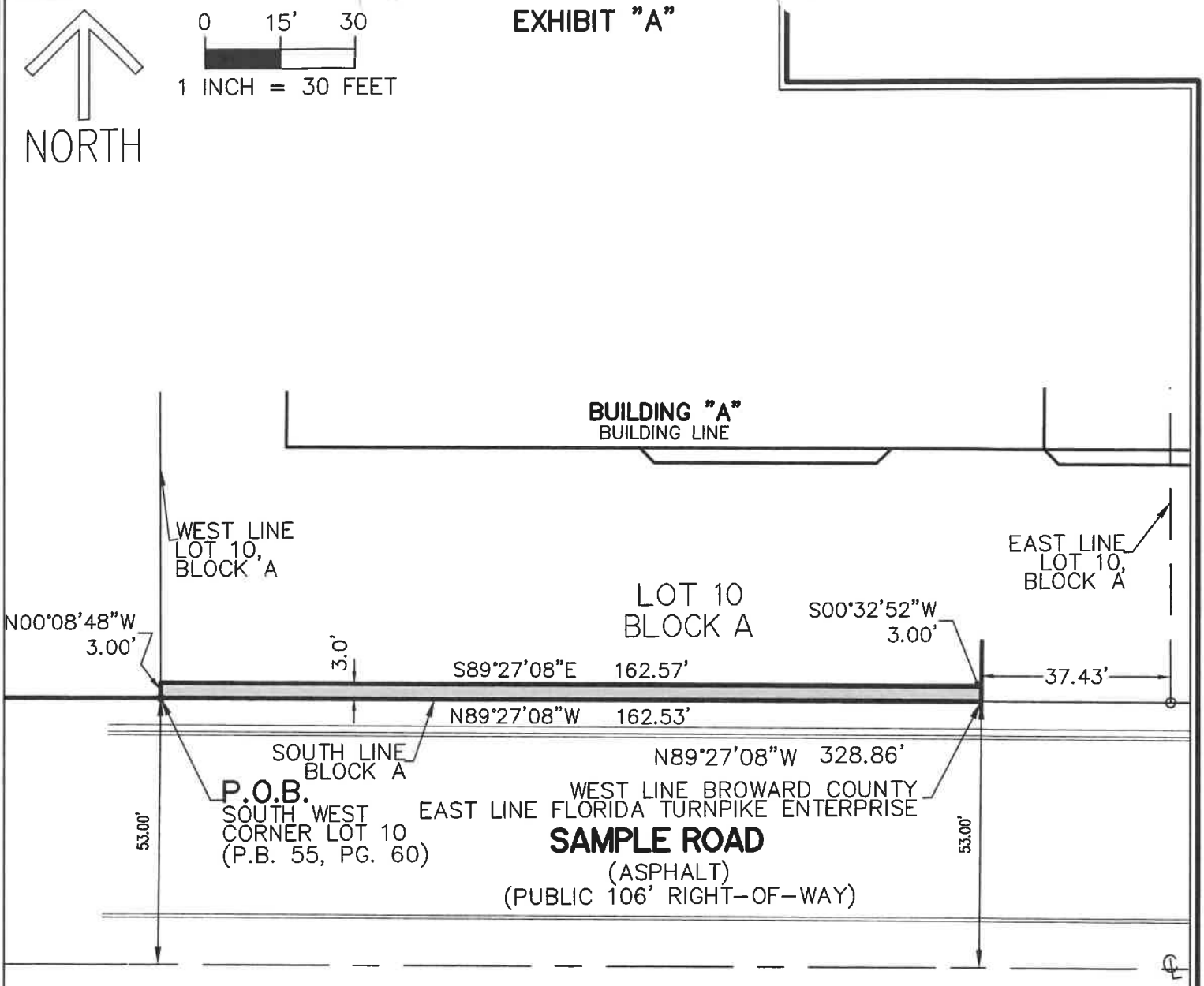
JEFFREY R. WAGNER
CERTIFICATE NO. 5302
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

JEFFREY R. WAGNER
REGISTERED LAND SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

SELF STORAGE
3' SIDEWALK EASEMENT
SKETCH OF DESCRIPTION

DATE	1/20/2026
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	3855

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SELF STORAGE
3' SIDEWALK EASEMENT
SKETCH OF DESCRIPTION

DATE	1/20/2026
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	3855

MEMORANDUM OF AGREEMENT
BETWEEN
FLORIDA DEPARTMENT OF TRANSPORTATION,
FLORIDA'S TURNPIKE ENTERPRISE
AND
CITY OF CORAL SPRINGS, FLORIDA
REGARDING THE SAWGRASS EXPRESSWAY (SR 869) WIDENING PROJECTS

THIS MEMORANDUM OF AGREEMENT (the "Agreement") is made and entered into by and between the FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA'S TURNPIKE ENTERPRISE, an executive agency of the State of Florida (the "Department"), and the CITY OF CORAL SPRINGS, FLORIDA, a Florida municipal corporation (the "City") (the Department and the City may be referred to individually as a "Party" and collectively as the "Parties").

RECITALS

A. The Department is authorized by Section 334.044, Florida Statutes, to coordinate the planning, development, and operation of the State Highway System and to cooperate with local governments in the development of a statewide transportation system and individual components of the system.

B. The Department's Florida Turnpike Enterprise ("Enterprise") is authorized by Section 338.2216, Florida Statutes, to plan, develop, own, acquire, construct, improve, maintain, operate, and manage the Florida Turnpike System; and to cooperate and contract with other public entities for such purposes.

C. The City is authorized by Chapters 166 and 335, Florida Statutes, to own, construct, operate, and maintain the city road system located within the geographical boundaries of City of Coral Springs, Broward County, Florida, and to enter into agreements with other governmental agencies for performance of the other agencies' authorized functions.

D. The Department's adopted work program includes projects to widen and improve State Roadway 869, Sawgrass Expressway ("SR 869"), and interchanges in the City of Coral Springs, Florida, from Atlantic Boulevard to SR 7/US 441 for approximately 10.9 miles, as described in the Department's Work Program consisting of the projects listed below, collectively known as the "Projects":

1) Financial Project Number ("FPN") 443956-1 Atlantic Boulevard Interchange Improvements (SR 869 MP 8).

2) FPN 435461-1 - Widen SR 869 from Atlantic Boulevard to Sample Road (MP 9-12) from 6 to 10 Lanes.

3) FPN 435461-4 - Widen SR 869 from Sample Road to University Drive (MP 12-14.8) from 6 to 8 Lanes.

4) FPN 435461-5 - Widen SR 869 from University Drive to SR 7/US 441 (MP 14.8 – 18.4) from 6 to 10 Lanes.

E. To ensure the most effective use of public resources and to facilitate the construction of the Projects, the Parties agreed to establish this Agreement to coordinate various aspects of the Projects.

F. It is the intent of the Parties to cooperate and coordinate their efforts and resources to minimize the costs of construction, right-of-way acquisition, maintenance, and other Projects-related matters as the Department expands and improves its transportation system and facilities within the City of Coral Springs.

AGREEMENT

In consideration of the mutual covenants and promises contained in this Agreement, the Parties agree that the Recitals are true, correct, and incorporated by reference herein, and further agree as follows:

1. Representations of the City.

a. To the knowledge of the City, there is no litigation pending or threatened with respect to this Agreement, or the subject matter hereof, which would affect the performance by the City of its obligations under this Agreement.

b. To the knowledge of the City, the execution of this Agreement does not constitute a violation of applicable law or regulations or a breach of or default under any other agreement to which the City is a party or an event that, with the passage of time, would become a breach of or default under any such agreement.

c. All consents, waivers, approvals and other governmental actions required to be taken in order for the City to enter into this Agreement have been received by the City.

2. Representations of the Department.

a. To the knowledge of the Department, there is no litigation pending or threatened with respect to this Agreement, or the subject matter hereof, which would affect the performance by the Department of its obligations under this Agreement.

b. To the knowledge of the Department, the execution of this Agreement does not constitute a violation of applicable law or regulations or a breach of or default under any other agreement to which the Department is a party or an event that, with the passage of time, would become a breach of or default under any such agreement.

3. <u>Department Responsibilities.</u> Subject to the timely performance by the City of its obligations under this Agreement:

a. The Department will prepare the design and construction criteria required to construct the Projects. The Projects will generally include, among other things, widening SR 869 from six (6) to ten (10) lanes from Atlantic Boulevard to Sample Road, widening SR 869 from six (6) to eight (8) lanes from Sample Road to University Drive, widening SR 869 from six (6) to ten (10) lanes from University Drive to SR 7/US 441; interchange reconstruction at Atlantic Boulevard, Sample Road, Coral Ridge Drive, and University Drive; electronic toll collection facilities; primary and secondary stormwater management facilities; highway lighting; roadside signing; intersection traffic control signal equipment; corridor Intelligent Transportation System (ITS); and similar improvements on City owned roadways including Coral Springs Drive/Pine Island Road, University Drive, and Riverside Drive. The Department will procure construction services for the Projects in accordance with the procurement processes available to the Department. The Parties acknowledge and agree that the local road improvements reflected in Exhibits "A" through "C" may be modified during the final design process for the Projects. Any change, deviation, correction or alterations of the Projects Plans made after the City's review shall be coordinated with the City. Any future changes requested by the City not contemplated in the Projects' final design plans approved by the Department ("Projects Plans") may be considered by the Department, but all additional costs resulting from any City-requested changes will be borne solely by the City.

b. The Parties acknowledge and agree that the Department has begun construction for the following Projects within the Department's right-of-way and the City limits (refer to Section 4 City Responsibilities of this Agreement), in accordance with terms and conditions of the following construction contracts advertised by the Department on the following dates:

1) FPN 443956-1 advertised on January 26, 2022.

2) FPN 435461-1 advertised on February 9, 2024.

3) FPN 435461-4 advertised on October 20, 2025.

The Parties acknowledge and agree that the Department will construct the following Projects within the Department's right-of-way and the City's right-of-way (refer to Section 4 City Responsibilities of this Agreement), in accordance with the terms and conditions of construction contracts anticipated to be advertised by the Department on or about the following dates:

1) FPN 435461-5 anticipated to be advertised on or about September 11, 2026.

The Parties agree that the scheduled dates of advertisements are subject to change by the Department. The Department may adjust the Project's schedule as necessary and will provide reasonable notice to the City. Such adjustments shall not require an amendment to this agreement.

c. The Department will administer the work so that the Projects are constructed in accordance with the Projects Plans and specifications approved by the Department. As part of the construction, the Department will install all toll structures and equipment needed for the operation of SR 869 as part of the Turnpike System. The Department shall not be responsible for any costs

associated with aesthetic enhancements, including, but not limited to, paintings, surface treatments, plaques, signage, decorative lighting, monuments, or fountains applied to structures, roadway elements, or landscaping on the Projects beyond what is in the contract plans and specifications.

d. The Department will own and operate portions of the Projects as described in this Agreement located within the final SR 869 right-of-way as part of the Turnpike System, with tolls collected by electronic means utilizing the Department's systems for electronic toll collection, at the Department's discretion, as the sole means of access for those entering or exiting SR 869. This paragraph shall not affect the Parties' allocation of maintenance responsibilities as otherwise provided in this Agreement.

e. Upon the final acceptance of each of the Projects by the Department, in accordance with Article 5-11 of the Department's Standard Specifications for Road and Bridge Construction, the Department will maintain those portions of the Projects which it is assigned maintenance obligations under this Agreement as currently reflected in Exhibits "A" through "C" to this Agreement, which exhibits are subject to amendments. The Department's maintenance responsibilities shall include:

1) All SR 869 mainline and interchange ramp ITS infrastructure located within the Department's right-of-way and Department owned ITS infrastructure within the City's right-of-way, including any Department owned power service infrastructure.

2) All SR 869 mainline and interchange signing, pavement markings, fences, gates, guardrails, and noise walls located within the Department's right-of-way.

3) All SR 869 mainline bridges and interchange ramp bridges passing over the City's roadways. This includes all bridge piers and associated protective structures located below SR 869 within that roadway.

4) All SR 869 mainline and interchange ramp tolling infrastructure located within the Department's right-of-way and Department owned tolling infrastructure within the City's right-of-way.

5) The SR 869 interchange ramp connections to University Drive as described and reflected in Exhibit "B".

6) All landscape, sodding, and miscellaneous asphalt along the SR 869 mainline and interchange ramps within the Department's right-of-way except any landscape installed by the City within the City's roadway medians or margins.

7) All overhead sign structures and sign panels located within the Department's right-of-way and Department owned overhead sign structures located within the City's right-of-way.

8) Any work covered by the Project's warranty within the City's right-of-way in accordance with the Department's Standard Specifications for Road and Bridge Construction.

9) All SR 869 mainline and interchange ramp guardrails and bridge pier roadside protection located within the Projects' limits.

f. Upon the final acceptance of the Projects by the Department, the Department shall own, operate, and maintain all lighting systems connected to the Department's load centers and meters within the limits of the Projects.

g. Upon the final acceptance of the Projects by the Department, the traffic control signal equipment at the following locations will be owned by the Department and maintained by the others as described in Section 4.g of this Agreement:

1) The interchange entrance and exit ramp intersections of SR 869 and Coral Ridge Dr.

2) The diverging diamond intersections along Coral Ridge Dr. within the SR 869 interchange.

3) The interchange entrance and exit ramp intersections of SR 869 and University Dr.

h. Upon the final acceptance of the Projects by the Department, the Department shall operate and maintain the drainage systems that discharge stormwater to Department owned, operated, and maintained stormwater management facilities or permitted outfalls. This includes, but is not limited to, Department owned drainage box culverts, Department owned drainage pipes, Department owned drainage inlets, Department owned drainage end treatments, and Department owned outfalls that are located within City right-of-way.

i. The Department will notify the City at least two (2) business days prior to performing any periodic maintenance on any portions of the Projects on the City's right-of-way for which maintenance responsibility is assigned to the Department under this Agreement.

j. The Department shall perpetually maintain all areas of the Projects for which it has maintenance responsibility in good repair and working order in accordance with the Projects Plans and the standards and requirements of the Department generally applicable to work on City right-of-way (as may be amended), and in a manner which will not interfere with the convenient, safe, and continuous use of SR 869 or City facilities adjacent thereto. If any portion of the Projects for which the Department has maintenance responsibility is damaged such that it is not structurally stable or presents a safety hazard to the public, it shall be repaired to a safe condition in a timely manner.

1) For any periodic maintenance activities on any portion of the Projects within the City's right-of-way for which maintenance responsibility is assigned to the Department under this Agreement, the Department shall submit to the City a maintenance plan in accordance with all City procedures. This maintenance plan must be submitted to City's Engineering Department in advance of the planned maintenance work and approved by the City prior to commencing any maintenance or repair activities (this requirement shall not be construed to limit the Department's responsibility for taking immediate action to protect the traveling public in the event any portion of the Projects maintained by the Department is determined to pose an imminent safety threat). It is hereby agreed by the Parties that neither the granting of permission to access the

City's right-of-way nor the Department's use or occupancy of the City's right-of-way shall operate to create or vest any property right to or in the Department. For any maintenance activities that require a lane closure on City roads, the Department must provide a signed and sealed Maintenance of Traffic Plan and lane closure analysis to the City for its review and approval prior to commencing such maintenance activities.

2) Maintenance work performed by the Department on the City's right-of-way shall only be performed by Department staff or qualified contractors, and shall be subject to the requirements of this Agreement generally applicable to work in City right-of-way, including the requirements for advance notice of work to be performed, maintenance of traffic, workmanlike performance, erosion and pollution control, environmental requirements, avoidance of damage to City facilities, public safety, hours of operation, and lane closures. Maintenance work that includes reconstruction of any portion of the Projects shall be subject to all provisions of this Agreement applicable to the initial construction of the Projects.

3) Unless otherwise agreed to by the City in a separate permit or written agreement, improvements constructed as part of the Projects for which the Department is responsible for maintenance shall be maintained to the same dimensions as originally constructed. The Department shall not cause or permit any liens or encumbrances to attach to any portion of the City's right-of-way.

4) If the Department fails to properly maintain any portions of the project within the City's right-of-way, for which maintenance responsibility is assigned to the Department under this Agreement, the City will provide written notice to the Department with a timeframe for correcting the deficiency. Non-emergency repairs will require at least thirty (30) calendar days advance notice. If the Department fails to perform the required maintenance within the initially designated timeframe or other time frame agreed to by both parties, the City retains the right to perform the work at the Department's expense.

5) The Department shall be solely responsible for any damage to the City's real property, any surrounding property, real estate, vehicles, pedestrians, or other persons or things occurring as a result of its operation or maintenance activities, at no expense to the City. In addition, the Department will be solely responsible for clean-up or restoration required to correct any environmental or health hazards that may result from its maintenance operations, at no expense to the City. The Department shall not store any hazardous materials within the City's right-of-way.

The provisions of paragraph 3.j shall survive the expiration or termination of this Agreement.

k. Upon the final acceptance of the Project, FPN 435461-5, by the Department in accordance with Article 5-11 of the Department's Standard Specifications for Road and Bridge

Construction, the Department will at the Department's sole cost and expense, in accordance with the conditions of this Agreement and Department procedure, transfer by Quitclaim Deed its interest in the followed described rights-of-way to the City:

University Drive – Upon the final acceptance of the Project, FPN 435461-5, by the Department, the Department will convey to the City Parcel 484110100014 as generally depicted in Exhibit "D" to this Agreement. The City shall thereafter own and maintain Parcel 484110100014 as depicted in Exhibit "D" to this Agreement. Nothing in this paragraph shall affect the Parties' allocation of operation and maintenance responsibilities as otherwise provided in this Agreement.

1) The Department, as part of the transfer of right-of-way to the City, may reserve in its favor a right of reversion in the quitclaim deed provided for under this Agreement. Such right of reversion may be exercised should the Department need the right-of-way for transportation related purposes.

4. City Responsibilities. As conditions to the Department's responsibilities under this Agreement:

a. Any construction and maintenance costs associated with aesthetic enhancements including, but not limited to, paintings, surface treatments, plaques, signage, decorative lighting, monuments, or fountains applied to structures, roadway elements, or landscaping requested by the City over and above Department guidelines, if agreed to by the Department, shall be the responsibility of the City.

b. Upon the final acceptance of each of the Projects by the Department, the City will be responsible for complying with all environmental regulatory permits applicable to those areas for which maintenance responsibility is assigned to the City as depicted in Exhibits "A" through "C" (as such exhibits may be amended). Upon the final acceptance of each of the Projects by the Department, the City will assist the Department in securing a modification to any environmental regulatory permits issued for the Projects to reassign to the City all permit terms and conditions applicable to those areas of the Projects for which ownership and/or maintenance responsibility is assigned to the City under the terms of this Agreement.

c. The City acknowledges that construction of the Projects will partially occur in the City's right-of-way. The City grants the Department, its consultants, and contractors (at no cost to the Department, its consultants, or contractors), for the duration of the Projects through the final acceptance by the Department, the right to enter upon, over, through, under, across, and to occupy City right-of-way for the purpose of constructing the Projects as more fully described in the Projects construction plans. The City agrees that no separate City construction and/or right-of-way permits need to be obtained for this purpose.

d. The City grants the Department, its consultants, and contractors (at no cost to the Department, its consultants, or contractors) the right to enter upon, over, through, under, across, and to occupy the City's right-of-way for the purposes of operating and maintaining all areas of the Projects for which maintenance responsibility is assigned to the Department as depicted on Exhibits "A"

through “C” to this Agreement (as such exhibit may later be amended). The City agrees that no separate City right-of-way permit is required for these purposes.

e. Upon the final acceptance of each of the Projects by the Department, the City shall maintain, at its sole cost, all areas of the Projects for which maintenance responsibility is assigned to the City as reflected in Exhibits “A” through “C” to this Agreement, as such exhibits may later be amended. The City’s maintenance responsibilities shall include:

1) All improvements within the City’s right-of-way resulting from the construction of the Projects not identified herein as the responsibility of the Department including, but not limited to:

    i. Roadway pavement, pavement markings, driveways/turnouts, curb and gutter, pedestrian sidewalks and barriers shielding City owned above ground hazards, traffic separators, ditch pavement, ground mounted signs, irrigation, landscape, hardscape, stormwater pipes and structures, stormwater management facilities, and grass within the City’s right of way.

2) All improvements to City roadways within the Department’s right-of-way resulting from the construction of the Projects not identified herein as the responsibility of the Department including, but not limited to:

    i. Roadway pavement, pavement markings, curb and gutter, pedestrian sidewalks and barriers shielding City owned above ground hazards along Coral Springs Drive/Pine Island Road, University Drive, and Riverside Drive.

f. Upon the final acceptance of the Projects by the Department, the City shall operate and maintain all lighting systems connected to the City’s load centers and meters.

g. It is understood by the Parties that all traffic control signal equipment at the locations listed in Section 3.g shall be operated and maintained by the others in accordance with the terms and conditions of the then applicable Traffic Signal Maintenance Compensation Agreement (TSMCA) between the Department and others.

h. The City will notify the Department at least two (2) business days prior to performing any periodic maintenance on any portions of the Projects on the Department’s right-of-way for which maintenance responsibility is assigned to the City under this Agreement.

i. Upon the final acceptance of the Projects by the Department, the City shall operate and maintain the drainage systems that discharge stormwater to City owned, operated, and maintained stormwater management facilities or permitted outfall locations. This includes, but is not limited to, City owned drainage box culverts, City owned drainage pipes, City owned drainage inlets, City owned drainage end treatments, and City owned outfalls that are located within Department right-of-way.

j. The City shall perpetually maintain all areas of the Projects for which it has maintenance responsibility in good repair and working order in accordance with the Projects Plans and the standards and requirements of the Department generally applicable to work on Department

right-of-way (as may be amended), and in a manner which will not interfere with the convenient, safe, and continuous use of SR 869 or other Department facilities adjacent thereto. If any portion of the Projects for which the City has maintenance responsibility is damaged such that it is not structurally stable or presents a safety hazard to the public, it shall be repaired to a safe condition in a timely manner.

1) For any periodic maintenance activities on any portion of the Projects within the Department's right-of-way for which maintenance responsibility is assigned to the City under this Agreement, the City shall submit to the Department a maintenance plan in accordance with all Department standards, procedures, and specifications. This maintenance plan must be submitted to Enterprise's Maintenance Office in advance of the planned maintenance work and approved by the Department prior to commencing any maintenance or repair activities (this requirement shall not be construed to limit the City's responsibility for taking immediate action to protect the traveling public in the event any portion of the Projects maintained by the City is determined to pose an imminent safety threat). It is hereby agreed by the Parties that neither the granting of permission to access the Department's right-of-way nor the City's use or occupancy of the Department's right-of-way shall operate to create or vest any property right to or in the City. For any maintenance activities that require a lane closure on SR 869 or impact traffic on SR 869, the City must provide a signed and sealed Maintenance of Traffic Plan and lane closure analysis to the Department for its review and approval prior to commencing such maintenance activities.

2) Maintenance work performed by the City on the Department's right-of-way shall only be performed by City staff or qualified contractors, and shall be subject to the requirements of this Agreement generally applicable to work in Department right-of-way, including the requirements for advance notice of work to be performed, maintenance of traffic, workmanlike performance, erosion and pollution control, environmental requirements, avoidance of damage to Department facilities, public safety, hours of operation, and lane closures. Maintenance work that includes reconstruction of any portion of the Projects shall be subject to all provisions of this Agreement applicable to the initial construction of the Projects.

3) Unless otherwise agreed to by the Department in a separate permit or written agreement, improvements constructed as part of the Projects for which the City is responsible for maintenance shall be maintained to the same dimensions as originally constructed. The City shall not cause or permit any liens or encumbrances to attach to any portion of the Department's right-of-way.

4) If the City fails to properly maintain any portions of the project within the Department's right-of-way, for which maintenance responsibility is assigned to the City under this Agreement, the Department will provide written notice to the City with a timeframe for correcting the deficiency. Non-emergency

repairs require at least thirty (30) calendar days advance notice. If the City fails to perform the required maintenance within the initially designated timeframe or other time frame agreed to by both parties, the Department retains the right to perform the work at the City's expense.

5) The City shall be solely responsible for any damage to the Department's real property, any surrounding property, real estate, vehicles, pedestrians, or other persons or things occurring as a result of its operation or maintenance activities, at no expense to the Department. In addition, the City will be solely responsible for clean-up or restoration required to correct any environmental or health hazards that may result from its maintenance operations, at no expense to the Department. The City shall not store any hazardous materials within the Department's right-of-way.

The provisions of paragraph 4.j shall survive the expiration or termination of this Agreement.

l. The City must submit its proposed plans to the Department for review and must receive approval from the Department prior to commencing any work to modify any portion of the Projects owned by the Department or within Department right-of-way.

m. Unless otherwise authorized by the Department in a separate permit or written agreement, no public access to any portion of the Department's right-of-way shall be permitted by the City.

5. General Maintenance Responsibilities.

In addition to each Party's specific maintenance responsibilities as outlined in Section 3 (Department) and Section 4 (City) of this Agreement, the Parties agree to the following general maintenance responsibilities upon the final acceptance of each of the Projects by the Department:

a. Each Party shall be responsible for all ground-mounted signs within the limits of their responsibility, regardless of message, unless installed under a separate permit or agreement.

b. Each Party shall be responsible for maintaining compliance with the criteria set forth by the approved permits associated with the roadways and accompanying facilities within the limits of their responsibility.

6. Miscellaneous.

a. Any amendment to or modification of this Agreement or any alteration, extension, supplement, or change of time or scope of work shall be in writing and signed by both Parties.

b. Any notice or other document which either Party is required to give or deliver to the other under the terms of this Agreement shall be given in writing and delivered personally or sent to:

TO DEPARTMENT:

Executive Director
Florida's Turnpike Enterprise
Turnpike Headquarters – Bldg. 5315
P.O. Box 613069
Ocoee, Florida 34761

With a copy to:

Chief Counsel
Florida's Turnpike Enterprise
Turnpike Headquarters – Bldg. 5315
P.O. Box 613069
Ocoee, Florida 34761

TO CITY:

City Manager
City of Coral Springs
9500 West Sample Road
Coral Springs, Florida 33065

With a copy to:

City Attorney
City of Coral Springs
9500 West Sample Road
Coral Springs, Florida 33065

c. The Department may cancel this Agreement for refusal of the City to allow public access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, Florida Statutes, made or received by the City in conjunction with this Agreement.

d. Nothing in this Agreement shall prevent the Parties from entering into third party agreements that require third parties to assist the Parties with their obligations under this Agreement; provided, however, such third-party agreements shall not in any manner relieve the Parties of their obligations under this Agreement. Neither the Department nor the City shall be obligated or liable hereunder to any person or entity not a party to this Agreement. This Agreement confers no rights on any third party and shall not create any other third-party beneficiary under this Agreement, nor shall this Agreement authorize anyone not a Party to this Agreement to maintain a suit against the Department or the City pursuant to the terms of this Agreement.

e. All revenue generated by SR 869 shall be the sole property of the Department. Neither the City, nor any person claiming through the City, shall have any claim to revenues generated by the Projects, or shall take any action which would be in contravention of any Department bond resolution or indenture, or which would impair the integrity of any bond covenant of the Department.

f. Upon request, the City will (at no cost to the Department, its consultants, or contractors) work with the Department in good faith to enter into any additional agreement(s) as may be necessary for the Department to perform the work required for the Projects and to otherwise effectuate the terms of this Agreement.

g. The requirements of Section 339.135(6)(a), Florida Statutes, are incorporated into this Agreement:

> "The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the comptroller of the Department that funds are available prior to entering into any such contract or other binding

commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000 and which have a term for a period of more than one year."

h. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

i. No waiver by either Party of any failure by the other Party to timely perform any of its obligations under this Agreement, shall be construed as a waiver of any succeeding failure of the defaulting Party to perform or as a waiver of the defaulting Party's obligations under this Agreement.

j. Nothing in this Agreement shall constitute a waiver by either Party of its sovereign immunity for any damages claimed by third parties, nor shall anything included herein be construed as consent by the City or the Department to be sued by third parties in any matter arising out of this Agreement.

k. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

l. THE CITY AND THE DEPARTMENT HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVE TRIAL BY JURY IN ANY LEGAL ACTION OR PROCEEDING RELATING TO THIS AGREEMENT AND FOR ANY COUNTERCLAIM THEREIN.

m. This Agreement shall be binding upon the Parties, their successors and assigns. The City may not assign any of its rights or obligations under this Agreement.

n. This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original, and such counterparts together shall constitute one in the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date last signed by a Party.

CITY OF CORAL SPRINGS
a Florida municipal corporation

By: _____

Name: _____

Title: _____

Date: _____

(SEAL)

ATTEST:

By: _____

As authorized for execution at the City Council meeting on:

Date: _____

Legal Review (City)

Sherry Whitaker
Senior Deputy City Attorney

FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA'S TURNPIKE ENTERPRISE

By: _____
Nicola Liquori
Executive Director and CEO
Florida's Turnpike Enterprise

Date: _____

Legal Review (Department)

_____

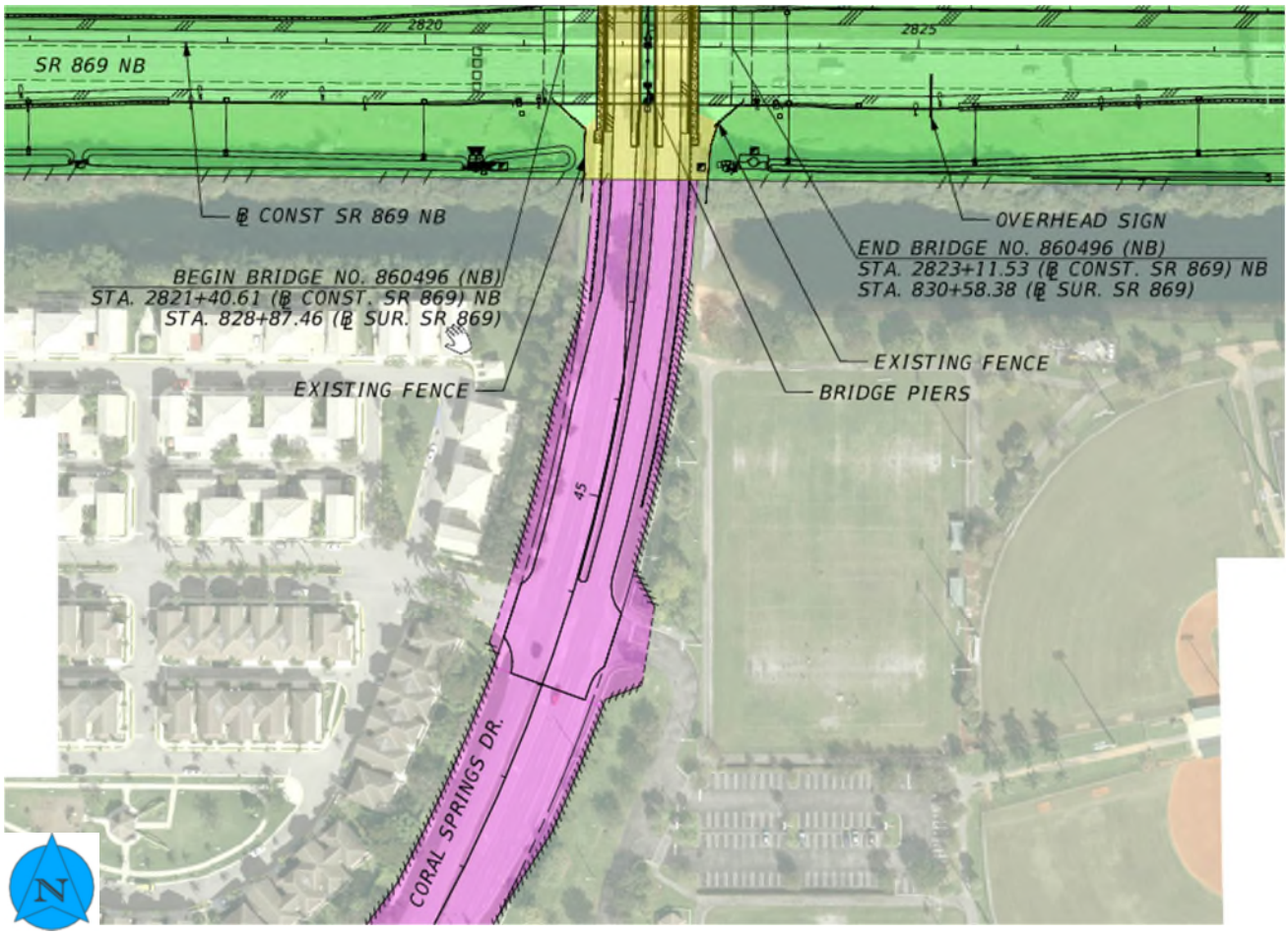
EXHIBIT "A" THROUGH "C" – MAINTENANCE EXHIBITS

EXHIBIT "A"

MAINTENANCE EXHIBIT – CORAL SPRINGS DRIVE

(page 1 of 1)

Note: This Exhibit is included solely for illustrative purposes to identify the respective maintenance responsibilities of the Parties as contemplated in this Agreement. It is not intended to, and shall not be construed to, modify, expand, or limit any existing jurisdictional maintenance obligations of any entity not a Party to this Agreement.



LEGEND

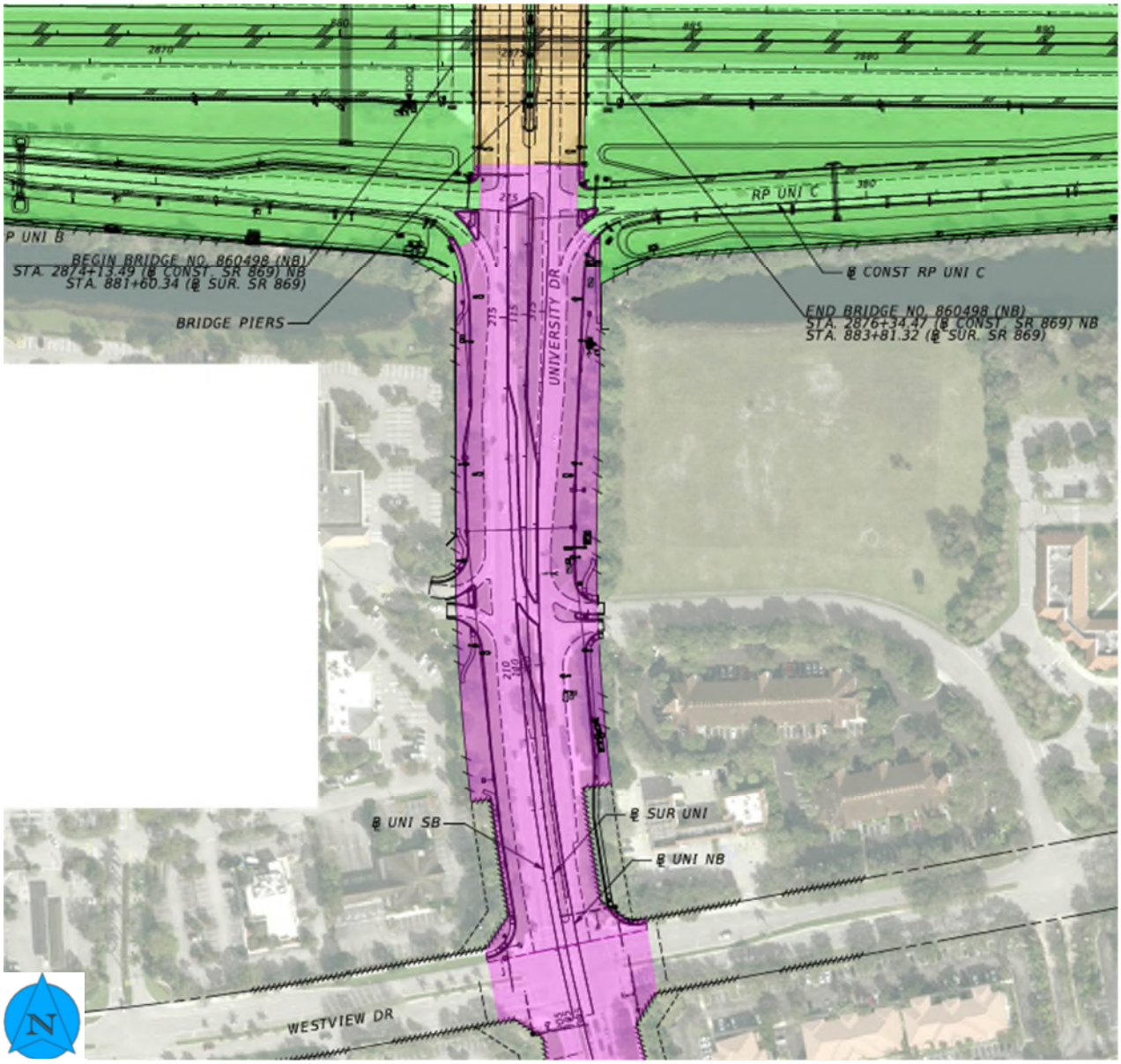
- TO BE MAINTAINED BY CITY OF CORAL SPRINGS
- TO BE MAINTANED BY THE DEPARTMENT
- TO BE MAINTAINED BY OTHERS

EXHIBIT "B"

MAINTENANCE EXHIBIT – UNIVERSITY DRIVE

(page 1 of 1)

Note: This Exhibit is included solely for illustrative purposes to identify the respective maintenance responsibilities of the Parties as contemplated in this Agreement. It is not intended to, and shall not be construed to, modify, expand, or limit any existing jurisdictional maintenance obligations of any entity not a Party to this Agreement.



LEGEND

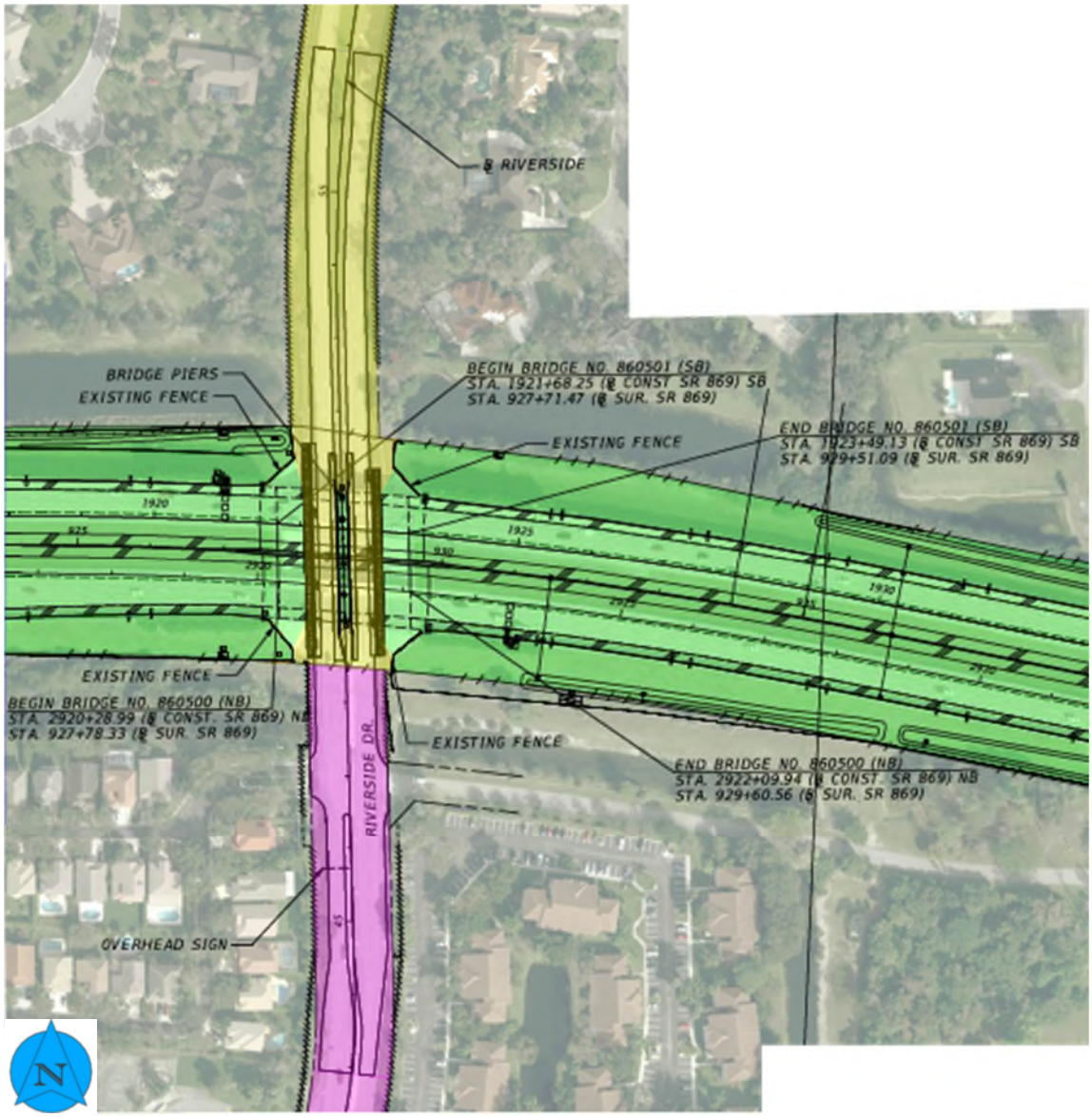
- TO BE MAINTAINED BY CITY OF CORAL SPRINGS
- TO BE MAINTANED BY THE DEPARTMENT
- TO BE MAINTAINED BY OTHERS

EXHIBIT "C"

MAINTENANCE EXHIBIT – RIVERSIDE DRIVE

(page 1 of 1)

Note: This Exhibit is included solely for illustrative purposes to identify the respective maintenance responsibilities of the Parties as contemplated in this Agreement. It is not intended to, and shall not be construed to, modify, expand, or limit any existing jurisdictional maintenance obligations of any entity not a Party to this Agreement.



LEGEND

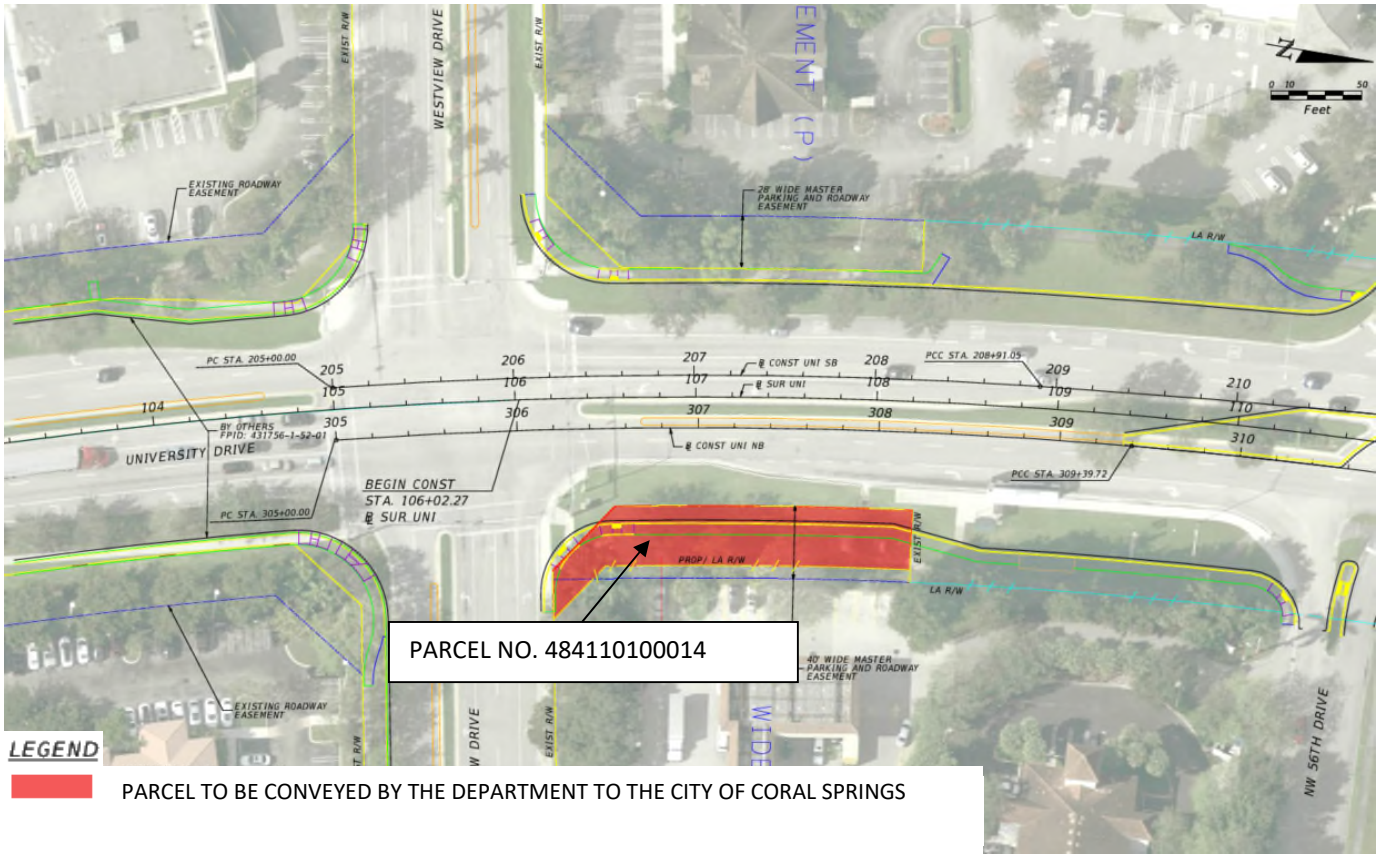
- TO BE MAINTAINED BY CITY OF CORAL SPRINGS
- TO BE MAINTANED BY THE DEPARTMENT
- TO BE MAINTAINED BY OTHERS

EXHIBIT "D" – PARCEL TRANSFERS

EXHIBIT "D"

PARCEL TRANSFER – UNIVERSITY DRIVE

(page 1 of 1)



Summary Sheet

Agenda Item: 21.

Meeting Date: June 17, 2026

Subject: Command Vehicle Technology Refresh (Brad Mock)

Requested Action:

Request to award contract No. 26-C-277 for Command Vehicle Technology Refresh to **Nomad Global Communication Solutions d/b/a Nomad GCS** of Columbia Falls, Montana in the amount not to exceed $174,754; 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 and Approved Operating Budget.

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

(REQUEST TO AWARD, AUTHORIZE)

Funding Source: Approved Capital and Approved Operating Budget

Term Or Effective Date: June 17, 2026 to project completion

Placement: Consent

Attachments: Summary Sheet
#1 - Agreement
#2 - Exemption from Competitive Procurement Form

Background / Description:

The City of Coral Springs operates a mobile command vehicle as a mission-critical resource supporting emergency response, public safety operations, planned events, and incident command activities. The vehicle was originally designed, built, and integrated by Nomad GCS, including the proprietary NTC software platform used to control the vehicle's operational systems. As the audiovisual and control systems have aged, a refresh is necessary to maintain reliable performance, meet current operational needs, and ensure continued compatibility with the vehicle's integrated technology environment.

The proposed upgrade includes an NTC software upgrade from version 3.0 to version 4.0, HVAC control updates, a 16x16 4K video matrix, AV control screens, custom AV control system programming, expanded video inputs and outputs, monitors, smartboards, a digital TV antenna and tuner, and all associated travel, installation, and configuration services.

Because Nomad GCS originally designed, built, and integrated the command vehicle and its proprietary control platform, the City sought to procure this upgrade directly from Nomad GCS. As the original manufacturer with direct knowledge of the vehicle's existing architecture, Nomad GCS is uniquely positioned to perform the refresh in a manner that minimizes compatibility, operational, and support risks.

This item is exempt from competitive procurement pursuant to City of Coral Springs Code of Ordinances, Section 2-305.1(4)(i), as the services to be performed are by the equipment manufacturer and procurement through this source has been determined to be in the best interest of the City, as recommended by the using department.

The Police Department and the Purchasing Division staff recommend awarding Contract No. 26-C-277 for Command Vehicle Technology Refresh to Nomad Global Communication Solutions d/b/a Nomad GCS of Columbia Falls, Montana in the amount not to exceed $174,754. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.

Presenting: Brad Mock

Meeting: June 17, 2026
Department: Financial Services
Initiated By: Ryan Hinsz
DOC ID: 3502

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT: Command Vehicle Technology Refresh (Brad Mock)

PLACEMENT: Consent

REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES)

Request to award contract No. 26-C-277 for Command Vehicle Technology Refresh to **Nomad Global Communication Solutions d/b/a Nomad GCS** of Columbia Falls, Montana in the amount not to exceed $174,754. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.
Funding Source: Approved Capital and Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO AWARD / AUTHORIZE)

ATTACHMENTS:

#1 – Agreement
#2 – Exemption from Competitive Procurement Form

BACKGROUND / DESCRIPTION:

The City of Coral Springs operates a mobile command vehicle as a mission-critical resource supporting emergency response, public safety operations, planned events, and incident command activities. The vehicle was originally designed, built, and integrated by Nomad GCS, including the proprietary NTC software platform used to control the vehicle's operational systems. As the audiovisual and control systems have aged, a refresh is necessary to maintain reliable performance, meet current operational needs, and ensure continued compatibility with the vehicle's integrated technology environment.

The proposed upgrade includes an NTC software upgrade from version 3.0 to version 4.0, HVAC control updates, a 16x16 4K video matrix, AV control screens, custom AV control system programming, expanded video inputs and outputs, monitors, smartboards, a digital TV antenna and tuner, and all associated travel, installation, and configuration services.

Because Nomad GCS originally designed, built, and integrated the command vehicle and its proprietary control platform, the City sought to procure this upgrade directly from Nomad GCS. As the original manufacturer with direct knowledge of the vehicle's existing architecture, Nomad GCS is uniquely positioned to perform the refresh in a manner that minimizes compatibility, operational, and support risks.

This item is exempt from competitive procurement pursuant to City of Coral Springs Code of Ordinances, Section 2-305.1(4)(i), as the services to be performed are by the equipment manufacturer and procurement through this source has been determined to be in the best interest of the City, as recommended by the using department.

City of Coral Springs
Commission Meeting Agenda Item
Summary Sheet
Meeting: June 17, 2026

Subject: Command Vehicle Technology Refresh

The Police Department and the Purchasing Division staff recommend awarding Contract No. 26-C-277 for Command Vehicle Technology Refresh to Nomad Global Communication Solutions d/b/a Nomad GCS of Columbia Falls, Montana in the amount not to exceed $174,754. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.

AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND NOMAD GLOBAL COMMUNICATION SOLUTIONS, INC. D/B/A NOMAD GCS FOR TECHNOLOGY REFRESH TO THE MOBILE COMMAND VEHICLE

THIS AGREEMENT, made and entered into the _____ day of _____, 2026 (hereinafter "Effective Date") by and between:

CITY OF CORAL SPRINGS, FLORIDA
a municipal corporation
9500 West Sample Road
Coral Springs, Florida 33065
(hereinafter "CITY")

and

NOMAD GLOBAL COMMUNICATION SOLUTIONS, INC. d/b/a NOMAD GCS
a Foreign Profit Corporation
5414 U.S. Highway 2
West Columbia Falls, Montana 59912
(hereinafter "CONTRACTOR")

WHEREAS, CITY desires to retain CONTRACTOR to provide a Technology Refresh to the Mobile Command Vehicle; and

WHEREAS, pursuant to Section 2-305.1(4)(a) of the City of Coral Springs Code of Ordinances, this Agreement is exempt from competitive procurement for repairs, maintenance service, or renovation of equipment by the equipment manufacturer; and

WHEREAS, CITY staff recommend that the contract be awarded to CONTRACTOR; and

WHEREAS, the City Commission concurs with the recommendation of CITY staff; now, therefore

IN CONSIDERATION of the mutual covenants and undertakings and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do mutually covenant and agree as follows:

SECTION 1. RECITALS

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

SECTION 2. PURPOSE

2.01 The parties agree that the purpose of this Agreement is for CONTRACTOR to provide a Technology Refresh to the Mobile Command Vehicle.

2.02 CONTRACTOR agrees that should the work performed by CONTRACTOR not meet CITY's standards or be to the satisfaction of CITY, CONTRACTOR shall be required to redo services described above, or perform any corrective measured that CITY, in its sole discretion, deems appropriate.

2.03 In the event that CONTRACTOR damages any property of CITY, CONTRACTOR agrees that it should be responsible to repair or replace the damaged property and that the property shall be restored to its original condition.

SECTION 3. SCOPE OF WORK

3.01 CONTRACTOR shall provide the Technology Refresh for the Mobile Command Vehicle in accordance with the CONTRACTOR'S PROPOSAL, and specifications designated in Exhibit "A", attached hereto and incorporated herein.

3.02 The parties acknowledge that the specifications may be modified from time to time by CITY prior to the completion and delivery of the vehicle. Any modifications to the specifications must be in writing and approved by the CITY.

SECTION 4. RESPONSIBILITIES OF CITY

CITY shall use its best efforts in cooperating with CONTRACTOR in providing the information and documentation necessary to CONTRACTOR in the performance of services under this Agreement.

SECTION 5. COMPENSATION

5.01 CITY agrees to pay CONTRACTOR and amount not to exceed One Hundred Seventy-four Thousand Seven Hundred Fifty-four dollars ($174,754.00) for the services as designated in Exhibit "A".

SECTION 6. TERM OF AGREEMENT

6.01 CONTRACTOR agrees that time is of the essence in the completion of the services required under this Agreement. CONTRACTOR agrees to schedule the Technology Refresh for the Mobile Command Vehicle upon the receipt of the Purchase Order from the Purchasing Division, Department of Financial Services.

6.02 This Agreement shall terminate upon Contractor's completion of the Technology Refresh of the Mobile Command Vehicle, as accepted in writing by the City.

SECTION 7. TERMINATION

7.01 Upon seven (7) calendar days written notice delivered by certified mail, return receipt requested, to CONTRACTOR, CITY may, without cause and without prejudice to any other right or remedy, terminate the Agreement for CITY's convenience whenever CITY determines that such termination is in the best interest of CITY. Where the Agreement is terminated for the convenience of CITY the notice of termination to CONTRACTOR must state that the Agreement is being terminated for the convenience of CITY under the termination clause and the extent of termination. Upon receipt of the Notice of Termination for convenience, CONTRACTOR shall promptly discontinue all work at the time and to the extent indicated on the Notice of Termination, terminate all outstanding subcontractors and purchase orders to the extent that they relate to the terminated portion of the Agreement and refrain from placing further orders and subcontracts except as they may be necessary, to complete any continued portions of the work.

7.02 In the event CONTRACTOR shall default in or violate any of the terms, obligations, restrictions or conditions of this Agreement, CITY shall give CONTRACTOR written notice by certified mail of the default and that such default shall be corrected, or actions taken to correct such default shall be commenced within ten (10) calendar days thereof. In the event CONTRACTOR has failed to correct the condition(s) of the default, or the default is not remedied to the satisfaction and approval of CITY, CITY shall have all legal remedies available to it, including, but not limited to, termination of this Agreement in which case CONTRACTOR shall be liable for all re-procurement costs and any and all damages permitted by law arising from the default and breach of this Agreement.

SECTION 8. INDEMNIFICATION

8.01 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 claims, damages, liability, losses, causes of action of any nature whatsoever, which may arise out of, in connection with, or because of the services of CONTRACTOR, specifically including improper or inadequate supervision instruction and/or the use, maintenance or operations of CONTRACTOR, under this Agreement or the breach of this Agreement by CONTRACTOR.

8.02 CONTRACTOR shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection therewith, including but not limited to, 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.

8.03 CITY reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of CONTRACTOR under this indemnification agreement.

8.04 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.

8.05 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.

SECTION 9. 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 10. INSURANCE

10.01 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.

10.02 UPON CONTRACT EXECUTION, CONTRACTOR SHALL SUBMIT TO CITY COPIES OF ITS CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGES AND SPECIFICALLY PROVIDING THAT THE 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.

10.03 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.

10.04 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.

10.05 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.

10.06 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.

10.07 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.

10.08 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.

10.09 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.

10.10 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 11. ACCIDENT PREVENTION

CONTRACTOR shall exercise reasonable care and precaution at all times for the protection of persons and property on the premises provided under this Agreement. Safety provisions of all applicable laws and ordinances shall be strictly observed. CITY reserves the right to expel any person from municipal property who is causing a disturbance, is conducting themselves in violation of CITY rules, regulations, ordinances or whose conduct or activity presents a safety risk or public nuisance. Neither CITY nor any of its officers, agents or employees shall be liable to CONTRACTOR for any damages that may be sustained by CONTRACTOR through exercise by CITY of such right.

SECTION 12. INDEPENDENT CONTRACTOR STATUS

CONTRACTOR and its employees, volunteers and agents shall be and remain as 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. This Agreement shall not in any way be construed to create a partnership, association or any other kind of joint undertaking or venture between the parties hereto.

SECTION 13. NON-EXCLUSIVITY

This Agreement is considered a non-exclusive Agreement between the parties. CITY shall have the right to purchase the same kind of goods and/or services to be provided by CONTRACTOR hereunder from other sources during the term of this Agreement.

SECTION 14. COMPLIANCE WITH LAWS

CONTRACTOR shall comply with all statutes, laws, ordinances, rules, regulations and lawful orders of the United States of America, State of Florida, City of Coral Springs and of any other public authority, which may be applicable to this Agreement.

SECTION 15. PERMITS, FEES AND LICENSES

CONTRACTOR shall secure and pay for all permits and governmental fees, licenses and charges necessary for the proper execution and completion of the work.

SECTION 16. TAXES

CONTRACTOR agrees to pay all applicable sales, consumer use and other similar taxes required by law.

SECTION 17. CONFLICT OF INTEREST

17.01 CONTRACTOR covenants that no person under its employ who presently exercises any functions or responsibilities in connection with this Agreement has any personal financial interests, direct or indirect, with CITY. CONTRACTOR further covenants that, in the performance of this Agreement, no person having such conflicting interest shall be employed. Any such interests, on the part of CONTRACTOR or its employees, must be disclosed in writing to CITY.

17.02 CONTRACTOR is aware of the conflict-of-interest laws of the Municipal Code of the City of Coral Springs, Broward County and the State of Florida, Chapter 112, Florida Statutes, as amended from time to time, and agrees that it will fully comply in all respects with the terms of said laws.

17.03 CONTRACTOR warrants that it has not employed or retained any person employed by CITY to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay, any public official or person employed by CITY any fee, commission, percentage, brokerage fee or gift of any kind, contingent upon or resulting from the award of this privilege.

SECTION 18. WARRANTIES

18.01 CONTRACTOR warrants to CITY that the services performed hereunder shall be performed in a workmanlike manner, and that such services, including all materials and equipment provided shall conform to professional standards of care and practice in effect at the

time the work is performed, be of the highest quality and free from fault and defects, whether patent or latent, and be merchantable and fit for the ordinary purposes for which they are intended.

18.02 CONTRACTOR warrants to CITY that it shall comply with all applicable federal, state and local laws, regulations and orders in carrying out its obligations under this Agreement.

18.03 CONTRACTOR warrants to CITY that the consummation of the services set out in this Agreement shall not result in the breach of any term or provision of or constitute a default under any indenture, mortgage, contract or agreement to which CONTRACTOR is a party.

18.04 CONTRACTOR warrants that it does not have any financial interest in marketing CITY's debt, or financial interest with investment banks, banks or underwriters associated with CITY's proposed debt issues.

18.05 CONTRACTOR warrants to CITY that it is not insolvent, it is not in bankruptcy proceedings or receivership, nor is it engaged in or threatened with any litigation or other legal or administrative proceedings or investigations of any kind which would have an adverse effect on its ability to perform its obligations under this Agreement.

18.06 No warranty, express or implied, may be modified, excluded or disclaimed in any way by CONTRACTOR. All warranties shall remain in full force and effect subsequent to the provision of all specified services and/or the duration of this Agreement.

SECTION 19. ASSIGNMENT

19.01 CONTRACTOR shall not assign, or transfer its rights, title or interests in the Agreement nor shall CONTRACTOR delegate any of the duties and obligations undertaken by CONTRACTOR without CITY's prior written approval.

19.02 CHANGES IN STAFF. CONTRACTOR will advise CITY not less than thirty (30) days in advance of any proposed changes in CONTRACTOR's staff assignment to enable CITY an opportunity to discuss such proposed changes with CONTRACTOR.

SECTION 20. INSOLVENCY

In the event that either party shall become insolvent, make a general assignment for the benefit of creditors, suffer or permit the appointment of a receiver for its business or its assets or shall avail itself of, or become subject to, any proceeding under the Federal Bankruptcy Act or any other statute of any state relating to insolvency or the protection of rights of creditors, or become subject to rehabilitation, then, at the option of the other party and immediately upon written notice, this Agreement shall terminate and be of no further force and effect.

SECTION 21. NON-DISCRIMINATION AND EQUAL OPPORTUNITY EMPLOYMENT

During the performance of the Agreement, CONTRACTOR shall not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin.

CONTRACTOR will take affirmative action to ensure that employees are treated during employment, without regard to their race, creed, color, or national original. Such action must include, but not be limited to, the following: employment, upgrading; demotion or transfer; recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. CONTRACTOR shall agree to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this non-discrimination clause.

SECTION 22. RECORDS AND AUDIT

22.01 CITY reserves the right to audit the records of CONTRACTOR relating to this Agreement any time during the performance and term of the Agreement and for a period of three (3) years after completion and acceptance by CITY. If required by CITY, CONTRACTOR shall agree to submit to an audit by an independent certified public accountant selected by CITY. CONTRACTOR shall allow CITY to inspect, examine and review the records of CONTRACTOR at any and all times during normal business hours during the term of this Agreement.

22.02 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, TELEPHONE NUMBER (954) 344-1074.

22.03 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.

22.04 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 23. CUMULATIVE REMEDIES

The remedies expressly provided in this Agreement to CITY shall not be deemed to be exclusive but shall be cumulative and in addition to all other remedies in favor of CITY now or hereafter existing at law or in equity.

SECTION 24. 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. 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.

SECTION 25. ATTORNEY'S FEES AND COSTS

In any legal action between CONTRACTOR and CITY, CITY shall be entitled to its costs of collection, attorney's fees and costs, and interest at the maximum rate allowable by law.

SECTION 26. GOVERNING LAW; VENUE

26.01 The validity, construction and effect of this Agreement shall be governed by the laws of the State of Florida.

26.02 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 27. CONSTRUCTION OF AGREEMENT

27.01 The terms and conditions herein are to be construed with their common meaning to effectuate the intent of this Agreement. All words used in the singular form shall extend to and include the plural. All words used in the plural form shall extend to and include the singular. All words in any gender shall extend to and include all genders.

27.02 The parties agree that this Agreement was jointly drafted, and each party was represented by counsel or had sufficient time to consult counsel before the execution of this Agreement. Any applicable law that would require interpretation of claimed ambiguities against the drafting party has no application and is expressly waived by both parties. If either party raises a claim as to any conflict, omission, or ambiguity in the provisions of this Agreement, there shall be no presumption or burden of persuasion that will be implied.

SECTION 28. 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 expressly and explicitly provided for in this Agreement, any term, condition, or webpage link to any terms or condition contained in any Exhibit attached hereto shall have no force or effect.

SECTION 29. FORCE MAJEURE AND APPROPRIATION

29.01 In no event shall CITY 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 CITY; it being understood that CITY shall use reasonable efforts to resume performance as soon as practicable under the circumstances.

29.02 CITY'S performance and obligation to pay under this Agreement is contingent upon appropriation by the Coral Springs City Commission.

SECTION 30. 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 has 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 the termination of this Section.

SECTION 31. 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 32. NOTICES

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:	Miguel Machuca, Purchasing Manager City of Coral Springs 9500 West Sample Road Coral Springs, Florida 33065 Tel.: (954) 344-1101 Email: mmachuca@coralsprings.gov
COPY TO:	Steve Harbin, Fleet Supervisor City of Coral Springs 2501 Coral Springs Drive Coral Springs, Florida 33065 Tel: 954-345-2216 Email: sharbin@coralsprings.gov
CONTRACTOR:	Will Schmautz, President/CEO Nomad Global Communications Solutions, Inc. d/b/a Nomad GCS 5414 HWY. 2 WEST COLUMBIA FALLS, MT 59912 Email: will.schmautz@nomadgcs.com

SECTION 33. This Agreement shall become effective upon approval by the City Commission.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and NOMAD GLOBAL COMMUNICATION SOLUTIONS, INC. d/b/a NOMAD GCS have caused these present to be executed in their respective names by the proper officials 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:

Sherry Whitacre
Sherry Whitacre (Jun 12, 2026 14:13:33 EDT)

ANDREW B. DUNKIEL
Deputy City Attorney

NOMAD GLOBAL COMMUNICATION SOLUTIONS, INC. d/b/a NOMAD GCS

By: Derrick Woodward (Jun 12, 2026 11:45:54 MDT)

Title: VP of Finance

Print Name: Derrick Woodward

Exhibit A

NOMADGCS

QUOTE

Nomad GCS

P.O. Box 865
Kalispell, MT 59903
888.755.1721
info@nomadgcs.com

TO FL Coral Springs

QUOTE NO. 06112026-3
DATE 6/11/2026
CUSTOMER ID 802948
EXPIRATION DATE **8/10/2026**

Vehicle 802948
Service NTC - AV Refresh
Total Vehicles N/A
Discount 0%
Term N/A

SALESPERSON	JOB	PROCUREMENT METHOD	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Tyler Evans		Sole Source	365 ARO	Net 45	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
4	DOM-Flight	Domestic Flight - Round Trip	$ 1,575.60	$ -	$ 6,302.40
24	DOM-Hotel	Domestic Hotel - Per Night	$ 216.00	$ -	$ 5,184.00
14	DOM-Car	Domestic Car Rental	$ 128.40	$ -	$ 1,797.60
14	DOM-PerDiem	Domestic Per Diem average	$ 80.00	$ -	$ 1,120.00
4	NOM-INT-DAY	Nomad Integration Day Rate	$ 1,720.50	$ -	$ 6,882.00
1	NOM-CORALSPRINGS-HVAC	HVAC Control Update Adding manual control to HVAC system and pre-wire for updated NTC functionality. Materials-Installation-Configuration	$ 5,301.00	$ -	$ 5,301.00
1	NOM-CORALSPRINGS-PLAT-AV	One (1) 16x16 Video Matrix, 4k, rack switchable Two (2) 10" AV Control Screens Custom AV Control System Programming Eleven (11) Matrixed Video extended inputs Sixteen (11) Matrixed Video extended outputs Sixteen (20) Monitors up to 32" with Mount Two (2) Up to 55" Smartboard One (1) Up to 55" Smartboard for External Workstation One (1) Digital tv antenna One (1) Digital TV tuner mounted in rack All equipment is Non TAA Compliant Installed & Configured	$ 120,621.00	$ -	$ 120,621.00
1	NOM-MCV-NTC3.0-NTC4-Upgrade	Upgrade from NTC V3.0 to Updated NTC V4.x	$ 23,250.00	$ -	$ 23,250.00

		TOTAL DISCOUNT	
			$ 170,458.00
			0.00%
		TOTAL	$ 170,458.00

Milestones	50% on PO - 30% on Parts Order - 20% on Delivery
Notes	**Travel cost TBD and billed post delivery according to Florida State requirements** **Newly installed equipment comes with one year warranty**

Agreement - City of Coral Springs

Final Audit Report 2026-06-12

Created:	2026-06-12
By:	Ryan Hinsz (rhinsz@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAetjgU3W9hiJADQMrMbGrxnN7OoVGdHEl

"Agreement - City of Coral Springs" History

Document created by Ryan Hinsz (rhinsz@coralsprings.gov)
2026-06-12 - 5:38:44 PM GMT- IP address: 104.203.240.34

Document emailed to Derrick Woodward (derrick.woodward@nomadgcs.com) for signature
2026-06-12 - 5:39:52 PM GMT

Email viewed by Derrick Woodward (derrick.woodward@nomadgcs.com)
2026-06-12 - 5:41:56 PM GMT- IP address: 174.204.2.198

Document e-signed by Derrick Woodward (derrick.woodward@nomadgcs.com)
Signature Date: 2026-06-12 - 5:45:54 PM GMT - Time Source: server- IP address: 66.135.94.1 - Signature Appearance Selected: DRAW

Document emailed to Andrew Dunkiel (adunkiel@coralsprings.gov) for signature
2026-06-12 - 5:45:55 PM GMT

Ryan Hinsz (rhinsz@coralsprings.gov) added alternate signer swhitacre@coralsprings.gov. The original signer Andrew Dunkiel (adunkiel@coralsprings.gov) can still sign.
2026-06-12 - 6:12:37 PM GMT- IP address: 104.203.240.34

Document emailed to swhitacre@coralsprings.gov for signature
2026-06-12 - 6:12:37 PM GMT

Email viewed by swhitacre@coralsprings.gov
2026-06-12 - 6:12:55 PM GMT- IP address: 161.123.107.47

Signer swhitacre@coralsprings.gov entered name at signing as Sherry Whitacre
2026-06-12 - 6:13:31 PM GMT- IP address: 199.27.247.2

Document e-signed by Sherry Whitacre (swhitacre@coralsprings.gov)
Signature Date: 2026-06-12 - 6:13:34 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: TYPE

Agreement completed.
2026-06-12 - 6:13:34 PM GMT

CORAL SPRINGS
EVERYTHING UNDER THE SUN

Request for Exemption from Competitive Procurement

Date:	May 20, 2026
City Contact:	Stephen Dyer
Email Address:	sdyer@coralsprings.gov
Phone Number:	954-798-2604
Request for Purchase of:	Retrofitting Technology on City's Command Vehicle
Cost (Please attach quote):	$174,754.00
Vendor Name:	Nomad GCS

City of Coral Springs Code of Ordinances Sec. 2-305.1. states - The following are exempt from the requirements of formal competitive procurement:

- ○ Emergency procurements. The city manager may make emergency procurements of commodities or contractual services where the cost exceeds seventy-five thousand dollars ($75,000.00) when there exists a clear and present threat to public health, property, welfare, safety, or other substantial loss to the city, provided, however, that such emergency procurements shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file. As soon as practicable, a record of the emergency procurement shall be made and shall set forth the contractor's name, the amount and type of the contract, a listing of the commodity or contractual service procured under this contract, and the number of the purchase order, if any. The city commission must be notified, after the fact, of such procurements in excess of seventy-five thousand dollars ($75,000.00) at the next scheduled city commission meeting. In any event any increase over the original amount of an emergency procurement reported to the city commission exceeding ten (10) per cent must be reported to the city commission to be noted for the record**. (If under $75K Purchasing Manager to approve)**

- ☑ *Exempt contractual services not subject to the competitive procurement requirement:*

  - ☐ Services involving special skill, ability, training, or expertise which are in their nature, unique, original, or creative.
  - ☐ Legal services including paralegals, expert witnesses, appraisal services, investigative services, and court reporters.
  - ☐ Actuarial services.
  - ☐ Auditing services.
  - ☐ Academic program reviews or lectures or seminars by individuals.
  - ☐ Health services involving examination, diagnosis, treatment, prevention, medical consultation, or administration.
  - ☐ Artistic services which are original and creative in character and skill in a recognized field of artistic endeavor such as music, dance, drama, painting and sculpture, photography, culinary

arts, fashion design and the like, and expressly includes contracts for instructors, teachers, coaches, aides, and assistants for the teaching of art.

- ☐ Performing artists and entertainers hired to provide entertainment for the benefit of the citizens of Coral Springs and the general public at any city facility.
- X Repairs, maintenance service, or renovation of equipment. When considered to be in the best interest of the city and recommended by the using department and the services to be performed are by the equipment manufacturer, manufacturer's service representative, a distributor of the manufacturer's equipment or when at least three (3) responsible services have been evaluated the services may be procured without bid.
- ☐ Advertising.
- ☐ Utilities including but not limited to electric, water, telephone, wireless communications, internet, emergency communication systems, and public radio systems.
- ☐ Goods and services provided by other governmental entities or not-for-profit organizations.
- ☐ The foregoing enumeration of services deemed to be not exempt from the competitive procurement requirements is not intended to be an exhaustive or exclusive list. The city manager or his designee may determine if a contractual service must be procured through the competitive procurement process, if not expressly indicated above.
- ☐ Copyrighted materials (books, videotapes, etc.) except computer software.
- ☐ Food, clothing, and other promotional items purchased for resale or distribution to the public.

○ *Critical officer safety operations*. The city manager, upon written request of the police chief and approval of the city attorney may make procurements of commodities or contractual services where the cost exceeds seventy-five thousand dollars ($75,000.00) in any of the following circumstances:

a) Engaging in competitive solicitation would create a danger to the safety and/or wellbeing of police officers, or
b) Engaging in competitive solicitation would jeopardize an open and active police investigation.
c) The city manager shall promptly notify the city commission orally or in writing that there was an expenditure of over seventy-five thousand dollars ($75,000.00) was made for a critical officer safety operation. Any communication made shall not create a danger to the safety and/or wellbeing of police officers or jeopardize an open and active police investigation.

○ *Cybersecurity*. The city manager, upon written request of the director of the information technology and approval of the city attorney may make procurements of commodities or contractual services for cybersecurity, as defined by F.S. § 119.0725, as may be amended from time to time, where the cost exceeds seventy-five thousand dollars ($75,000.00) in any the following circumstances:

a) Engaging in competitive solicitation would create a danger or damage or continue to damage to critical information technology infrastructure; or
b) Engaging in competitive solicitation is impractical due to a cybersecurity incident response.
c) The city manager shall promptly notify the city commission orally or in writing that there was an expenditure of over seventy-five thousand dollars ($75,000.00) for cybersecurity.

○ *Waiver by the city commission*. The city commission, by simple majority vote, may waive the competitive procurement process upon the written recommendation of the city manager that the process of

CORAL SPRINGS
EVERYTHING UNDER THE SUN

competitive procurement is not in the best interest of the city. Any such contract where the competitive procurement process has been waived shall not appear on the consent agenda for approval.

Product/Service Background and Justification (*attach additional sheets as needed*):

See Justification below

Can this product or service be competitively bid (check a box): O Yes **or** x No

If YES, please provide justification as to why the City should not pursue the competitive procurement process.
If NO, please provide documentation validating that the product or service cannot be competitively procured.

See Justification below

Funding Information:

Funding Amount Requested:	$174,754.00
Funding Source: Account Number(s)	To be supplied by Ileana
Additional Funding Source if amount if Budgeted Funds are insufficient:	

Requesting Department's Certification: *The information provided above is true and accurate to the best of my knowledge and supports the need for a direct procurement of the described goods or services, in the best interest of the City.*

Department Director (signature): _____ *Date:* 5/20/26

CORAL SPRINGS
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Procurement Department:

☑ Approved

○ Rejected

Additional Comments:

Print Name: Ryan Hinsz Signature: Ryan Hinsz Date: 5-20-2026
Procurement Reviewer

Print Name: Miguel Machuca Signature: [signature] Date: 5/20/2026
Procurement Manager

City Manager: (Purchases over $75,000)

☑ Approved

○ Rejected

Additional Comments:

Signature: Catherine Givens Date: 6/1/2026
Print Name: Catherine Givens

This request for one time exemption from competitive procurement form is required for all potential purchases' exemptions mentioned herein. Failure to provide this completed form with your purchase order request and request for payment will cause delays in purchase order approval and payment processing.

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Justification

Use of Nomad GCS as a sole source is justified because Nomad GCS is the original manufacturer and systems integrator for the City's command vehicle and developed the NTC software platform used to control the vehicle's operational systems. The proposed refresh is not a standalone equipment purchase. It requires upgrades to the vehicle's integrated control environment, including the NTC software upgrade from version 3.0 to updated NTC 4.x, HVAC control updates, custom AV control system programming, video matrix integration, extended video inputs and outputs, monitor and smartboard installation, and onsite configuration services reflected in Nomad GCS Quote in the amount of $174,754.00.

Because the command vehicle was built and configured by Nomad GCS, the company has unique knowledge of the vehicle's design, wiring, software architecture, installed systems, and operational dependencies. Using another vendor would create unnecessary risk related to compatibility, system performance, warranty or support continuity, and potential disruption to mission-critical command vehicle functions. Nomad GCS is therefore the only vendor positioned to perform the upgrade efficiently and safely while ensuring the refreshed audiovisual, HVAC, and NTC control systems remain fully integrated with the existing command vehicle platform.

NOMADGCS

QUOTE

Nomad GCS

P O Box 865
Kalispell, MT 59903
888 755 1721
info@nomadgcs.com

TO FL Coral Springs

QUOTE NO 04142026-1
DATE 4/14/2026
CUSTOMER ID 802948
EXPIRATION DATE 6/13/2026

Vehicle 802948
Service NTC - AV Refresh
Total Vehicles N/A
Discount 0%
Term N/A

SALESPERSON	JOB	PROCUREMENT METHOD	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Tyler Evans		Sole Source	0-45 ARO	Net 45	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
25	Travel-add	Additional Days Onsite, Includes Hotel & Car Rental	$ 720.00	$ -	$ 18,000.00
2	Travel-1	Travel for One Tech to Customer Site and Return Trip, Includes One Night Hotel & Car Rental.	$ 4,008.00	$ -	$ 8,016.00
1	NOM-CORALSPRINGS-HVAC	HVAC Control Update Adding manual control to HVAC system and pre-wire for updated NTC functionality. Materials-Installation-Configuration	$ 5,301.00	$ -	$ 5,301.00
1	NOM-CORALSPRINGS-PLAT-AV	One (1) 16x16 Video Matrix, 4k, rack switchable Two (2) 10" AV Control Screens Custom AV Control System Programming Eleven (11) Matrixed Video extended inputs Nineteen (19) Matrixed Video extended outputs Sixteen (16) Monitors up to 32" with Mount Two (2) Up to 55" Smartboard One (1) Up to 55" Smartboard for External Workstation One (1) Digital tv antenna One (1) Digital TV tuner mounted in rack All equipment is Non TAA Compliant Installed & Configured	$ 120,187.00	$ -	$ 120,187.00
1	NOM-MCV-NTC3.0-NTC4-Upgrade	Upgrade from NTC V3.0 to Updated NTC V4.x	$ 23,250.00	$ -	$ 23,250.00

Milestones	**50% on PO - 30% on Parts Order - 20% on Delivery**
Notes	

TOTAL DISCOUNT $ 174,754.00

0.00%

TOTAL $ **174,754.00**

Summary Sheet

Agenda Item: 22.

Meeting Date: June 17, 2026

Subject: Long Term Vehicle Leases (Brad Mock)

Requested Action:

Request to renew the contract for RFP No. 22-C-103, Long-Term Vehicle Leasing Services to **Enterprise Fleet Management, Inc**. of St. Louis, Missouri from June 17, 2026 through May 31, 2028. The estimated annual expenditure is $120,000.

Funding Source: Approved Operating Budget.

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

(REQUEST TO RENEW)

Funding Source: Approved Operating Budget

Term Or Effective Date: June 17, 2026 through May 31, 2028

Placement: Consent

Attachments: Summary Sheet
#1 â€“ Service Agreement with Enterprise Fleet Management, Inc.

Background / Description:

The City of Coral Springs Police Department's Vice, Intelligence, & Narcotics (VIN) Unit requires long-term leased vehicles in support of its day-to-day operations. Given the nature of the unit's undercover assignments, the use of unmarked vehicles is operationally essential. These vehicles enable VIN Unit detectives to safely conduct undercover surveillance; without them, detectives would be exposed to elevated safety risks in the field.

The contract with Enterprise Fleet Management, Inc. for long-term vehicle leasing services offers several notable benefits to the City:

- Enterprise Fleet Management maintains competitive pricing and discounted rates for the vehicle types required by the VIN Unit, ensuring cost-effective lease arrangements.
- The firm has demonstrated a consistent record of superior customer service tailored to the operational needs of the Police Department's VIN Unit.
- The Police Department has maintained a successful working relationship with Enterprise Fleet Management for over twelve years and has been consistently satisfied with the firm's performance and reliability.

The Police Department and the Purchasing Division staff recommend renewing the contract for RFP No. 22-C-103, Long-Term Vehicle Leasing Services to Enterprise Fleet Management, Inc. of St. Louis, Missouri from June 17, 2026 through May 31, 2028. The estimated annual expenditure is $120,000.

Presenting: Brad Mock

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT: Long-Term Vehicle Leasing Services (Brad Mock)

PLACEMENT: Consent

REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES) Request to renew the contract for RFP No. 22-C-103, Long-Term Vehicle Leasing Services to **Enterprise Fleet Management, Inc**. of St. Louis, Missouri from June 17, 2026 through May 31, 2028. The estimated annual expenditure is $120,000.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO RENEW)

ATTACHMENTS: #1 – Service Agreement with Enterprise Fleet Management, Inc.

BACKGROUND / DESCRIPTION:

The City of Coral Springs Police Department's Vice, Intelligence, & Narcotics (VIN) Unit requires long-term leased vehicles in support of its day-to-day operations. Given the nature of the unit's undercover assignments, the use of unmarked vehicles is operationally essential. These vehicles enable VIN Unit detectives to safely conduct undercover surveillance; without them, detectives would be exposed to elevated safety risks in the field.

The contract with Enterprise Fleet Management, Inc. for long-term vehicle leasing services offers several notable benefits to the City:

- Enterprise Fleet Management maintains competitive pricing and discounted rates for the vehicle types required by the VIN Unit, ensuring cost-effective lease arrangements.
- The firm has demonstrated a consistent record of superior customer service tailored to the operational needs of the Police Department's VIN Unit.
- The Police Department has maintained a successful working relationship with Enterprise Fleet Management for over twelve years and has been consistently satisfied with the firm's performance and reliability.

The Police Department and the Purchasing Division staff recommend renewing the contract for RFP No. 22-C-103, Long-Term Vehicle Leasing Services to Enterprise Fleet Management, Inc. of St. Louis, Missouri from June 17, 2026 through May 31, 2028. The estimated annual expenditure is $120,000.

enterprise
FLEET MANAGEMENT

SERVICE AGREEMENT

This Agreement is entered into as of the 17 day of June, 2026, by and between Enterprise Fleet Management, Inc., (EFM), a Missouri corporation, and City of Coral Springs (City).

Enterprise Fleet Management, Inc. is the "Servicer" as denoted by the MASTER WALKAWAY LEASE AGREEMENT that is by and between Enterprise FM Trust, a Delaware statutory trust and City of Coral Springs.

WITNESSETH:

1. TERM: (a) The term of this Agreement shall commence on the 17 day of June, 2026 and terminate on the 31 day of May, 2028, unless terminated pursuant to section 14 of this Agreement.

(b) The parties acknowledge and agree that each vehicle shall be in usage for a minimum of twenty four (24) months from the date of delivery of the vehicle to Lessee. The parties acknowledge that it is the intent of the Lessee to return the vehicles to Lessor at the end of the twenty four (24) month period; however, Lessor acknowledges that some Vehicles may be used for additional months upon written notification to Lessor. If leased for additional months, the monthly rate shall be as indicated in Exhibit "A ".

(c) The parties acknowledge and agree that the twenty four month (24) period for each respective vehicle leased under this Agreement commences on the date such Vehicle is delivered to Lessee ("Delivery Date") and, unless terminated earlier in accordance with the terms of this Agreement, continues for the "Lease Term" as described below.

Section 1 of the Agreement, as amended, entitled "Term", is amended to extend the term of the Agreement through May 31, 2028.

2. (a) The Vehicles to be leased under this Agreement are listed under Exhibit A.

3. COSTS, EXPENSES, FEES AND CHARGES:

Within this Agreement, EFM agrees, at its expense, to obtain in the name designated by Lessor, initial registration plates and other plates, permits, inspections and/or initial licenses required in connection with the vehicles.

4. VEHICLE USAGE and VEHICLE MODIFICATION:

(a) Vehicle Usage: It is understood and agreed that vehicles rented under this Agreement are intended for undercover investigation and surveillance by Lessee. The vehicles rented under this Agreement are not intended for use in traffic control and enforcement, nor are they intended for use in a pursuit, except in an emergency situation, as determined by the Lessee. The parties acknowledge and agree that each vehicle
is allocated 19,000 miles per year.

(b) Vehicle Modification: Enterprise specifically agrees that the Lessee may, at its own expense, apply tinting to the windows of the vehicle. Subsequently, there will be no charge to the Lessee to remove the tinting if it becomes necessary. The Lessee will maintain the tinting as to

not detract from the value of the vehicle. The Lessee may, at its own expense, install electronic equipment it may deem necessary, provided that said installation causes no permanent damage to the vehicle (e.g. holes in the sheet metal or dash area of the vehicle).

5. SEVERABILITY

Should any part, term or provision of this 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.

6. Additional Leasing of Vehicles: The parties acknowledge that nothing precludes the City from requesting additional vehicles. Should an additional vehicle or vehicles be required, the parties shall negotiate the cost the rental and Agreement may be amended to reflect the additional vehicle(s).

7. NOTICES

FOR CITY:
Joseph Hubbard, Sergeant
Coral Springs Police Department
2801 Coral Springs Dr.
Coral Springs, FL 33065

FOR ENTERPRISE FM TRUST
c/o Enterprise Fleet Management
Keith Gurule, Finance Director
10401 Centrepark Drive #200
Houston, Texas 77043

All other conditions and terms of the original Agreement, as amended, not specifically amended herein remain in full force and effect.

This shall be effective upon the approval of the City Commission.

IN WITNESS WHEREOF, CITY OF CORAL SPRINGS and ENTERPRISE FLEET MANAGEMENT, INC. have executed this Agreement to Agreement the day and year first above written.

City of Coral Springs (City)

By Scott Brook

Title: Mayor

Keith Gurule (May 29, 2026 13:42:51 CDT)
Enterprise Fleet Management, Inc. (EFM)

By Keith Gurule

Title: Finance Director

Approved to form:

Sherry Whitacre
Sherry Whitacre (Jun 2, 2026 15:09:22 EDT)
City of Coral Springs, FL
Deputy City Attorney

Attest to:

GEORGIA ELLIOTT, CMC, CITY CLERK

Exhibit A

Quote Date	Quote #	Vehicle	Term	Monthly Due	Quote Executed
8/14/2025	9224765	Nissan Altima SV 4 dr	26	$ 515.71	8/18/2025
8/18/2025	9178741	Chevy Silverado LTZ 4x2 Crew Cab	26	$ 1,088.56	8/18/2025
8/15/2025	9220831	Chevy Silverado LTZ 4x2 Crew Cab	26	$ 1,066.69	8/18/2025
8/15/2025	9229251	Nissan Pathfinder SV 4 dr	26	$ 768.93	8/18/2025
8/14/2025	9224819	Nissan Pathfinder SV 4 dr	26	$ 768.93	8/18/2025
8/14/2025	9224763	RAM 1500 Big Horn/Lone Star	26	$ 1,007.21	8/18/2025
8/15/2025	9229234	RAM 1500 Big Horn/Lone Star	26	$ 1,012.31	8/18/2025
8/15/2025	9229140	Toyota Tundra SR5 4x2 CrewMax	26	$ 1,017.16	8/18/2025
8/14/2025	9136409	Ford F-150 XLT 4x2 SuperCrew Cab	25	$ 1,060.68	8/18/2025
8/18/2025	9235997	Hyundai Palisade SEL 7P 4 dr	26	$ 894.85	8/19/2025

City of Coral Springs Service Agreement

Final Audit Report 2026-06-02

Created:	2026-05-22
By:	Ryan Hinsz (rhinsz@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAODsLUV2eDqAbzfVdqTsCC7g4MFD3PFw3

"City of Coral Springs Service Agreement" History

Document created by Ryan Hinsz (rhinsz@coralsprings.gov)
2026-05-22 - 4:16:49 PM GMT- IP address: 199.27.247.2

Document emailed to keith.e.gurule@efleets.com for signature
2026-05-22 - 4:20:31 PM GMT

Email viewed by keith.e.gurule@efleets.com
2026-05-29 - 6:37:06 PM GMT- IP address: 4.15.229.250

Signer keith.e.gurule@efleets.com entered name at signing as Keith Gurule
2026-05-29 - 6:42:49 PM GMT- IP address: 4.15.229.250

Document e-signed by Keith Gurule (keith.e.gurule@efleets.com)
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Signer swhitacre@coralsprings.gov entered name at signing as Sherry Whitacre
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Summary Sheet

Agenda Item: 23.

Meeting Date: June 17, 2026

Subject: Security Services (Brad McKeone)

Requested Action: Request to approve an increase of the annual expenditure from $75,000 to $105,000 for Contract No. 25-C-205 for Security Services through the School Board of Broward County ITB No. FY23-184 to **Guardian Professional Security** of Fort Lauderdale, Florida from June 17, 2026 through August 31, 2026. The estimated annual expenditure is $105,000; and to authorize the Purchasing Manager to approve and execute a final one-year renewal.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO APPROVE, AUTHORIZE)

Funding Source: Approved Operating Budget

Term Or Effective Date: June 17, 2026 through August 31, 2026

Placement: Consent

Attachments: Summary Sheet
#1 - Agreement

Background / Description: The Coral Springs Center for the Arts requires the services of a qualified and experienced security provider to support event operations throughout its annual season of programming. Guardian World Services currently provides these services, which include bag checks, metal detector wanding, private security for high-profile artists, and crowd control. Staffing levels are determined based on anticipated event attendance, with security personnel required on-site prior to door opening and remaining until all patrons have exited the premises. Certain rental events, including multi-day conventions and conferences, necessitate extended coverage exceeding 16-hour operational days.

The Center's existing contract with Guardian World Services was established in the amount of $75,000, initially projected to be sufficient for the full season of events. Due to a mid-year staffing rate increase by Guardian World Services and an increase in rental event bookings, the contract has been fully expended prior to the conclusion of the season. An additional $30,000 is requested to ensure uninterrupted security coverage for all events scheduled through FY26. Security costs are passed through directly to event renters and reconciled at the time of event settlement, minimizing net fiscal impact to the City.

The Arts and Cultural Enrichment Department and the Purchasing Division staff recommend increasing the annual expenditure of the agreement from $75,000 to $105,000 for Contract No. 25-C-205 for Security Services through the School Board of Broward County ITB No. FY23-184 to Guardian Professional Security of Fort Lauderdale, Florida from June 17, 2026 through August 31, 2026. Request to authorize the Purchasing Manager to approve and execute a final one-year renewal.

Presenting: Brad McKeone

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT: Security Services (Brad McKeone)

PLACEMENT: Consent

REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES) Request to approve an increase of the annual expenditure from $75,000 to $105,000 for Contract No. 25-C-205 for Security Services through the School Board of Broward County ITB No. FY23-184 to Guardian Professional Security of Fort Lauderdale, Florida from June 17, 2026 through August 31, 2026. The estimated annual expenditure is $105,000. Request to authorize the Purchasing Manager to approve and execute a final one-year renewal.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO APPROVE, AUTHORIZE)

ATTACHMENTS: #1 – Agreement

BACKGROUND / DESCRIPTION:

The Coral Springs Center for the Arts requires the services of a qualified and experienced security provider to support event operations throughout its annual season of programming. Guardian World Services currently provides these services, which include bag checks, metal detector wanding, private security for high-profile artists, and crowd control. Staffing levels are determined based on anticipated event attendance, with security personnel required on-site prior to door opening and remaining until all patrons have exited the premises. Certain rental events, including multi-day conventions and conferences, necessitate extended coverage exceeding 16-hour operational days.

The Center's existing contract with Guardian World Services was established in the amount of $75,000, initially projected to be sufficient for the full season of events. Due to a mid-year staffing rate increase by Guardian World Services and an increase in rental event bookings, the contract has been fully expended prior to the conclusion of the season. An additional $30,000 is requested to ensure uninterrupted security coverage for all events scheduled through FY26. Security costs are passed through directly to event renters and reconciled at the time of event settlement, minimizing net fiscal impact to the City.

The Arts and Cultural Enrichment Department and the Purchasing Division staff recommend increasing the annual expenditure of the agreement from $75,000 to $105,000 for Contract No. 25-C-205 for Security Services through the School Board of Broward County ITB No. FY23-184 to Guardian Professional Security of Fort Lauderdale, Florida from June 17, 2026 through August 31, 2026. Request to authorize the Purchasing Manager to approve and execute a final one-year renewal.

SECOND AMENDMENT TO PIGGYBACK AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND GUARDIAN PROFESSIONAL SECURITY LLC FOR ATHLETIC SECURITY SERVICES

THIS SECOND AMENDMENT TO AGREEMENT, made and entered into the _____ 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

GUARDIAN PROFESSIONAL SECURITY LLC
a Florida limited liability company
2830 State Road 844, #119
Fort Lauderdale, Florida 33312
(hereinafter referred to as "CONTRACTOR")

WHEREAS, on April 16, 2025, based off the School Board of Broward County, Florida Contract (herein after "SBBC Contract"), CITY and CONTRACTOR entered into an Agreement for Athletic Security Services through August 31, 2025; and

WHEREAS, on October 1, 2026, based on the August 28, 2025 renewal of the SBBC Contract, CITY renewed the Agreement through August 31, 2026; and

WHEREAS, it is necessary to increase the annual expenditure for Athletic Security Services due to the need for additional services required by the department from an amount not to exceed Seventy-Five Thousand Dollars ($75,000.00) to an amount not to exceed One Hundred Five Thousand Dollars ($105,000.00); and

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. Section J of the Agreement shall be amended to read as follows, any portion of Section J not specifically amended below shall remain in full force and affect:

COMPENSATION/PAYMENT

CITY agrees to pay CONTRACTOR for services an amount not exceed to One Hundred Five Thousand Dollars ($105,000.00).

SECTION 4. SEVERABILITY
Should any part, term or provision of this Second Amendment 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 5. In all other respects, the terms, and conditions of the SBBC Contract, are hereby ratified and shall remain in full force and effect under this Agreement, as provided by their terms.

SECTION 6. This Second Amendment shall become effective upon approval by the CITY Commission.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and GUARDIAN PROFESSIONAL SECURITY LLC have caused this Agreement to be executed in their respective names by the proper officials 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

GUARDIAN PROFESSIONAL SECURITY LLC

By: Antranik Kalaydjian
Antranik Kalaydjian (May 29, 2026 10:55:46 EDT)

Title: CEO

Print Name: Antranik Kalaydjian

Agreement - City of Coral Springs

Final Audit Report 2026-05-29

Created:	2026-05-28
By:	Ryan Hinsz (rhinsz@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAksSBUNNTxlxlDUBcSm41cIFZ0Ey4wTid

"Agreement - City of Coral Springs" History

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Summary Sheet

Agenda Item: 24.

Meeting Date: June 17, 2026

Subject: Renewal, Charter School Management Agreement 2026 (April Wyche)

Requested Action:

Request to renew the Charter School Management Agreement as drafted by the City Attorney's Office with Charter Schools USA, Inc. for management of Coral Springs Charter School through June 30, 2029.

Funding Source: Charter School Fund.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO RENEW)

Funding Source: Charter School Fund

Placement: Consent

Attachments: Coral Springs Management Agreement 2026

MANAGEMENT AGREEMENT
2026 RENEWAL

between

CHARTER SCHOOLS USA, INC.
a Delaware Corporation ("CSUSA")

and

CITY OF CORAL SPRINGS
a Florida Municipal Corporation (the "City")

WHEREAS, the City and CSUSA entered into a renewal of the Management Agreement dated May 21, 2025, which provided for an option for renewal of the Agreement; and

WHEREAS, the City and CSUSA have agreed that they should renew the Agreement, subject to the revisions set forth herein, as to the operation and management of the Coral Springs Charter Middle and Charter Springs High Schools (collectively, "CHARTER SCHOOLS"); and

NOW, THEREFORE, for mutual and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree with each other as follows:

1.0 **Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference.

2.0 **Renewal.**

2.0 **Hiring and Term.** The City agrees to hire CSUSA, and CSUSA agrees to be hired, for the purpose of managing, staffing, and operating the City's CHARTER SCHOOLS subject to the City's right to terminate this Agreement as provided in Section 7.0 of the Management Agreement. Therefore, the term of the Management Agreement is extended for a period of three years, commencing on July 1, 2026, and terminating on June 30, 2029 (the "Termination Date") unless terminated earlier pursuant to the provisions of this Agreement, or in the event that The School Board of Broward County, Florida terminates the Charter given to the City during the term hereof.

3.0 Section 4 of the original Agreement shall hereby be amended to add the following:

4.2.1 Intent to Construct a New Charter School Facility. The City and CSUSA intend on entering into a separate agreement for the development and construction of a new charter school site (the "New Charter School"). Accordingly, the parties agree to enter into good faith negotiations related to development and construction of the New Charter School as well as a new Management Agreement to replace the current Management Agreement. It is the intent of these negotiations to both provide for appropriate contracts and to ensure a successful long-term vision for the New Chater School.

CSUSA represents that it intends to secure the full financing of the New Chater School without any City financial contribution (other than providing the school property site). Accordingly, the parties expressly acknowledge the good-faith negotiations of the new Management Agreement shall provide for the long-term operation of the New Charter School by CSUSA. The Parties recognize that based on CSUSA's large financial commitment in the New Charter School, a material part of the negotiation of the new Management Agreement shall be the Management Fee to be paid by the City to CSUSA.

4.0 Section 6.2 of the Management Agreement is hereby amended to read as follows:

For the July 1, 2026 through June 2027 school year of this renewal (school year 2027), CSUSA shall be paid an annual Management Fee equal to $612.00 for each enrolled student.

IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS AND CHARTER SCHOOLS USA, INC. have executed this Agreement on the date first written above.

ATTEST:

GEORGIA ELLIOTT, City Clerk

CITY OF CORAL SPRINGS, FLORIDA

SCOTT BROOK, Mayor

APPROVED AS TO FORM:

JOHN J. HEARN
City Attorney

Summary Sheet

Agenda Item: 25.

Meeting Date: June 17, 2026

Subject: Resolution 2026-018, Amending the Administrative and User Fee Schedule Contained in Resolution 2020-018 (Ileana Kyriakides)

Requested Action: Request to approve and adopt Resolution 2026-018, adjusting Building, Development Services, Fire, Parks and Recreation, Engineering, and Center for the Arts User Fees.
Funding Source: Not Applicable.
Strategic Goal: An Innovative, High Performing and Sustainable Organization.
(REQUEST TO APPROVE, ADOPT)

Funding Source: Not Applicable

Placement: Policy Formation and Direction

Attachments: Summary Sheet
Resolution 2026-018
User Fees Presentation

Background / Description: A review has determined that some fees should be adjusted pursuant to the requirements of the City's Code. The changes reflected in Resolution 2026-018 include:

1. Amending Section 2 relating to the Building Department to align with actual service costs, ensure full compliance with HB 803, and preserve community support subsidies.
2. Amending Section 3 relating to Development Services to align with actual service costs, the addition of new fees, adjust language, and preserve community support subsidies.
3. Amending Section 4 relating to the Fire Department to align with actual service costs.
4. Amending Section 5 relating to Parks and Recreation to align with actual service costs, the addition and modification of fees, and the removal of fees that are no longer being provided.
5. Amending Section 6 relating to Engineering to align with actual service costs, the addition and modification of fees, and preserve community support subsidies.
6. Amending Section 7 relating to Center for the Arts to align with actual service costs, the addition and modification of fees, and the removal of fees that are no longer being provided.

Staff recommends the Administrative and User Fee Resolution of the City of Coral Springs be revised to reflect these adjustments, effective July 1, 2026.

Presenting: Ileana Kyriakides

Meeting: June 17, 2026
Department: Budget & Sustainability
Initiated By: Ileana Kyriakides

DOC ID: 540

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT:	Resolution 2026-018, Amending the Administrative and User Fee Schedule Contained in Resolution 2020-018
PLACEMENT:	Policy Formation and Direction
REQUESTED ACTION:	Request to approve and adopt Resolution 2026-018, adjusting Building, Development Services, Fire, Parks and Recreation, Engineering, and Center for the Arts User Fees; providing for an effective date. (REQUEST TO APPROVE, ADOPT)
ATTACHMENTS:	#1 - Resolution 2026-018

DESCRIPTION/BACKGROUND:

The City of Coral Springs offers a variety of significant services to its residents, businesses, and visitors, for which it charges an administrative fee and/or a user fee which should be commensurate with the cost incurred by the City to perform the service. On or about September 2025, the City engaged the services of PFM Group Consulting (PFM) and Matrix CG to review the full costs for the delivery of fee related services and current fees. In March 2026, PFM and Matrix CG completed the City of Coral Springs' 2026 User Fee/Cost Recovery Study which analyzed the fee-related costs and subsequent recommendations for the various departments. City staff reviewed the recommendations of PFM and Matrix CG and made final recommendations to the City based upon the analysis provided and a review of the current fees.

It is necessary for the City to periodically review the administrative and user fees and make necessary adjustments.

A review has determined that some fees should be adjusted. The changes reflected in Resolution 2026-018 include:

1. Amending Section 2 relating to the Building Department to align with actual service costs, ensure full compliance with HB 803, and preserve community support subsidies.
2. Amending Section 3 relating to Development Services to align with actual service costs, the addition of new fees, adjust language, and preserve community support subsidies.
3. Amending Section 4 relating to the Fire Department to align with actual service costs.
4. Amending Section 5 relating to Parks and Recreation to align with actual service costs, the addition and modification of fees, and the removal of fees that are no longer being provided.
5. Amending Section 6 relating to Engineering to align with actual service costs, the addition and modification of fees, and preserve community support subsidies.
6. Amending Section 7 relating to Center for the Arts to align with actual service costs, the addition and modification of fees, and the removal of fees that are no longer being provided.

These user fees are commensurate with the cost incurred to perform the service or program. To the extent that these fees are not adjusted, the additional cost of providing these services will have to be assessed through the General Fund millage, or other source.

Subject: Resolution 2026-018 Establishing Administrative and User Fees

Staff recommends the Administrative and User Fee Resolution of the City of Coral Springs be revised to reflect these adjustments, **effective July 1, 2026.**

RESOLUTION 2026-018

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING THE ESTABLISHED ADMINISTRATIVE AND USER FEES CONTAINED IN RESOLUTION 2020-018, AS AMENDED, TO ADD ADMINISTRATIVE AND USER FEES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted administrative and user fees by and through Resolution 2020-018, which was amended from time to time; and

WHEREAS, City staff has recommended that certain fees be amended; and

WHEREAS, the City Commission finds it to be in the best interests of the community to amend Resolution 2020-018, as amended;

NOW, THEREFORE BE IT RESOLVED 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 Resolution upon adoption hereof.

SECTION 2. Building Department administrative and user fees are hereby established as follows:

(A) **Expired permit fees:**

(1) Renewal-expired permits - All disciplines:
a. ~~Fifty per cent (50%) of original master permit fee, minimum~~
Minimum fee or 50% of Original Permit Fee (whichever is lower) $345.00

(B) **Miscellaneous fees:**

(1)	All construction will include educational and technology fees for the benefit of the Building Department (per thousand of estimated cost)	~~$ 0.61~~	$0.63
(2)	Certificate of occupancy:		
	a. Standard	~~N/C~~	$609.00
	b. Temporary, per residential units, per unit per 30 days	~~$75.00~~	$443.00

***

~~(3) Permit card replacement - All disciplines~~			~~$24.81~~
~~(4)~~ (3)	Temporary use permit / Special Event Permit	~~$93.08~~	$431.00
~~(5)~~ (4)	Building Safety Inspection Program Submittal Fee and Resubmittal Fee, per building	~~$370.02~~	$355.00
~~(6)~~ (5)	Vacation Rental Building Inspection and Reinspection Fee	~~$75.00~~	$145.00
~~(7)~~ (6)	Business Tax Building Inspection Fee ~~(Fee is for change of use only/ No fee if no change in use)~~ (STR Inspection Only)	~~$150.00~~	$145.00
(7)	Certificate of Completion Requests		$120.00
(8)	Permit Cancellation Inspection		$145.00
(9)	Code Compliance Cases / Unsafe Structures (Initial Inspection)		$145.00
(10)	Private Provider Submittal Compliance Checks		$208.00
(11)	Private Provider Inspection Report Review		$74.00
~~(8)~~ (12)	~~Technology Fee, c~~Converting paper files to electronic submittals, per permit*	~~$20.00~~	$34.00
	a. Documents larger than 11" x 17" per sheet	~~$2.00~~	$4.00
	* No charge for residential A/C & Water Heater replacement permits.		
~~(9)~~ (13)	Records Requests - Photocopy Duplication:		
	a. Paper - Standard Size (no charge if under $2.00):		
	1. One-sided copy 8.5x11'' or 8.5x14'', per copy		$0.15
	2. Two-sided copy 8.5x11'' or 8.5x14'', per copy		$0.20

***

(C) **Building permit fees:**

(1)	New construction - Residential and Commercial:	
	~~a. Structural - Per cent of total construction value~~	~~0.77%~~
	~~b. Electrical - Per cent of total construction value~~	~~0.34%~~
	~~c. Plumbing - Per cent of total construction value~~	~~0.10%~~
	~~d. Mechanical - Per cent of total construction value~~	~~0.12%~~
	a. Base (minimum)	$225.00
	a.1. 1 - 5000 sq. ft. - per sq. ft.	$3.10
	b. 5,000 - 10,000 sq. ft. - base	$15,725.00
	b.1. 5,000 - 10,000 sq. ft. per sq. ft.	$2.91

c. 10,000 - 15,000 sq. ft. - base	$30,275.00
c.1. 10,000 - 15,000 sq. ft. - per sq. ft.	$2.71
d. 15,000 - 20,000 sq. ft. - base	$43,825.00
d.1. 15,000 - 20,000 sq. ft. - per sq. ft.	$2.52
e. 20,000 - 50,000 sq. ft. - base	$56,425.00
e.1. 20,000 - 50,000 sq. ft. - per sq. ft.	$2.33
f. 50,000 - 100,000 sq. ft. - base	$126,325.00
f.1. 50,000 - 100,000 sq. ft. - per sq. ft.	$2.13
g. 100,000 + sq. ft. - base	$232,825.00
g.1. 100,000 + sq. ft.	$1.94

(2) ~~Construction including residential and commercial alterations and additions:~~ Residential Alterations (All Disciplines)

~~a. Structural - Per cent of total construction value~~	~~1.9%~~
~~b. Electrical - Per cent of total construction value~~	~~0.83%~~
~~c. Plumbing - Per cent of total construction value~~	~~1.15%~~
~~d. Mechanical - Per cent of total construction value~~	~~0.62%~~
a. Base (minimum)	$224.00
a.1. 1 - 5000 sq. ft. - per sq. ft.	$3.68
b. 5,000 - 10,000 sq. ft. - base	$18,625.00
b.1. 5,000 - 10,000 sq. ft. per sq. ft.	$3.29
c. 10,000 - 15,000 sq. ft. - base	$35,075.00
c.1. 10,000 - 15,000 sq. ft. - per sq. ft.	$2.91
d. 15,000 - 20,000 sq. ft. - base	$49,625.00
d.1. 15,000 - 20,000 sq. ft. - per sq. ft.	$2.52
e. 20,000 - 50,000 sq. ft. - base	$62,225.00
e.1. 20,000 - 50,000 sq. ft. - per sq. ft.	$1.74
f. 50,000 - 100,000 sq. ft. - base	$114,425.00
f.1. 50,000 - 100,000 sq. ft. - per sq. ft.	$1.36
g. 100,000 + sq. ft. - base	$182,425.00
g.1. 100,000 + sq. ft.	$0.00

(3) Commercial Alterations (All Disciplines):

a. Base (minimum)	$450.00
a.1. 1 - 5000 sq. ft. - per sq. ft.	$8.53
b. 5,000 - 10,000 sq. ft. - base	$43,100.00
b.1. 5,000 - 10,000 sq. ft. per sq. ft.	$8.20
c. 10,000 - 15,000 sq. ft. - base	$84,100.00
c.1. 10,000 - 15,000 sq. ft. - per sq. ft.	$7.87
d. 15,000 - 20,000 sq. ft. - base	$123,450.00
d.1. 15,000 - 20,000 sq. ft. - per sq. ft.	$7.55
e. 20,000 - 50,000 sq. ft. - base	$161,200.00
e.1. 20,000 - 50,000 sq. ft. - per sq. ft.	$7.22

	f. 50,000 - 100,000 sq. ft. - base		$377,800.00
	f.1. 50,000 - 100,000 sq. ft. - per sq. ft.		$6.89
	g. 100,000 + sq. ft. - base		$722,300.00
	g.1. 100,000 + sq. ft.		$0.00
~~(3)~~(4)	Reinspection - ~~All disciplines (each reinspection)~~ Per Inspection / Per Discipline	~~$85.11~~	$202.00
~~(4)~~ (5)	~~Lost plans review (replacement of on-site plans) (sfr, multi, commercial, covers all disciplines)~~ Reproduction of Plans	~~$99.29~~	$137.00
~~(5)~~ (6)	Plan resubmittal fee ~~(for 3rd and subsequent resubmittals)~~	~~$68.24~~	$149.00
~~(6)~~ (7)	Open permit request, per request	~~$49.64~~	$68.00
~~(7)~~ (8)	Change in contractor and/or subcontractor - All disciplines	~~$49.64~~	$68.00
~~(8)~~ (9)	Contractor overtime request-~~Plan review~~ per hour~~, minimum~~	~~$113.34~~	$238.00
~~(9)~~ (10)	Expedited plan review, per hour, per trade (one-hour minimum)	~~$113.34~~	$275.00
~~(10)~~ (11)	Administrative Fee for Engineering and Zoning Permits	~~$24.81~~	$68.00
~~(11)~~ (12)	Early Start Approval	~~$62.05~~	$227.00
~~(12)~~ (13)	Private Party Discount~~ - Plan Review and Inspection~~		~~30%~~
	~~a. Private Party Discount - Inspection Only~~		~~15%~~
	a. Plan Review and Inspection, percent of permit fee		50%
	b. Inspection only, percent of permit fee		25%
(14)	Solar Permit		
	a. Virtual Inspection, each		$80.00
	b. Job Check Inspection, each		$230.00

(D) **Structural permit fees:**

(1)	Administrative fees	~~$102.22~~	$137.00
(2)	Awning (each)	~~$148.95~~	$228.00
	Base fee; plus, per awning	~~$49.64~~	$39.00
(3)	Deck (wood)	~~$279.32~~	$228.00
(4)	Demolition	~~$155.15~~	$228.00

(5)	Fence, Base fee	~~$109.22~~	$142.00
	Plus, per lineal foot	~~$0.34~~	$1.57
(6)	Landscape affidavit		$68.00
(7)	Garage door	~~$173.78~~	$228.00
(8)	Gutters	~~$173.78~~	$187.00
(9)	~~House moving filing fee within the City of Coral Springs~~		~~$372.44~~
	Hurricane shutters		
	(sfr, duplex, triplex - each multi-family, commercial, per floor):		
	a. 1-3 shutters	~~$148.95~~	$153.00
	b. Each additional shutter	~~$12.37~~	$39.00
~~(11)~~ (10)	Masonry wall, base fee	~~$173.78~~	$228.00
	Plus, per lineal foot	~~$0.89~~	$1.57
~~(12)~~ (11)	Minimum fee (one inspection)	~~$109.22~~	$145.00
~~(13)~~ (12)	Plan review and Revision (per ¼ hour, minimum ½ hour)	~~$31.02~~	$74.00
~~(14)~~ (13)	Pool/spa/hot tub	~~$248.28~~	$385.00
~~(15)~~ (14)	Roofs/reroofs:		
	a. Flat re-roof	~~$217.23~~	$385.00
	1. First ~~50~~ 15 squares	~~$217.23~~	$117.00
	2. Each additional ~~50~~ 5 squares	~~$93.08~~	$26.00
	b. Re-roof slope	~~$248.28~~	$463.00
	c. Roof repair (2 squares and under)	~~$93.08~~	$187.00
	d. Roof slope and flat	~~$465.54~~	$861.00
~~(16)~~	~~Satellite dish (over 18" requires separate electric permit)~~		~~$148.95~~
~~(17)~~ (15)	Screen enclosure - pool	~~$229.66~~	$228.00
~~(18)~~ (16)	Signs (unlighted, permanent or temporary)	~~$155.15~~	$228.00
~~(19)~~ (17)	Slab (porch, patio, monolithic)	~~$148.95~~	$306.00
~~(20)~~ (18)	Tent ~~(any size, each)~~ Larger than 10' x 10'	~~$93.08~~	$228.00
~~(21)~~ (19)	Trailer (construction, storage, each)	~~$248.28~~	$228.00
~~(22)~~ (20)	Window/door replacement	~~$93.08~~	$142.00
	Plus ~~$12.04~~ per unit	~~$12.37~~	$23.00

~~(23)~~ (21)	Kitchen Cabinet replacement only, no structural work required	~~$0.00~~	$142.00

(E) **Electrical permit fees:**

(1)	A/C change out (per unit)	~~$136.52~~	$177.00
(2)	Meter can	~~$93.08~~	$275.00
(3)	Burglar alarm, new and retrofit (per floor up to six units)	~~$55.00~~	$149.00
	~~with~~ each additional unit ~~at a cost of $8.55 each~~	~~$8.55~~	$40.00
(4)	Commercial site lighting:		
	a. 1-3 light standards	~~$93.08~~	$149.00
	b. Each additional light standard (per light pole, inspection only	~~$22.31~~	$40.00
(5)	Computer systems (commercial, per floor)	~~$173.78~~	$230.00
	~~Computer systems pre-wire (per floor)~~		~~$93.08~~
(6)	Electric sign (each)	~~$155.15~~	$230.00
~~(7)~~	~~Electronic water meters, per unit~~		~~$12.37~~
~~(8)~~ (7)	Energy management system	~~$93.08~~	$230.00
~~(9)~~ (8)	Fire alarm (sfr, duplex, triplex - each multi-family, commercial per floor)	~~$217.23~~	$275.00
~~(10)~~ (9)	Heat pump	~~$142.75~~	$230.00
~~(11)~~ (10)	Low voltage - Individual systems per system (minimum fees)		$321.00
	~~a. Sprinkler time clock, new installations only:~~		
	~~1. 1-3 time clocks~~		~~$109.22~~
	~~2. Each additional time clock~~		~~$12.37~~
~~(12)~~ (11)	Minimum fee (one inspection)	~~$109.22~~	$152.00
~~(13)~~ (12)	Pool/spa/hot tub/fountain	~~$248.28~~	$432.00
~~(14)~~	~~Pool alarm system~~		~~$142.75~~
~~(15)~~	~~Radon mitigation (per unit)~~		~~$142.75~~
~~(16)~~	~~Satellite dish (requires separate structural permit)~~		~~$155.15~~
~~(17)~~ (13)	Service change:		
	a. Residential	~~$124.13~~	$316.00
	b. Commercial	~~$155.15~~	$356.00

~~(18)~~ (14)	Sprinkler pump, heat pump	~~$148.95~~	$190.00
~~(19)~~ (15)	Temporary electric	~~$124.13~~	$271.00
	30-day temporary electric	~~$62.05~~	$196.00
~~(20)~~ (16)	Trailer (construction, sales, etc. each)	~~$155.15~~	$271.00
~~(21)~~ (17)	Demolition	~~$155.15~~	$190.00
~~(22)~~ (18)	Plan review and Revision (per ¼ hour, minimum ½ hour)	~~$31.02~~	$74.00
(19)	EV Charger (Residential)		$282.00
(20)	EV Charger (Commercial)		$403.00
(21)	Simplified Alarm System Label (per label/per project/per unit)		$40.00

(F) **Plumbing permit fees:**

(1)	Backflow preventer (new installation only), min. fee	~~$124.13~~	$195.00
(2)	Electronic water meters, per unit	~~$12.37~~	$29.00
~~(3)~~	~~Fire sprinkler system~~		~~$310.34~~
~~(4)~~ (3)	Gas pool heater	~~$93.08~~	$154.00
~~(5)~~ (4)	LP gas system (one tank, one meter, two outlets)	~~$93.08~~	$321.00
~~(6)~~ (5)	LP gas tank(s)	~~$93.08~~	$321.00
~~(7)~~ (6)	Minimum fee (one inspection)	~~$105.50~~	$152.00
~~(8)~~ (7)	Plan review and Revision (per ¼ hour, minimum ½ hour)	~~$31.02~~	$74.00
~~(9)~~ (8)	Sewer hook-up	~~$93.08~~	$154.00
~~(10)~~ (9)	Site work, drainage, water mains, fire mains, sewer mains:		
	Per cent of contract price	~~2.05%~~	2.00%
~~(11)~~ (10)	Solar pool heater/water heater	~~$124.13~~	$154.00
~~(12)~~ (11)	Water heater (domestic water)	~~$93.08~~	$154.00
~~(13)~~	~~Water well 2" - 4½"~~		~~$93.08~~
(12)	Demolition	~~$155.15~~	$190.00
(13)	Irrigation System	~~$186.20~~	$235.00

(14)	Piping		$149.00

(G) **Mechanical permit fees:**

(1)	A/C change out (per unit)	~~$136.52~~	$177.00
(2)	Gas, pool heater	~~$93.08~~	$154.00
(3)	LP gas system (one tank, one meter, two outlets)	~~$93.08~~	$321.00
(4)	LP gas tank(s)	~~$93.08~~	$321.00
(5)	Minimum permit (one inspection)	~~$105.50~~	$152.00
(6)	Plan review and Revision (per ¼ hour, minimum ½ hour)	~~$31.02~~	$74.00
~~(7)~~	~~Radon mitigation~~		~~$93.08~~
~~(8)~~ (7)	Demolition	~~$155.15~~	$190.00
(8)	New Installation		$240.00
(9)	Exhaust Hood		$230.00
(10)	Suppression System		$230.00
(11)	Ductwork		$230.00
(12)	Smoke Test		$230.00

SECTION 3. Community Development, zoning and code compliance administrative and user fees are hereby established as follows:

(A) **Community Development:**

(1)	Special exception petition (SE) Plus cost of property owner notification, advertising and recordation	~~$2,686.14~~	$4,512.00
(2)	Rezoning petition (ZR) Plus cost of property owner notification, advertising, and recordation	~~$3,222.06~~	$5,833.00
(3)	Abandonment of right-of-way (AR)/Vacation of streets, alleys or other public places Plus cost of property owner notification, advertising, and recordation	~~$2,834.30~~	$1,726.00
(4)	Land Development Code amendments petition (LDA) Plus cost of property owner notification and advertising	~~$4,960.03~~	$6,323.00

(5)	Comprehensive plan amendments petition (CPA) Plus cost of property owner notification, advertising, and recordation	~~$7,366.64~~	$5,954.00
(6)	Voluntary annexation petition (AN) Plus cost of property owner notification, advertising and recordation	~~$667.31~~	$62.00
(7)	Zoning variance petition (ZV) Plus cost of property owner notification, advertising and recordation	~~$1,227.59~~	$1,917.00
(8)	DRC Site plan approval:		
	a. Preliminary site plan approval:		
	1. Residential	~~$1,589.77~~	$6,444.00
	Plus, per unit	~~$4.49~~	$5.48
	2. Nonresidential	~~$1,683.81~~	$7,449.00
	Plus per 100 square feet of gross floor area	~~$4.49~~	$5.48
	b. Second submittal site plan review:		
	1. Residential	~~$1,482.84~~	$6,280.00
	Plus, per unit	~~$3.56~~	$3.86
	2. Nonresidential	~~$1,363.02~~	$7,300.00
	Plus, per 100 square feet of gross floor area	~~$3.56~~	$3.86
	c. Site plan sign-off:		
	1. Residential	~~$660.88~~	$3,020.00
	2. Nonresidential	~~$601.60~~	$3,020.00
	d. Site plan revisions:		
	1. Major revisions		
	a. Residential	~~$2,373.06~~	$5,571.00
	Plus per unit	~~$4.49~~	$5.48
	b. Nonresidential	~~$2,686.14~~	$6,754.00
	Plus per unit	~~$4.49~~	$5.48
	2. Minor revisions	~~$721.42~~	$3,416.00
(9)	Platting/Final plat approval petition (SUB)	~~$2,834.30~~	$2,075.00
	~~Per plat plus $1.67~~ per residential unit ~~and $42.57 for each nonresidential acre contained within the plat limits~~	~~$1.71~~	$5.04
	Per Non-Residential Acre, plus costs of property owner notification, advertising and recordation	~~$43.77~~	$75.00
(10)	Platting exemptions petition (PE):		
	a. Division of non-residentially zoned platted parcel Plus cost of recordation	~~$507.55~~	$1,558.00
	b. Division of residentially zoned platted parcel to permit subdivision into townhouse units		
	Plus cost of recordation	~~$447.02~~	$1,558.00
	Plus, per unit fee	~~$1.71~~	$2.00
	1. Minor revisions (do not affect overall design and layout of sketch), plus cost of recordation	~~$126.23~~	$1,558.00
	Plus, per site	~~$1.71~~	$2.00

	c. Division of residentially zoned platted parcel to permit subdivision into individual zero lot line dwelling sites		
	Plus cost of recordation	~~$447.02~~	$1,558.00
	Plus, per site	~~$1.71~~	$2.00
	1. Minor revisions (do not affect overall design and layout of sketch)	~~$126.23~~	$1,558.00
	Plus, per site	~~$1.71~~	$2.00
	d. For the combination platted lots:		
	1. Residential, plus cost of recordation	~~$343.94~~	$1,558.00
	2. Nonresidential, plus cost of recordation	~~$181.61~~	$1,558.00
(11)	Platting waiver petition (PW), plus cost of property owner notification, advertising and recordation	~~$770.39~~	$1,558.00
(12)	Preliminary plat review	~~$313.04~~	$1,558.00
(13)	Tree removal permit	~~$78.54~~	$114.00
	~~Plus payment of inspection fee, per inspection (minimum of two)~~		
	Inspection	~~$52.77~~	$229.00
	Per tree removed	~~$1.71~~	$114.00
(14)	Tree variance petition (TV)~~:~~ ~~See section 212, Land Development Code.~~		$2,283.00
(15)	Temporary construction-related structure	~~$79.84~~	$81.00
(16)	Sign variance petition (SV)	~~$1,149.15~~	$2,172.00
(17)	Sign waiver petition (SW) of multi-story building complex sign ~~(building identification signs for multi-story structures in the business districts and the Downtown Coral Springs area only)~~	~~$215.11~~	$694.00
(18)	Conditional use approval petition (CA)	~~$4,251.47~~	$4,512.00
(19)	Administrative variance petition (AV), plus cost of recordation	~~$161.00~~	$718.00
(20)	Dedication of easement petition (DE), plus cost of advertising and recordation	~~$514.02~~	$1,726.00
(21)	General code amendment petition (GA), plus cost of advertising and recordation	~~$2,299.63~~	$6,323.00
(22)	Master parking exemption petition (MPE), plus cost of property owner notification, advertising and recordation	~~$146.82~~	$1,319.00
(23)	Shared parking petition (SP), plus cost of recordation	~~$1,509.89~~	$1,319.00

(24)	Strategic Transportation Evaluation Plan (STEP) application, ~~Recordation fee~~ plus cost of recordation		$635.00
(25)	Application for transportation concurrency reservation request	~~$186.20~~	$370.00
(26)	Administrative Zoning Review Committee		
	1. Special Exception (SE) or Conditional Use (CA) Petition, plus cost of property owner notification, and recordation	~~$1,241.50~~	2,792.00
	2. All other Administrative Zoning Review Committee petition fees shall be as provided for herein		$1,570.00
(27)	Community Residences, Recovery Communities and Congregate Living Facilities Reasonable Accommodation* plus cost of recordation	~~$212.57~~	$225.60
(28)	Communication Facility (New Facility or Substantial Change), plus cost of property owner notification, advertising and recordation * limited per code to be 5% of the Conditional Use Fee	~~$4,251.47~~	$7,243.00
(29)	Valet Parking, plus cost of property owner notification, advertising and recordation	~~$1,203.56~~	$1,193.00

(B) **Zoning:**

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(1)	Zoning compliance letter	~~$144.24~~	$250.00
(2)	Inspection/Reinspection:		

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(3)	Sign review for installation or alteration	~~$104.31~~	$240.00
(4)	Expedited plan review, per hour (one hour minimum)	~~$113.34~~	$134.00

(C) **Code Compliance:**

(1)	Annual Neighborhood Preservation Inspection Fee:		
	a. Duplex	~~$110.76~~	$125.00
	b. Triplex	~~$110.76~~	$125.00
	c. Quadraplex or greater	~~$110.76~~	$157.00
(2)	Reinspection:		
	a. Single-family/duplex	~~$80.15~~	$125.00
	b. Multi-family	~~$241.83~~	$315.00
	c. Commercial	~~$241.83~~	$315.00

(3) Annual Landlord Registration Fee:

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c. Late fee	~~$31.02~~	$56.00

(4) Vacation Rental Registration and Inspection Fees

a. Initial Registration and Inspection Fee	~~$314.52~~	$610.00
b. Registration Renewal (with affidavit in lieu of inspection)	~~$123.32~~	$126.00
c. Registration Renewal (with reinspection by Code Compliance)		$314.52
d. Vacation Rental Re-Inspection Fee (due to non-compliance or violation of Section 250160)	~~$220.77~~	$244.00
e. Vacation Rental Registration Modification		$123.32

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(E) **Other Fees:**

(1) Architectural Review Committee:		
a. Residential (Multi-family more than 4 units)		$330.00
b. Non-Residential		$549.00
(2) Sidewalk Café Application		$60.00
(3) PODs Application		$63.00
(4) Review of Building Permits (small)		$67.00
(5) Review of Building Permits (large)		$134.00
(6) Master Sign Program		$500.00
(7) Designer Signs		$0.00
(8) Community Residential Facilities Use Verification		$531.00
(9) Certificate of Use		$531.00
(10) Historic Preservation:		
a. Certificate of Appropriateness		
1. Single-family / duplex		$904.00
2. All Other		$904.00
b. Certificate of Demolition		
1. Single-family / Duplex		$904.00
2. All Other		$904.00
(11) Expedited Fees		1.5x Permit Fee

SECTION 4. Fire Department inspection fees, emergency medical service fees, and miscellaneous fire administrative and user fees shall be established as follows:

(A) **Annual fire inspection fees for those buildings other than single-family and duplex residences will be levied as follows:**

(1)	Class I inspections:		
	a. Residential properties: 3-20 units	~~$168.74~~	$164.11
	b. Commercial properties: Up to 3,000 square feet and less than 50 feet high, with the exception of restaurants and bars	~~$175.17~~	$168.24
	c. Vacant commercial properties	~~$75.98~~	$137.65
	d. Non-profit organizations (Residential properties: 3-20 units or Commercial properties: Up to 3,000 square feet and less than 50 feet high, with the exception of restaurants and bars), plus $0.005 per square foot above 5,000 square feet	~~$32.17~~	$76.47
(2)	Class II inspections:		
	a. Residential properties: 21-100 units and less than 50 feet high	~~$309.16~~	$294.41
	b. Commercial properties: Greater than 3,000 square feet, but less than 8,000 square feet and less than 50 feet high	~~$316.89~~	$294.41
	c. Restaurants and bars: Seating capacity of 100 persons or less	~~$224.14~~	$240.88
	d. Non-profit organizations (Residential properties: 21-100 units and less than 50 feet high or Commercial properties: Greater than 3,000 square feet, but less than 8,000 square feet and less than 50 feet high or Restaurants and bars: Seating capacity of 100 persons or less), plus $0.005 per square foot above 5,000 square feet	~~$32.17~~	$76.47
	e. Vacant commercial properties	~~$110.76~~	$240.88
	f. Vacant restaurant properties	~~$75.98~~	$240.88
(3)	Class III inspections:		
	a. Residential properties: Greater than 100 units and less than 50 feet high	~~$489.54~~	$420.59
	b. Commercial properties: Between 8,000 square feet and 30,000 square feet and less than 50 feet high	~~$611.93~~	$1,032.36
	c. Restaurants and bars: Seating capacity in excess of 100 persons	~~$378.74~~	$368.35
	d. Non-profit organizations (Residential properties: Greater than 100 units and less than 50 feet high or Commercial properties: Between 8,000 square feet and 30,000 square feet and less than 50 feet high or Restaurants and bars: Seating capacity in excess of 100 persons), plus $0.005 per square foot above 5,000 square feet	~~$32.17~~	$76.47
	e. Vacant commercial properties	~~$256.35~~	$344.12
	f. Vacant restaurant properties	~~$127.51~~	$344.12

(4)	Class IV inspections:			
	a. Residential properties: 50 feet in height or greater	~~$672.48~~	$688.24
	b. Commercial properties: Greater than 30,000 square feet and less than 50 feet high	~~$1,527.93~~	$2,477.67
	c. Non-profit organizations (Residential properties: 50 feet in height or greater or Commercial properties: Greater than 30,000 square feet and less than 50 feet high), plus $0.005 per square foot above 5,000 square feet	~~$32.17~~	$76.47
	d. Vacant commercial properties	~~$615.79~~	$688.24
(5)	Class V inspections:		
	a. Commercial properties: 50 feet in height or greater	~~$1,844.85~~	$2,890.61
	b. Non-profit organizations (Commercial properties: 50 feet in height or greater), plus $0.005 per square foot above 5,000 square feet	~~$32.17~~	$76.47
	c. Vacant commercial properties	~~$736.90~~	$716.68
(6)	Plan review:		
	a. 2,500 square feet and under	~~$246.04~~	$235.31
	b. More than 2,500 square feet		$246.04
	Plus, per square foot		$0.06
	c. Single station smoke detector, per residential unit	~~$75.98~~	$145.90
	d. Major plan revision, per hour	~~$126.23~~	$145.96
	e. Minor plan revisions (correction, lost plans-Review not to exceed 15 minutes)	~~$30.89~~	$62.03
	f. Expedited plan review, per hour (one-hour minimum)	~~$114.63~~	$116.93
(7)	Day care certification	~~$184.21~~	$191.18
(8)	Reinspection fee	~~$235.72~~	$240.46

(B) **Fire inspection fees for propane tanks:**

(1)	Propane tank inspection fees	~~$354.26~~	$402.64

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(D) **Emergency medical service fees:**

(1)	BLS	~~$653.15~~	$715.23
(2)	ALS 1	~~$736.90~~	$804.71
(3)	ALS 2	~~$940.46~~	$914.66

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(E) **Miscellaneous fees:**

(1)	Application for explosive, ammunition and blasting agents	~~$184.21~~	$348.04

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SECTION 5. The Parks and Recreation Department administrative and user fees shall be established as follows:

(A) **Department-wide:**

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(2)	Large pavilion rental:		
	a. ~~Two hours or less~~ Daily Rate	~~$76.27~~	$172.35
	~~b. Over two hours~~		~~$138.84~~
(3)	Small pavilion rental:		
	a. ~~Two hours or less~~ Daily Rate	~~$31.75~~	$70.06
	~~b. Over two hours~~		~~$56.45~~

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(6)	Administrative Fees (applies to all rentals as well)		
	a. One-day permit	~~$15.43~~	$15.00
	b. Multi-use, per month	~~$23.03~~	$25.00
	~~c. Meeting rooms (non-profit), per meeting~~		~~$47.90~~
(7)	Playground Rentals:		
	a. Non-profit, per day (3-hour maximum)	~~$15.29~~	$40.34
	b. ~~Private/commercial, per day~~ Resident and non-resident	~~$39.39~~	$40.50
~~(8)~~	~~Bleachers:~~		
	~~a. Portable, eight hours~~		~~$201.31~~
~~(9)~~ (8)	Athletic Events/Recognized Programs:		

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~~(10)~~ (9)	Refundable Deposit (for Pavilion & Hall rentals)	$500.00
~~(11)~~ (10)	Field court rentals:	

a. Baseball/Softball

~~1. Recognized Sports Groups, per park per month~~	~~$18.57~~
~~2. Residents, non-organized resident groups, special events and tournaments:~~	
~~a. Without lights, per hour~~	~~$25.00~~
~~b. With lights, per hour~~	~~$40.00~~
~~3. Non-residents, non-organized non-resident groups, and organized groups:~~	
~~a. Coral Springs Resident without lights, per hour~~	~~$31.25~~
~~b. Coral Springs Resident with lights, per hour~~	~~$50.00~~
~~c. Non-Resident without lights, per hour~~	~~$51.88~~

~~d. Non-Resident with lights, per hour~~		~~$83.00~~
1. Residents		
a. Individuals, Non-organized Resident Groups		$31.02
1. turf upgrade fee		$5.00
b. Organized Resident Groups, special events		$48.28
1. turf upgrade fee		$5.00
2. Non-Residents		
a. Individuals, Non-organized Groups		$64.37
1. turf upgrade fee		$5.00
b. Organized Non-Resident Groups, special events		$83.69
1. turf upgrade fee		$5.00
~~4.~~ 3. Batting cage, per hour*	~~$7.70~~	$7.91
*Residents: first two hours free		

b. Football/Soccer

~~1. Recognized Sports Groups, per park per month~~	~~$18.57~~
~~2. Residents, non-organized resident groups, special events and tournaments:~~	
~~a. Without lights, per hour~~	~~$33.00~~
~~b. With lights, per hour~~	~~$50.00~~
~~3. Non-residents, non-organized non-resident groups, and organized groups:~~	
~~a. Coral Springs Resident without lights, per hour~~	~~$41.25~~
~~b. Coral Springs Resident with lights, per hour~~	~~$62.50~~
~~c. Non-Resident without lights, per hour~~	~~$68.48~~
~~d. Non-Resident with lights, per hour~~	~~$103.75~~
~~c. Basketball/tennis (without lights), per hour~~	~~$14.63~~
~~d. Basketball/tennis (with lights), per hour~~	~~$16.75~~
~~e. Sand volleyball court, per hour~~	~~$14.63~~
1. Residents	
a. Individuals, Non-organized Resident Groups	$40.93
1. Turf upgrade fee	$10.00
b. Organized Resident Groups, special events	$62.05
1. Turf upgrade fee	$10.00
2. Non-Residents	
a. Individuals, Non-organized Groups	$84.99
1. Turf upgrade fee	$10.00
b. Organized Non-Resident Groups, special events	$128.78
1. turf upgrade fee	$10.00

c. Basketball/Volleyball/Tennis

1. Court Rentals	
a. Basketball	$19.44
b. Sand Volleyball	$19.44
c. Tennis	$19.44

d. Pickleball

1. Court Rentals:
   a. ~~without lights,~~ per hour ~~$18.12~~ 19.44
   ~~b. with lights, per hour $17.13~~
   ~~2. Tournament Rates:~~
   ~~a. rental of four (4) courts, four-hour intervals $224.92~~

e. Tournaments

1. Baseball/Softball
   a. grass $40.00
   b. turf $45.00
2. Football/Soccer
   a. grass $65.00
   b. turf $75.00
3. Basketball/Volleyball $25.00
4. Pickleball
   a. Cypress
      1. all courts (4 hours) $800.00
      2. all courts (8 hours) $1,600.00
   b. Riverside
      1. all courts (4 hours) $1,000.00
      2. all courts (8 hours) $2,000.00

f. Open Field Space

Per hour (designated spaces only*) $15.00
* Spaces will be determined by the Parks and Recreation department with a list of available on coralsprings.gov website. Locations subject to change.

~~(12)~~ (11) Field marking:

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d. Drag and line, per field ~~$15.43~~ $15.00

~~(13)~~ (12) Miscellaneous sport fees:

~~a. Scoreboard, per hour per field $15.43~~
~~b.~~ a. Diamond Dry, per bag plus staffing fee in item A(4) ~~$17.00~~ $25.00
~~c.~~ b. Staffing fee, per person, per hour ~~$47.90~~ $49.25
~~d. Watering - Clay conditioning, per hour $23.03~~

~~(14) Equipment fees:~~

~~a. Truck, per hour $5.75~~
~~b. Grounds master, per hour $5.75~~
~~c. Trailer, per hour $1.35~~
~~d. Blower, per hour $1.35~~

~~e Weed eater, per hour $1.35~~
~~f. Edger, per hour $1.35~~

~~(15)~~ (13) Photography/Videography/Filming
a. Permit Fee, per session ~~$15.43~~ $15.00
b. Exclusive use facility fee, per hour (if applicable) ~~$470.21~~ $483.47
1. Professional Photography:
a. Session fee per consecutive (3) hour session, per location, including setup/takedown ~~$56.22~~ $57.80
2. Commercial Photography
a. Facility Fee, per hour
1. Park open space, per hour ~~$15.43~~ $15.00
2. Building/Hall/Room, per hour based on location - see section B(1), E(4), E(5), F, K,(1) to (3)
3. Aquatics Facility - see section (H4) Aquatic Complex

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(B) **Cypress Park:**

(1) Cypress Hall at Cypress Park:
a. Hall (~~profit,~~ Non Resident, up to 100 people), per hour ~~$107.54~~ $110.57
b. Hall (Resident and non-profit, up to 100 people), per hour ~~$53.75~~ $55.26
c. Conference Room, per hour (15-person room capacity) ~~$33.70~~ $34.65

~~(2) Cypress Tennis Court fees:~~

		~~Non-Prime~~	~~Prime~~
~~a.~~	~~Adult (doubles and singles) .....~~	~~4.56~~	~~6.38~~
~~b.~~	~~Child (doubles and singles) .....~~	~~3.47~~	~~4.56~~

~~(3)~~ (2) Cypress Tennis Court rental fees - Tournament/group (three-court maximum, three-hour minimum):

***

~~(4) Cypress Tennis annual membership:~~

~~a. Junior (under 18) $73.67~~
~~b. Adult $185.74~~
~~c. Family (up to four members) $269.80~~
~~d. Additional family member $30.61~~
~~Items (4)a., b., c. and d. above include all court fees, six guest passes, discounts on private lessons, and two-day court reservation privileges: Taxes not included.~~

~~(5) Cypress Park Pool/Tennis joint annual membership:~~

~~a. Family (up to four members) $469.04~~
~~b. Adult $256.31~~
~~c. Senior $121.92~~
~~d. Junior (under 18) $121.92~~
~~e. Additional family member $42.80~~
~~Items (5)a., b., c., d. and e. above include all court fees, six guest passes, discounts on private lessons, and two-day court reservation privileges: Taxes not included.~~

(C) **Pools (Cypress, Mullins and Aquatic Complex):**

(1) Membership valid at Cypress, Mullins, and Aquatic Complex:

			Daily Admission	~~Annual~~ Membership	Quarterly Membership
	a.	Child (under 18)*	~~4.09~~ 4.20	~~115.30~~	~~54.34~~ 55.87
	b.	Adult*	~~4.64~~ 4.77	~~190.32~~	~~74.65~~ 76.75
	c.	Senior (~~62~~ 55 and over)*	~~4.09~~ 4.20	~~115.30~~	~~43.06~~ 55.87
	d.	Family (up to four members)	N/A	~~386.59~~	~~54.34~~ 148.19
	e.	Additional family member	N/A	~~62.54~~	~~33.91~~ 34.86

*** Taxes not included.**

(2) Swim Training Technique, per month ~~$60.64~~ $70.00

***

(E) **Mullins Park:**

~~(1) Teen concerts admission, per person $3.70~~
~~(2) Mullins Pool rental rates:~~
~~a. First 25 people, plus daily admission fee $113.10~~
~~b. Each additional group of 25 people or less, plus per hour staffing fee in item A(4) $32.35~~

~~(3)~~ (1) Mullins Hall
a. Resident and Non-profit (full room), per hour ~~$53.69~~ $55.20
b. ~~Profit~~ Non-Resident (full room), per hour ~~$107.54~~ $110.57

~~(4)~~ (2) Veterans building:
a. Resident and Non-profit, per hour ~~$31.02~~ $31.89
b. ~~Profit~~ Non-Resident, per hour ~~$60.45~~ $62.15

(F) **Sartory Senior Center**

(1)	Full building, per hour		
	a. Resident and Non-profit, per hour	~~$60.45~~	$62.15
	b. ~~Profit~~ Non-Resident, per hour	~~$121.24~~	$124.66

***

(H) **Aquatic Complex:**

(1)	Daily admission		
	a. Student (K-12, Broward County School Board chaperoned, educational, outing trip)	~~$1.95~~	$2.00
	b. Fitness center, daily fee*	~~$8.04~~	$8.50

In item (1)a. above a student is assessed this fee during all public Broward County School Board outings, grades K-12, that use the facility during regularly scheduled school hours. Teachers and chaperones are assessed the same admission fee as students during each outing.
*Taxes not included. *pool daily admission for youth, adult, senior is available in section C.

***

(4) Swimming pool rental rates (plus daily admission fee):

***

b. One-half pool:

1. First 25 people, per hour	~~$134.98~~	$110.26

***

(5) ~~Sport group/club event fee:~~ Recognized Sports Groups and Leagues

***

(6) Swim Coral Springs and Masters Program

a. Swim Coral Springs	Dues
1. Gold	$95.00
2. Green	$95.00
3. White	$105.00
4. Blue	$112.00
5. Senior 1	$125.00
6. Senior 2	$97.00
7. Nationals	$170.00

b. Masters	Dues
1. Three (3) days per week	$75.00
2. Three plus (3+) days per week	$85.00

~~(6)~~ (7)	Total facility, per hour	~~$470.21~~	$483.47
~~(7)~~ (8)	Products/promotional, per hour	~~$235.09~~	$241.72
~~(8)~~ (9)	Synchronized swimming to be negotiated	(contract required)	

~~(9)~~ (10) Water polo, per month or daily fee to be negotiated (contract required)

~~(10)~~ (11) Lane charge:

***

(I) **Aquatic Complex annual memberships:**

(1) ~~Basic pool~~ Pool Membership:

***

(2) Premium pool:

***

e. Senior (~~62~~ 55 and over) ~~$187.09~~ $192.36

(3) ~~Basic f~~Fitness Membership:

***

e. Senior (~~62~~ 55 and over) ~~$247.18~~ $254.15

***

(4) ~~Club VIP (open only to faculty based sports group members):~~
Club Pool and Fitness Membership (open to faculty-based sports group Members):

***

(5) ~~VIP~~ Pool and Fitness Membership:

e. Senior (~~62~~ 55 and over) ~~$280.69~~ $288.60

***

(6) Monthly Membership:

a. ~~Basic~~ Fitness (monthly membership) $30.00
b. ~~VIP (monthly VIP membership)~~ Pool and Fitness Membership (monthly membership) $35.00
c. Pool Membership (monthly membership) $25.00

(J) **Aquatic Complex quarterly memberships**

(1)

~~Basic~~ Fitness Membership	Quarterly Membership	3-Month intro offer	Quarterly Membership	3-Month intro offer
	***			
e. Seniors (~~62~~ 55 and over)	~~$80.15~~	~~$66.69~~	$82.41	$68.57
	***			

(2)

~~VIP~~ Pool and Fitness Membership	Quarterly Membership	3-Month intro offer	Quarterly Membership	3-Month intro offer

***

e. Seniors (~~62~~ 55 and over)	~~$86.87~~	~~$73.39~~	$89.32	$75.46

***

(3) ~~Basic Pool~~
Pool Membership — Quarterly Membership

***

e. Seniors (~~62~~ 55 and over)	~~$53.41~~	$54.91

(4) Premium Pool — Quarterly Membership

***

e. Seniors (~~62~~ 55 and over)	~~$60.13~~	$61.82

(K) **Gymnasium**

(1) Basketball Courts

***

b. Resident and Non-profit groups, per hour per court	~~$56.39~~	$57.98
c. ~~Profit~~ Non-Resident groups, per hour per court	~~$91.42~~	$93.99
d. Stadium court (includes bleachers and scoreboards):		
1. Resident and Non-profit groups, per hour	~~$98.20~~	$100.97
2. ~~Profit~~ Non-Resident groups, per hour	~~$175.43~~	$180.37
e. Additional set ups in the gym other than bleachers and scoreboards (per staff person required), per hour	~~$47.90~~	$49.25
f. Trash/damage deposit, minimum	~~$298.86~~	$500.00

***

(3) Gymnasium room rentals for non-meeting activities only. Activities include, but are not limited to, food (other than light refreshments), selling of items, catering, auctions, and pot-luck dinners:

a. Rental rooms (studio, activity, classroom or meeting):		
1. Resident and Non-profit (full room), per hour	~~$31.02~~	$31.89
2. ~~Profit~~ Non-Resident (full room), per hour	~~$60.45~~	$62.15

Room set up is included in the price. Set up includes up to ten tables and 50 chairs. Any additional set up will require a twenty-~~two~~ five dollar and ~~02~~18/100 (~~$22.02~~ $25.18) set up fee.

(4) Drop in play fees:

a. ~~Under 18 or seniors,~~ Per Participant, per visit	$2.00
~~b. Adults (18 and over), per visit~~	~~$2.00~~

***

(L) **Recognized League Sports Participation Fees:**

~~1. American, National, and North Springs Little League Baseball $26.70~~
~~2. Winter baseball $19.94~~
~~3. T-ball $18.65~~
~~4. Youth softball (spring season) $23.93~~
~~5. Youth softball (fall season) $19.94~~
~~6. Traveling sports (baseball, softball, soccer, etc.) $32.02~~
~~7. Recreation soccer $21.35~~
~~8. Basketball (all seasons) $14.64~~
~~9.Tackle football/cheerleading $23.93~~
~~10. Flag football/cheerleading $19.94~~
~~11. Volleyball $14.46~~

1. Recreation sport participation fee*
*Per player, per season, per sport Refer to Sports Policy
2. Travel sport participation fee*
*Per player, per season, per sport 25% or $400, whichever is greater

(M) **Summer recreation camps:**

(1) Fun and Fitness Day Camp 9:00 a.m. - 3:00 p.m.:
a. Full Program ~~$117.59~~ $120.90 per week plus $___ for field trips
b. Partial program/sessions ~~$133.63~~ $137.40 per week plus $___ for field trips

(2) Elementary camps:
a. Full program ~~$83.44~~ $85.79 per week plus $___ for field trips
b. Partial program/sessions ~~$98.84~~ $101.62 per week plus $___ for field trips

(3) Elementary and teen camps 8:00 a.m. - 5:00 p.m.:
a. Full program ~~$121.63~~ $125.06 per week plus $___ for field trips
b. Partial program/sessions ~~$136.34~~ $140.18 per week plus $___ for field trips

(4) Elementary and teen camps 7:30 a.m. - 6:00 p.m.:
a. Full program ~~$161.64~~ $166.20 per week plus $___ for field trips
b. Partial program/sessions ~~$173.75~~ $178.65 per week plus $___ for field trips

(5) Daily drop in (summer only) weekly cost for camp of similar hours divided by five.

(6) Sports camp 9:00 a.m. - 3:00 p.m.:
a. Full program ~~$108.82~~ $111.89 per week plus $___ for field trips
b. Partial program/sessions ~~$122.93~~ $126.39 per week plus $___ for field trips

(7) Teen travel camp registration ~~$11.95~~ $12.28 per week plus cost of event(s)

(8) Teen and elementary extension camps/mini camps 7:30 a.m. - 6:00 p.m.: (Usually one week at beginning of summer and one or two weeks at the end of summer) Refer to regular camp fees.

(9) Special populations (spring breaks and summer programs)
a. Full summer program ~~$133.63~~ $137.40 9:00 a.m. - 3:00 p.m. per week plus $___ for field trips
b. Partial program/sessions ~~$138.96~~ $142.88 per week plus $___ for field trips
a. Full summer program ~~$161.64~~ $166.20 7:30 a.m. - 6:00 p.m. per week plus $___ for field trips
b. Partial program/sessions ~~$173.75~~ $178.65 per week plus $___ for field trips

The hours for the programs may be adjusted by the Director of Parks and Recreation.
*Field trip rates shall be charged at the actual cost of the field trip.

***

(O) **Kiwanis Community Center**

1. Meeting Room	
a. per hour Non-Profit	$58.80
b. per hour	$117.92
2. Basketball/Pickle Court	
a. per hour Non-Profit	$56.39
b. per hour	$91.42

SECTION 6. Development Services/Engineering administrative and user fees shall be established as follows:

***

(7)	Permit for installation and connection of sewers:		
	a. Residential	~~$48.92~~	$1,482.00
	b. Commercial	~~$79.84~~	$2,365.00
	c. Industrial	~~$162.30~~	$2,365.00
(8)	Improvements within public rights-of-way:		
	a. ~~Per lane cut for pavement excavation~~ Construction in the Right-of-Way		4%
	~~b. Per each 100 linear feet of off-pavement excavation~~		~~$97.89~~
	~~c.~~ b. Driveway permit	~~$162.30~~	$297.00
	~~d.~~ c. Lost plans-Driveways only	~~$97.89~~	$156.00
	~~e.~~ d. All other improvements not specified above	~~$101.75~~	$1,610.00
(9)	Excavation in right-of-way (other than driveway approach or apron), cash bond of:	~~$3,115.15~~	$3,500.00
(10)	Publicly dedicated easements:		

	a. Dedication	~~$514.02~~	$1,087.00
	b. Vacation	~~$514.02~~	$1,087.00
(11)	Engineering fee for on-site water and sewer connections:		
	~~Two~~ Percent of construction costs ~~(minimum of $392.25).~~		2%
	Minimum Fee	~~$486.95~~	$533.00
(12)	Change of contractor	~~$48.92~~	$68.00
	***		
(17)	MS4/NPDES, per inspection (not to exceed $250.00)	~~$69.53~~	$144.00
	***		
(19)	Reinspection fee	~~$149.42~~	$156.00
	***		
(21)	Miscellaneous Review		$181.00
(22)	Miscellaneous Inspection		$156.00

SECTION 7. Section 9, "Center for the Arts Fees," of Resolution 2020-018 shall be established as follows:

(A) **The Center's Room Rental Rates:**

1. Banquet Room		
a. Room A or Room B (per hour, per room)		
(Mon.-Thurs.) Max Capacity per room - 60		$148.00
b. Both Room A & B combined, (per hour)		
Minimum two (2) hours (Mon.-Thurs.)		
Max Capacity Combined rooms 120 people		$253.00
c. Room A or Room B (per hour, per room)		
(Fri.-Sun.) Max Capacity per room - 60		$165.00
d. Both Room A and B combined, (per hour)		
Minimum two (2) hours (Fri.-Sun.)		
Max Capacity Combined rooms 120 people		$285.00
e. All Day Rental (Dance Competitions/Conventions only)		$1,200.00
2. Main Building - ~~Upper~~ Level 3 Lounge/Meeting Room (per hour)		
(2) hour minimum - Max Capacity 80 people	~~$190.00~~	
Mon. - Fri.		$190.00
Fri. - Sun.		$210.00
3. Dance/Multipurpose Room, (per hour) - Max Capacity 50 people	~~$126.00~~	
Mon. - Fri.		$140.00
Fri. - Sun.		$210.00
All Day Rental (Dance Competitions/Conventions only)		$750.00

4. Main Theater Lobby (per ~~day~~12 hours) - ~~2~~400+ people		~~$2,227.00~~
Mon. - Wed.		$2,227.00
Hourly Rate additional hours		$200.00
Thurs. - Sun.		$2,500.00
Hourly Rate additional hours		$230.00
5. Courtyard – Uncovered Space Weather Permitting (per ~~day~~ 8 hours)		~~$1,590.00~~
Availability Limited based on other scheduled events		
~~2~~400+ people		
Mon. - Wed.		$1,600.00
Hourly Rate additional hours		$175.00
Thurs. - Sun.		$1,800.00
Hourly Rate additional hours		$200.00
6. Banquet Space - Max Capacity 350		
Per hour Mon. - Thurs. (Min. two (2) hours)		$350.00
Per day Mon. - Thurs. (based on eight (8) hour event rental)		$2,500.00
Per hour Fri. - Sun. (Min. two (2) hours)		$500.00
Per day Fri. - Sun. (Based on eight (8) hour event rental)		$3,500.00
~~6.~~ 7. Banquet Amenities including Food & Beverage Services		
Available upon request		Contact Office
~~7.~~ 8. Security Deposit - Percentage of total room rental		50%

(B) **Theater Rental Fees and Charges:**

1. Theater Rental - per day (For Profit Organizations)		
12 hours Mon. - Thurs.	~~$2,227.00~~	$2,800.00
Additional hourly rate exceeding 12 hours		$275.00
2. Theater Rental - per day (For Profit Organizations)		
12 hours Mon. - Sun.		$3,200.00
Additional hourly rate exceeding 12 hours Fri. - Sun.		$325.00
~~2.~~ 3. Theater Rental - per day (Non-Profits)	~~$1,484.00~~	$1,865.00
Additional hourly rate exceeding 12 hours Mon. – Thurs.		$183.00
4. Theater Rental - per day (Non-Profits)		$2,131.00
Additional hourly rate exceeding 12 hours Fri. - Sun.		$215.00
~~3.~~ 5. Theater Rental Requires Mandatory Personnel (per performance/event)		
a. Mandatory: Front of House Support (per performance/event)	~~$371.00~~	$600.00
* Front of house includes 2 house managers, ticket scanners, plus ushers		

***

e. Mandatory: Stagehands (per hour, per person) (4 hour minimum)	~~$22.00~~	$25.00
Calculated gross total payroll		29%

~~4.~~ 6. Additional Equipment and Rental Fees		
~~a. Portable Dance Floor (per event, per day)~~		~~$500.00~~
~~b.~~ a. Marley Dance Floor (per event, per day)	~~$375.00~~	$400.00
~~c. Outdoor Tent Rental (per event, per day)~~		~~$350.00~~
~~d.~~ b. Stage Risers (per event, per day)		$400.00
~~e.~~ c. Linen Service Fee (per table/chair linen)		$7.00

~~f.~~ d. Audio Visual Equipment Portable (per event, per day)	~~$450.00~~	$500.00
~~g.~~ e. Audio Visual Technical Support Portable (2-hour minimum)		$35.00
~~h.~~ f. Tables (rounds, banquets, high-tops, low-tops - per table)	~~$7.00~~	$10.00
~~i.~~ g. Podium with Microphone	~~$20.00~~	$50.00
~~j.~~ h. Projection Screen		$50.00
~~k.~~ i. Projector		$100.00
~~l.~~ j. Concessions Bar Services (Top-Shelf and Non-Alcoholic packages available upon request)		Contact Office
~~5.~~ 7. Events requiring Security, Police and/or Fire watch/detail are provided based on existing City Rates		
~~6.~~ 8. Security Deposit for Theater (per date)		$1,590.00

(C) **Center for the Arts: Box Office Fees:**

1. Cultural Arts Center Ticket Surcharge (per ticket) Paid by Ticket Holder	$6.00
~~2. Ticket Handling Fee (Per Ticket) Paid by Renter~~	~~$0.25~~
~~3. Credit Card Processing Fee (% of gross ticket price) Paid by Renter~~	~~Up to 5%~~
~~4. Box Office Fee (per event) Paid by Renter~~	~~$500.00~~
~~5. Group Ticket Discount (% of gross ticket cost, exclusive of other fees, group ticket purchases 10 or more)~~	~~10%~~

(D) **Center for the Arts: Discounts**

1. Group Ticket Discounts (% of gross ticket cost, exclusive of other fees) group ticket purchases 10 or more	10%
2. Broward County Public Schools in Coral Springs and Charter Schools in Coral Springs	40%
3. City Employee Ticket Discounts (must provide valid employee ID, only available for selected events and select seats. Not valid on previously purchased tickets)	20%
4. Non-Profit/CS Resident/CS Business Room Rental Discount	25%

SECTION 8. Effective Date. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

_____
SCOTT BROOK, Mayor

_____
GEORGIA ELLIOTT, CMC, City Clerk

Unanimous ___
Motion/2nd

			Yes	No
___	____	Mayor Brook	___	___
___	____	Commissioner Cerra	___	___
___	____	Commissioner McHugh	___	___
___	____	Commissioner Simmons	___	___

CORAL SPRINGS

EVERYTHING UNDER THE SUN

FY2027 User Fee Updates

Building • Development Services • Engineering • Fire • Parks • ACE

CORAL SPRINGS

User Fees Update

What is recommended for adjustment, what comes next

1. **Bring fees current within User Fee Policy (As per Financial Policy)**
   Utilizing cost-recovery study reports, and User Fee Financial Policy as a guide.

2. **Simplify and clarify**
   Fee names, obsolete lines, and new services are being cleaned up for clarity.

3. **Recover costs where appropriate**
   Services with a direct applicant or user benefit can recover more of their service cost without shifting that cost to all taxpayers.

4. **Protect access**
   Full cost recovery is not automatic. The recommendation keeps City support where fees could create barriers or where the benefit is shared.

5. **Maintain service quality**
   Fees help sustain review, inspection, emergency response, field use, facility support, and customer service capacity.

Cost Recovery Approach

Community-wide general public benefit	Shared benefit	Direct user benefit
Primarily Property Tax Funded Or through broad revenues	**Mix of fee revenue and City support**	**Primarily user-fee funded to recover cost where practical**
Examples: police response, park maintenance	*Examples: recreation programs, emergency response, community events*	*Examples: building permits, development review, zoning approvals, right-of-way permits*

Financial Policy Section: 4.3 User Fees

4.3.1 General Fund

Where services provide a general public benefit, the City may finance those services through property taxes.

For services that benefit specific users the City may establish and collect fees to recover the costs of those services.

For services that provide both specific benefits and a general public benefit, it may be appropriate to subsidize from property tax revenues.

Costs of Services are defined as full-cost; direct, indirect, and overhead.

Factors in setting of fees shall include but not be limited to: market and competitive pricing, effect on demand for services, and impact on users, which may result in recovering something less than full cost.

Community Impact of Cost Recovery Approach

Safe neighborhoods and buildings

Inspections help protect homes, businesses, and neighborhoods.

Fire inspections and EMS readiness protect residents, employees, and visitors.

Reliable Service

Supports timely reviews and reliable customer service.

Parks & Facilities

Well-maintained parks and facilities

- Supports parks, pools, athletic fields, and recreation spaces

Fairness to Taxpayers

User fees help ensure that specialized services used by specific individuals or businesses are not funded entirely by all taxpayers.

Keeps broader tax support focused on services that benefit the entire community.

Community Access

The City continues to subsidize services where broader public benefit or affordability is important.

User Fee Study History

Building Department	• Last Study completed 2019; 2022 due to legislature, 2026 due to legislature
Community Development	• Last study completed over 10 years ago
Engineering	• Last study completed over 10 years ago
Parks & Rec	• Last study completed over 10 years ago; 2026 updating language; add Sports Policy
Fire & EMS	• Last study completed 2017; 2026 to reflect current CBA and market costs
Center for the Arts	• Last update 2024 (took over operations); 2026 to update cost recovery of operations

Building, Development Services, Engineering Department Study

What the Study Evaluated

- **Building** Permit Processing, Plan Reviews & Inspections
- **Development Services** (Including Code Compliance)
- **Engineering** Division (ROW/Driveways)

Study Goals

- Align fees with actual service costs to reduce subsidies as per financial user fee policy
- Ensure full compliance with HB 803
- Preserve community support subsidies (non-profit)

Key Findings

- Many fees have not kept pace with true service delivery costs
- Study identified significant annual under recovery
- Regulatory requirement to Sq.Ft. based fees

Study Methodology

- Inspector / review staff time
- Salaries & benefits

Personnel Costs



- Department & divisional overhead
- Fleet maintenance & fuel

Operating Costs



- Clerical and frontline support staff
- Program management functions

Administrative Support



- Facilities, technology, debt service, shared operations (HR, Legal)

Citywide overhead



The study evaluated the full cost of providing services

Building User Fee Study Summary of Results

SUMMARY OF RESULTS

When comparing FY2024-25 fee-related revenue with the calculated total annual cost, the City is under-recovering its costs by approximately $1.89 million, or recovering 65% of its total annual cost. The following table shows revenue collected, total annual cost, the difference, and the resulting cost-recovery percentage by major service area/discipline.

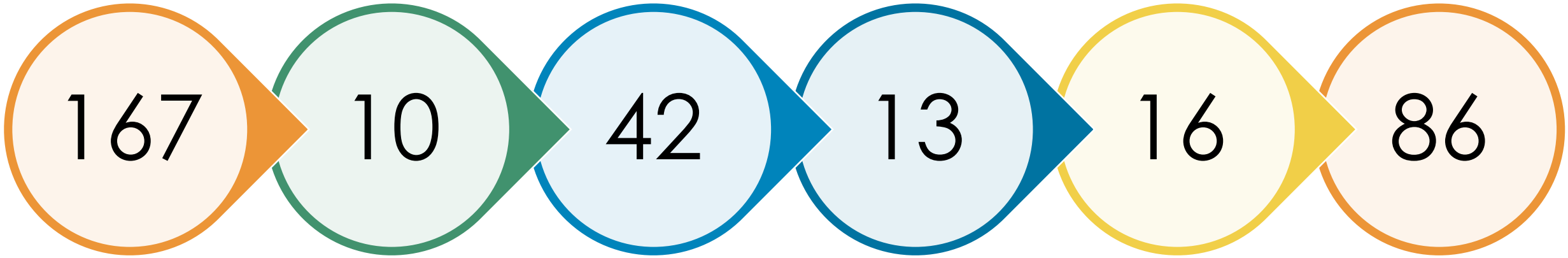
TABLE 2: ANNUAL COST RECOVERY ANALYSIS

Service Area	Total Revenue	Total Annual Cost	Difference	Cost Recovery %
Building Services	$2,814,926	$4,466,997	($1,652,071)	63%
Development Services	$596,895	$691,803	($94,907)	86%
Engineering	$69,568	$204,586	($135,018)	34%
Total	**$3,481,389**	**$5,363,386**	**($1,881,996)**	**65%**

Key Changes Under HB 803

- **Fee Structure Reform**
  - HB 803 replaces percentage-of-job-cost fees with flat rates or per-square-foot fees for greater transparency and fairness.
- **Fee Reductions with Private Providers**
  - Permits fees are reduced by 50% for full-scope and 25% for partial use of licensed private providers in plan review or inspection.
- **Exemptions and Timelines**
  - Single-family residential work under $7,500 is exempt from permits except specific trades, with strict 10-day decision timelines.

User Fee Update: Building Department



Recommendations comply with CS/CS/HB 803: Building Permits and Inspections

44 Fees Affected by CS/CS/HB 803

*Number of new services does not include the 44 that were existing but changed to sq.ft vs. percent of job cost

Development Services User Fee Study Summary Results

SUMMARY OF RESULTS

When comparing FY2024-25 fee-related revenue with the calculated total annual cost, the City is under-recovering its costs by approximately $1.89 million, or recovering 65% of its total annual cost. The following table shows revenue collected, total annual cost, the difference, and the resulting cost-recovery percentage by major service area/discipline.

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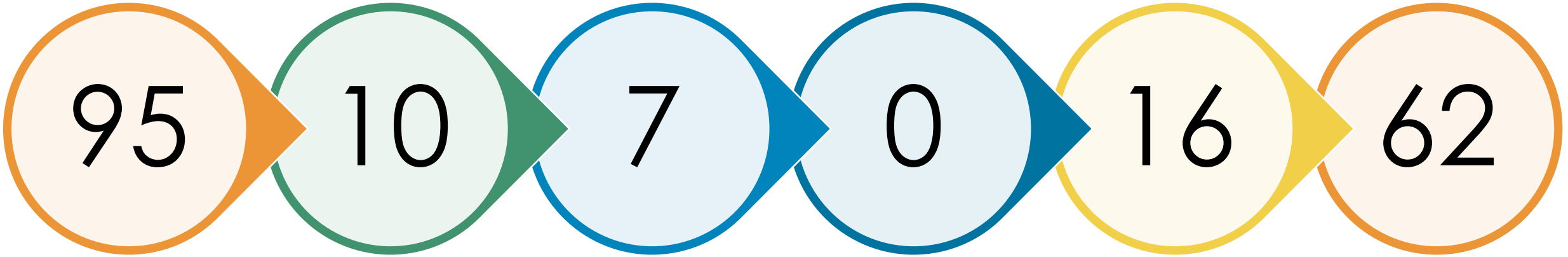
Development Services	$596,895	$691,803	($94,907)	86%
Engineering	$69,568	$204,586	($135,018)	34%
Total	**$3,481,389**	**$5,363,386**	**($1,881,996)**	**65%**

User Fee Update: Community Development/Zoning Department



- Fees Reviewed
- Reduced from current fee amount
- City Proposes less than full cost recovery
- Unchanged due to State Law
- New services
- As per study

Engineering Division User Fee Study Summary Results

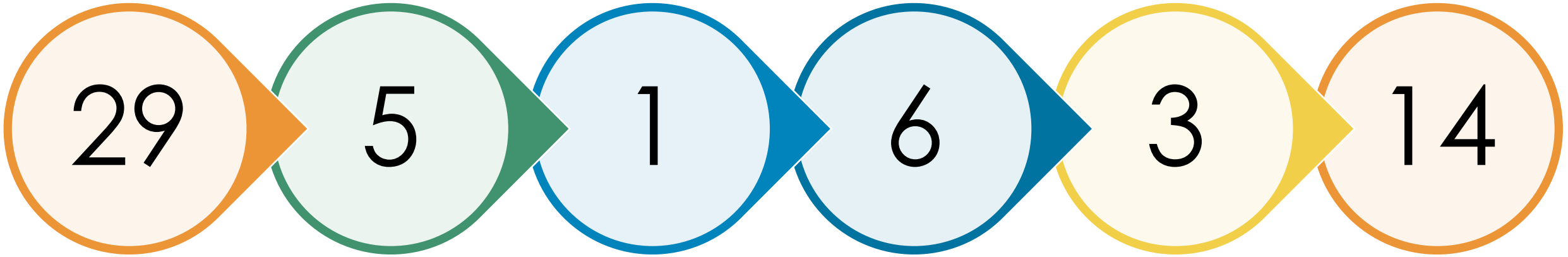
SUMMARY OF RESULTS

When comparing FY2024-25 fee-related revenue with the calculated total annual cost, the City is under-recovering its costs by approximately $1.89 million, or recovering 65% of its total annual cost. The following table shows revenue collected, total annual cost, the difference, and the resulting cost-recovery percentage by major service area/discipline.

TABLE 2: ANNUAL COST RECOVERY ANALYSIS

Service Area	Total Revenue	Total Annual Cost	Difference	Cost Recovery %
Building Services	$2,814,926	$4,466,997	($1,652,071)	63%
Development Services	$596,895	$691,803	($94,907)	86%
Engineering	$69,568	$204,586	($135,018)	34%
Total	**$3,481,389**	**$5,363,386**	**($1,881,996)**	**65%**

User Fee Update: Engineering Department



User Fee City Proposal and Recommendation

		Matrix Study Rec.		City Proposed		
Service Area	**Total Revenue (Current Collection)**	**Original Study Rec.**	**$ Increase over current collection**	**Total City Proposed revenue**	**$ Increase over Current Collection**	**Diff**
Building Services	$2,814,926	$4,466,997	$1,652,071	$4,218,563	$1,403,637	($248,434)
Development Services	$596,895	$691,803	$94,908	$687,612	$90,716	($4,192)
Engineering	$69,568	$204,586	$135,018	$123,163	$53,595	($81,423)
Total	**$3,481,389**	**$5,363,386**	**$1,881,997**	**$5,029,338**	**$1,547,948**	**($334,049)**
% Recovery	64.91%	100.00%		93.77%		

Fire & EMS Departments Study Summary

What the Study Evaluated

- Annual Fire Inspections
- Fire Plan Reviews
- Reinspection Services
- EMS Transport (ALS/BLS)

Study Goals

- Align fees with actual service costs
- Preserve community support subsidies (non-profit)

Key Findings

- Many fees have not kept pace with true service-delivery costs
- Non-Profit remains at or below 50% cost recovery
- Fees over target recommended for reduction

Fire Fee Study Methodology

Personnel Costs

- Inspector / EMS staff time
- Benefits
- Pensions



Operating Costs

- Vehicles
- Fuel
- Software
- Supplies



Administrative Support

- Management and department support functions



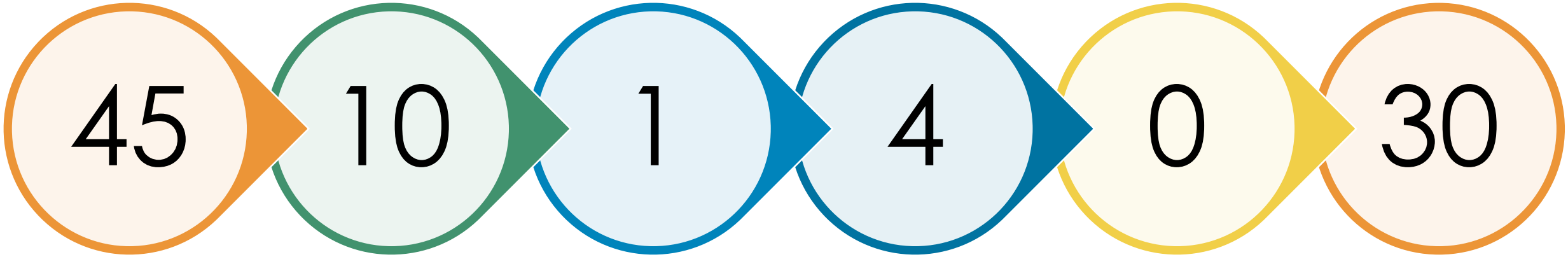
Citywide overhead

- Facilities, technology, debt service, shared operations



The study evaluated the full cost of providing services

What's Changing: Fire/EMS



- Fees Reviewed
- Reduced from current fee amount
- City proposing less than study recommendation
- Fees unchanged due to State Law and/or CBA
- New services
- As per Study

User Fee Update: Fire Department / EMS Summary Results

Fee Category	Key Recommended Action	Impact
Fire Inspections (Increases)	Increase to 90% cost recovery	**+$211,806**
Fire Inspections (Reductions)	Reduce to 110% cost recovery	**($14,369)**
BLS Transport Fee	New Rate: **$715.23** (city recommends reduced rate from study proposed $804.71 rate)	**+$196,000**
ALS1 Transport Fee	**New Rate: $804.71 (Market Alignment)**	**+$602,131**

Parks & Recreation Summary

Consolidation & Cleanup

- Removing redundant and inactive fees to simplify the fee schedule and improve administrative transparency.

Standardized Terminology

- Updating descriptions to ensure uniform terminology across all City parks and athletic centers.

Community Access Preservation

- Adjust fees by CPI (2.82%)
- Recommended reductions to 4 fees

New Services

- Photography / Filming Permits
- Swim Coral Springs
- New Kiwanis Community Center
- Cypress Hall Conference Room
- Add Sports Policy

Center for the Arts Summary

Market Based Rental realignment

- Realigning rental rates to ensure the Center remains a competitive choice for South Florida show producers while avoiding taxpayer subsidies.

Labor & Cost Recovery

- Ensure labor costs related to CFTA rentals are billed directly to the user/renter.
- Differentiate prime vs. non-prime rental days.

Partnerships

- Introducing discounts for local school rentals.

Partnerships & Community Support

🏫 Local Schools

40% Rental Discount

Supports school performances, arts programming, and student events.

Recommended discounted facility rental structure for school performances, programs, and student events.

❤️ Nonprofits

Reduced Cost Recovery

Supports organizations serving Coral Springs residents and community events.

Examples include:

- Parks & Recreation field and facility rentals
- Fire inspection classifications
- Community event use
- Select Center for the Arts rentals

🏊 Community Programs

Access & Affordability Focused

Supports youth athletics, swim programs, and community recreation access.

Examples include:

- Recreation programming
- Youth athletics
- Swim instruction partnerships
- School Board aquatic usage

Questions?

THANK YOU

CORAL SPRINGS

Summary Sheet

Agenda Item: 26.

Meeting Date: June 17, 2026

Subject:

Special Obligation Refunding Bonds, Series 2026 (Kim Moskowitz)

Requested Action:

Request to approve and adopt Resolution 2026-015 authorizing and providing for the issuance of Special Obligation Refunding Bonds, Series 2026.

Funding Source: Not Applicable.
Strategic Goal: Not Applicable.
(REQUEST TO APPROVE, ADOPT)

Funding Source: Not Applicable

Placement: Policy Formation and Direction

Attachments: Summary Sheet
Resolution 2026-015

Background / Description:

The City of Coral Springs previously issued its Special Obligation Bonds, Series 2016A (Municipal Complex Project) in the initial aggregate principal amount of $18,460,000 (the “Series 2016A Bonds”). In order to achieve debt service savings, the City now desires to refund on a current basis all of the Series 2016A Bonds outstanding in the aggregate principal amount of $18,460,000 (the “Refunded Bonds”). For this refunding, the City has determined to issue Special Obligation Refunding Bonds, Series 2026, in an aggregate principal amount not exceeding $19,500,000 (the “Series 2026 Bonds”).

The Series 2026 Bonds are currently expected to result in an issuance of approximately $17,100,000, but due to the bidding parameters allowed by the competitive sale, the actual principal amount may be in excess of $19 million. Following the competitive sale, the City will award the Series 2026 Bonds to the lowest bidder that results in the greatest debt service savings. The parameters set forth in the Resolution have been drafted to ensure the Series 2026 Bonds will result in net present value savings at or above the minimum 3.0% amount detailed in the City’s Financial Policies. If debt service savings above the 3.0% threshold are not achieved the Series 2026 Bonds will not be issued.

The Financial Services Department staff recommends approving and adopting Resolution 2026-015, which authorizes and provides for the issuance of Special Obligation Refunding Bonds, Series 2026.

Presenting: Kim Moskowitz

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT:	Special Obligation Refunding Bonds, Series 2026 (Kim Moskowitz)
PLACEMENT:	Policy
REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES)	Request to approve and adopt Resolution 2026-015 authorizing and providing for the issuance of Special Obligation Refunding Bonds, Series 2026. (REQUEST TO APPROVE, ADOPT)
ATTACHMENTS:	#1 – Resolution (including Exhibits A through F that are in substantially final form)

BACKGROUND / DESCRIPTION:

The City of Coral Springs previously issued its Special Obligation Bonds, Series 2016A (Municipal Complex Project) in the initial aggregate principal amount of $18,460,000 (the "Series 2016A Bonds"). In order to achieve debt service savings, the City now desires to refund on a current basis all of the Series 2016A Bonds outstanding in the aggregate principal amount of $18,460,000 (the "Refunded Bonds"). For this refunding, the City has determined to issue Special Obligation Refunding Bonds, Series 2026, in an aggregate principal amount not exceeding $19,500,000 (the "Series 2026 Bonds").

The Series 2026 Bonds are currently expected to result in an issuance of approximately $17,100,000, but due to the bidding parameters allowed by the competitive sale, the actual principal amount may be in excess of $19 million. Following the competitive sale, the City will award the Series 2026 Bonds to the lowest bidder that results in the greatest debt service savings. The parameters set forth in the Resolution have been drafted to ensure the Series 2026 Bonds will result in net present value savings at or above the minimum 3.0% amount detailed in the City's Financial Policies. If debt service savings above the 3.0% threshold are not achieved the Series 2026 Bonds will not be issued.

The Financial Services Department staff recommend approving and adopting Resolution 2026-015, which authorizes and provides for the issuance of Special Obligation Refunding Bonds, Series 2026.

RESOLUTION 2026-015

A RESOLUTION OF THE CITY OF CORAL SPRINGS, FLORIDA, PROVIDING FOR THE ISSUANCE OF THE CITY'S SPECIAL OBLIGATION REFUNDING BONDS, SERIES 2026, IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING $19,500,000 FOR THE PURPOSE OF REFUNDING ON A CURRENT BASIS THE CITY'S OUTSTANDING SPECIAL OBLIGATION BONDS, SERIES 2016A (MUNICIPAL COMPLEX PROJECT) AS DESCRIBED HEREIN; PROVIDING THAT SUCH SERIES 2026 BONDS SHALL NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION, OR A PLEDGE OF THE CITY'S FULL FAITH AND CREDIT, BUT SHALL BE PAYABLE AS TO PRINCIPAL AND INTEREST SOLELY FROM THE PLEDGED FUNDS; PROVIDING FOR THE CREATION OF CERTAIN FUNDS AND ACCOUNTS; FIXING THE FORM AND DENOMINATIONS OF SAID SERIES 2026 BONDS AND PROVIDING FOR THE FIXING OF THE PRINCIPAL AMOUNTS, DATES, RATES OF INTEREST AND MATURITY DATES OF SAID SERIES 2026 BONDS BY THE CITY MANAGER WITHIN THE PARAMETERS SET FORTH HEREIN; AUTHORIZING THE EXECUTION AND DIRECTING THE AUTHENTICATION AND DELIVERY OF SAID SERIES 2026 BONDS; AUTHORIZING THE PUBLIC SALE BY COMPETITIVE BID OF SUCH SERIES 2026 BONDS; APPROVING THE FORM OF OFFICIAL NOTICE OF BOND SALE; AUTHORIZING THE CITY MANAGER TO AWARD THE SERIES 2026 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; DESIGNATING A PAYING AGENT AND A BOND REGISTRAR FOR THE SERIES 2026 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT AND BOND REGISTRAR AGREEMENT; APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING EXECUTION AND USE OF A FINAL OFFICIAL STATEMENT RELATING TO THE SERIES 2026 BONDS; PROVIDING FOR A BOOK-ENTRY ONLY SYSTEM WITH RESPECT TO THE SERIES 2026 BONDS; COVENANTING TO PROVIDE CONTINUING DISCLOSURE IN CONNECTION WITH THE SERIES 2026 BONDS IN ACCORDANCE WITH SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12 AND AUTHORIZING THE EXECUTION AND DELIVERY OF A DISCLOSURE DISSEMINATION AGENT AGREEMENT WITH DIGITAL ASSURANCE CERTIFICATION LLC, AS THE INITIAL DISSEMINATION AGENT; AUTHORIZING THE CURRENT REFUNDING OF THE BONDS TO BE REFUNDED, THE GIVING OF NOTICES OF REDEMPTION AND DEFEASANCE THEREOF, AS NECESSARY, AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT AND THE APPOINTMENT OF AN ESCROW AGENT THEREUNDER; AUTHORIZING CITY OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 BONDS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Coral Springs, Florida (the "City") has previously issued its Special Obligation Bonds, Series 2016A (Municipal Complex Project) in the initial aggregate principal amount of $18,460,000 (the "Series 2016A Bonds"), to finance a portion of the cost of acquisition, construction, improvement and equipping of a municipal complex consisting of a city hall structure, a parking garage and related site and infrastructure improvements; and

WHEREAS, in order to achieve debt service savings, the City Commission of the City (the "City Commission") now desires to refund on a current basis all of the Series 2016A Bonds, outstanding in the aggregate principal amount of $18,460,000 (the "Refunded Bonds"), and in order to effect such refunding the City Commission has determined to issue its Special Obligation Refunding Bonds, Series 2026, in an aggregate principal amount not exceeding $19,500,000 (the "Series 2026 Bonds"), in order to refund on a current basis the Refunded Bonds and pay the cost of issuance of the Series 2026 Bonds; and

WHEREAS, the City Commission desires to (i) provide for the payment and security of the Series 2026 Bonds, (ii) provide for the fixing of the terms, provisions and other matters relating to the Series 2026 Bonds within the parameters set forth herein, (iii) provide for the public sale by competitive bid of the Series 2026 Bonds and the form of the Official Notice of Bond Sale (as defined herein), (iv) authorize the use and distribution of a Preliminary Official Statement relating to the Series 2026 Bonds and the execution and delivery of an Official Statement (as defined herein), (v) provide for the current refunding and defeasance of the Refunded Bonds as provided herein, (vi) provide for the execution and delivery of an Escrow Deposit Agreement, a Paying Agent and Bond Registrar Agreement and a Disclosure Dissemination Agent Agreement (as defined herein) and (vii) the taking of such other actions as may be required or desirable in connection with the issuance and delivery of the Series 2026 Bonds and the current refunding and defeasance of the Refunded Bonds;

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

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ARTICLE I

DEFINITIONS

Section 101. Incorporation of Recitals. The City Commission hereby finds and determines and does hereby incorporate as part of this Resolution the matters set forth in the foregoing recitals.

Section 102. Meaning of Words and Terms. In addition to words and terms elsewhere defined in this Resolution, the following words and terms as used in this Resolution shall have the following meanings, unless some other meaning is plainly intended:

"Act" means Article VIII, Section 2 of the Florida Constitution, Chapter 166, Parts I and II, Florida Statutes, as amended, the Charter of the City and other applicable provisions of law.

"Annual Budget" means the budget or budgets, as amended and supplemented from to time to time, prepared by the City for each Fiscal Year in accordance with the laws of the State of Florida.

"Available Non-Ad Valorem Revenues" means Non-Ad Valorem Revenues less Net Essential Services and Senior Secured Debt Service.

"Balloon Debt" means any debt obligation twenty-five percent (25%) or more of the principal amount of which is stated to mature or is otherwise payable in a single Fiscal Year.

"Bond Counsel" means counsel selected by the City, which counsel is nationally recognized on the subject of and qualified to render approving legal opinions on the issuance of municipal bonds. Greenberg Traurig, P.A., shall serve as Bond Counsel for the Series 2026 Bonds.

"Bond Registrar" means, a bank or trust company, either within or outside the State of Florida, designated as such by the City Commission, which shall perform such functions as Bond Registrar; provided, however, the City may designate itself, acting by and through the Finance Director, to serve as Bond Registrar. If the City has designated itself, acting by and through the Finance Director, to serve as Bond Registrar, any reference in this Resolution to the "principal corporate trust office" or "principal office" of the Bond Registrar shall mean the office of the Finance Director, located in the City of Coral Springs, Florida.

"Bond Resolution" or "Resolution" means this resolution, adopted pursuant to the Act, providing for the issuance of the Series 2026 Bonds by the City.

"Book-Entry Bonds" and "Bonds in Book-Entry Form" means bonds which are subject to a Book-Entry System.

"Book-Entry System" or "Book-Entry-Only-System" means a system under which either (a) bond certificates are not issued and the ownership of bonds is reflected solely by the Register, or (b) physical certificates in fully registered form are issued to a securities depository or to its nominee as Registered Owner, with the certificated bonds held by and "immobilized" in the custody of such securities depository, and under which records maintained by Persons, other than

the Bond Registrar, constitute the written record that identifies the ownership and transfer of the beneficial interests in those Book-Entry Bonds.

"Business Day" means any day, other than a Saturday or Sunday, on which commercial banks are open for business in the State and in New York, New York and on which the New York Stock Exchange is open.

"Capital Leases" means leases which are capitalized for accounting purposes as provided in the City's financial statements in accordance with generally accepted accounting principles.

"City" means the City of Coral Springs, Florida.

"City Attorney" means the City Attorney of the City or any Deputy City Attorney or Assistant City Attorney designated by the City Attorney to act on the City Attorney's behalf or any person succeeding to the principal functions of the office.

"City Clerk" means the City Clerk of the City or any Assistant City Clerk designated by the City Clerk to act on the City Clerk's behalf or any person succeeding to the principal functions of the office.

"City Commission" means the City Commission of the City.

"City Manager" means the City Manager of the City, or any Deputy City Manager or Assistant City Manager designated by the City Manager to act on the City Manager's behalf, or the officer or officers succeeding to the principal functions of that office.

"Code" means the Internal Revenue Code of 1986, as amended from time to time. Each reference to a section of the Code herein shall be deemed to include the United States Treasury Regulations proposed or in effect thereunder and applicable to tax-exempt bonds or the use of proceeds thereof, and also includes all amendments and successor provisions unless the context clearly requires otherwise.

"Covenant Obligations" means, obligations evidencing indebtedness for borrowed money, whether heretofore or hereafter issued or incurred, including, without limitation, the Prior Obligations, any Capital Leases and the Series 2026 Bonds issued hereunder, (i) the primary security for which is provided by a covenant of the City to budget and appropriate Non-Ad Valorem Revenues of the City for the payment of debt service on such obligations, or (ii) primarily secured or payable from another source of funds, but with respect to which the City has also covenanted to budget and appropriate Non-Ad Valorem Revenues of the City for the payment of debt service on such obligations, provided that obligations described in this clause (ii) shall be considered Covenant Obligations only to the extent the City has budgeted (by amendment or otherwise) the payment of such Non-Ad Valorem Revenues pursuant to such covenant in the current or during the immediately preceding Fiscal Year to pay debt service on such obligations.

"Debt Service Fund" means the City of Coral Springs, Florida Series 2026 Special Obligation Refunding Bonds Debt Service Fund created and so designated by Section 401 of this Resolution.

"Defeasance Obligations" means (a) Government Obligations; (b) obligations evidencing ownership interests in Government Obligations or in specified portions thereof (which may consist of specific portions of the principal of or interest in such Government Obligations); and (c) municipal obligations rated in the highest rating category of at least one Rating Agency, the payment of the principal of, interest and redemption premium, if any, on which is irrevocably secured by cash or obligations described in clause (a) or (b) of this definition and which obligations have been deposited in an escrow account which is irrevocably pledged to the payment of the principal of, interest and redemption premium, if any, on such municipal obligations, and which municipal obligations are not subject to redemption at the option of the issuer thereof or with respect to which any such optional redemption rights have been irrevocably waived.

"Depositary" means one or more banks or trust companies authorized under the laws of the United States of America or the State to engage in the banking business within the State, that are qualified public depositaries under the laws of the State and that shall have been designated by the City as a depositary of money pursuant to or for purposes of this Resolution.

"Details Certificate of the City Manager" means the certificate described in Section 208(b) of this Resolution establishing the details of the Series 2026 Bonds.

"Disclosure Counsel" means counsel selected by the City, which counsel is qualified to render legal opinions with respect to federal securities laws applicable to municipal bonds. Greenberg Traurig, P.A., shall serve as Disclosure Counsel for the Series 2026 Bonds.

"Disclosure Dissemination Agent Agreement" means the agreement entered into between the City and the Dissemination Agent, in substantially the form attached to this Resolution as Exhibit "F," to assist the City in complying with its continuing disclosure obligations under the Rule.

"Dissemination Agent" means Digital Assurance Certification LLC, or such other entity, if any, designated by the City to serve as its disclosure dissemination agent under the Disclosure Dissemination Agent Agreement for purposes of the Rule.

"Escrow Agent" means the entity selected to serve as escrow agent under the Escrow Deposit Agreement, which shall be appointed to serve in such capacity by the City Manager in the Details Certificate of the City Manager.

"Escrow Deposit Agreement" means the agreement entered into between the City and the Escrow Agent, in substantially the form attached to this Resolution as Exhibit "E", to accomplish the defeasance and redemption of the Refunded Bonds.

"Expense Fund" means the Expense Fund created and so designated by Section 401 of this Resolution.

"Fiduciary" means the Paying Agent, the Bond Registrar and any Depositary or any or all of them, as may be appropriate; when the City itself serves as Bond Registrar and/or Paying Agent, "Fiduciary" shall mean the City and the Person or Persons acting on behalf of the City.

"Finance Director" means the Director of Financial Services of the City or any person designated to act on the Finance Director's behalf, or the officer or officers succeeding to his/her principal functions.

"Fiscal Year" means the twelve consecutive calendar months constituting the fiscal year of the City. Unless otherwise provided by applicable law, the City's Fiscal Year shall commence on October 1 of a calendar year and end on September 30 of the next succeeding calendar year.

"Fitch" means Fitch Ratings, its successors and assigns, and if such entity no longer performs the functions of a securities rating agency, "Fitch" shall refer to any other nationally recognized securities rating agency designated by the City.

"Funds and Accounts" means those funds and accounts created pursuant to Article IV of this Resolution.

"Government Obligations" means direct obligations of the United States of America, or obligations the full and timely payment of the principal of and interest on which are unconditionally guaranteed by, the United States of America (including bonds, notes and other obligations).

"Holder," "Owner," "Registered Owner" or "Bondholder" means a person in whose name a Series 2026 Bond (or one or more Predecessor Bonds) is registered in the registration books provided for in Section 206 of this Resolution.

"Interest Account" means the Interest Account created within the Debt Service Fund and so designated by Section 401 of this Resolution.

"Interest Payment Date" means the dates set forth in Section 208(b) hereof on which interest is stated to be due on the Series 2026 Bonds.

"Investment Earnings" means the interest, dividends and capital gains received from the investment, purchase and sale of Investment Obligations held in the various Funds and Accounts established pursuant to this Resolution, except for the Rebate Fund.

"Investment Obligations" means:

(a) Government Obligations; and

(b) any other bonds, notes, obligations, deposit certificates, investment agreements, or other investments which are lawful investments for municipalities under the laws of the State, to the extent not inconsistent with the investment policy adopted by the City, as amended from time to time.

"Maximum Annual Debt Service Requirement" means, at any time, with respect to the Series 2026 Bonds, the Prior Obligations and any other Covenant Obligations, the greatest Principal and Interest Requirements due or coming due in the then current or any subsequent Fiscal Year.

"Mayor" means the Mayor or Vice Mayor of the City or in his or her absence or inability to act such member of the City Commission designated by the Mayor to act in the Mayor's behalf or any person succeeding to the principal function of the office of Mayor.

"Moody's" means Moody's Investors Service Inc., its successors and assigns, and if such entity no longer performs the functions of a securities rating agency, "Moody's" shall refer to any other nationally recognized securities rating agency designated by the City.

"Municipal Advisor" means, with respect to the Series 2026 Bonds, PFM Financial Advisors LLC, in its capacity as municipal advisor to the City.

"Net Essential Services" means the City's expenditures for "General Government" and "Public Safety" paid from the City's General Fund, less the amount of ad valorem taxes (denoted as "Taxes – Ad Valorem") received by the City for operating (as opposed to voted debt service) purposes for the same period, all as reflected in the audited financial statements of the City.

"Non-Ad Valorem Revenues" means (a) for purposes of the covenant set forth in Section 403 of this Resolution, all revenues of the City derived from any source whatsoever other than revenues derived from ad valorem taxes imposed on real or personal property, but only to the extent that such revenues are legally available to pay the principal of and interest on the Series 2026 Bonds, and (b) for purposes of the covenant set forth in Section 602 of this Resolution, the revenues identified in (a) above, regardless of any restriction on the use of such revenues and, for ease of calculation, may be assumed to equal the total General Fund revenues of the City less the amount of ad valorem taxes (denoted as "Taxes - Ad Valorem") as shown in the audited financial statements of the City.

"Official Notice of Bond Sale" means the notice described in Section 208(b) hereof, the form of which is set forth in Exhibit "B" hereof.

"Official Statement" means the Preliminary Official Statement prepared in connection with the offering of the Series 2026 Bonds, with such terms and provisions as modified to incorporate the final terms of sale of the Series 2026 Bonds, as provided in Section 208(e) hereof.

"Outstanding" means all Series 2026 Bonds that have been authenticated and delivered by the Bond Registrar under this Resolution except:

(a) Series 2026 Bonds paid or delivered to or acquired by the Bond Registrar for cancellation;

(b) Series 2026 Bonds deemed to be paid under the provisions of this Resolution; and

(c) Series 2026 Bonds in exchange for or in lieu of which other Series 2026 Bonds have been authenticated and delivered under this Resolution;

provided, however, that in determining whether the Holder of the requisite principal amount of Outstanding Series 2026 Bonds has given any request, demand, authorization, direction, notice, consent or waiver hereunder, Series 2026 Bonds owned by the City shall be disregarded and deemed not to be Outstanding, except that, in determining whether any Fiduciary hereunder shall

be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Series 2026 Bonds that such Fiduciary knows to be so owned shall be so disregarded.

"Paying Agent" means, as to the Series 2026 Bonds, the banks or trust companies, either within or outside the State, designated as such by the City Commission, which shall perform the functions of Paying Agent; provided, however, the City, acting by and through the Finance Director, may serve as Paying Agent.

"Person" means and includes an association, unincorporated organization, a corporation, a partnership, a joint venture, a business trust, or a government or an agency or a political subdivision thereof, or any other public or private entity, or a natural person.

"Pledged Funds" means all amounts in the Debt Service Fund, including (i) the Non-Ad Valorem Revenues actually deposited in the Accounts of the Debt Service Fund and (ii) any investment earnings on such amounts on deposit in the Accounts of the Debt Service Fund.

"Predecessor Bonds" of any particular Series 2026 Bond means every previous Series 2026 Bond evidencing all or a portion of the same debt as that evidenced by such particular Series 2026 Bond. For purposes of this definition, any Series 2026 Bond authenticated and delivered under Section 210 of this Resolution in lieu of a mutilated, destroyed, stolen or lost Series 2026 Bond shall be deemed to evidence the same debt as the mutilated, destroyed, stolen or lost Series 2026 Bond.

"Principal Account" means the Principal Account created within the Debt Service Fund and so designated by Section 401 of this Resolution.

"Principal and Interest Requirements" means the respective amounts which are required in each Fiscal Year to pay:

(i) with respect to the Series 2026 Bonds, the interest coming due and payable on Series 2026 Bonds then Outstanding during that Fiscal Year, less the amount of interest for such Fiscal Year that shall have been provided for by actual deposits of other moneys into the Interest Account and with respect to any other Covenant Obligations, the interest coming due and payable on such Covenant Obligations then Outstanding during that Fiscal Year, less the amount of interest for such Fiscal Year that shall have been provided for by actual deposits into the funds and accounts established for such Covenant Obligations, as applicable; and

(ii) the principal of Series 2026 Bonds or any other Covenant Obligations then Outstanding.

For purposes of computing (i) and (ii) above, any principal or interest due on the first day of the following Fiscal Year shall be deemed due in the preceding Fiscal Year.

In determining the amount of the Principal and Interest Requirements for any Fiscal Year:

(A) In the case of any Covenant Obligation issued as capital appreciation bonds or variable rate bonds, the assumptions as to the calculation of Principal and Interest

Requirements for any Fiscal Year shall be as provided in the document authorizing such Covenant Obligation;

(B) If all or a portion of the principal of or interest on Series 2026 Bonds or other Covenant Obligations is payable from funds irrevocably set aside or deposited for such purpose, together with projected earnings thereon, as determined by a firm of favorable national reputation for the preparation of verification reports, to the extent such earnings are projected to be from Defeasance Obligations, in the case of Series 2026 Bonds and in the case of other Covenant Obligations, from such investment securities as provided for in the document authorizing such Covenant Obligations, such principal or interest shall not be included in determining Principal and Interest Requirements;

(C) In the case of Balloon Debt, such Balloon Debt shall be assumed to amortize over a period of twenty (20) years on a substantially level debt service basis; and

(D) If all or any portion of the interest or principal due or coming due on other Covenant Obligations is paid or expected to be paid from cash subsidy payments or other similar payments made or expected to be made by the United States Treasury or other federal or state governmental entity to or on behalf of the City, the amount of interest or principal so paid or expected to be paid shall not be included in determining Principal and Interest Requirements.

"Prior Obligations" means the following obligations of the City, if and to the extent Outstanding as of any date of calculation, (i) the Capital Revenue Bonds, Series 2010 (Federally Taxable-Build America Bonds-Recovery Zone Economic Development Bonds-Direct Subsidy), currently outstanding in the aggregate principal amount of $1,514,604, (ii) the Special Obligation Bonds, Federally Taxable Series 2016B (Municipal Complex Project), currently outstanding in the aggregate principal amount of $1,905,000, (iii) the Special Obligation Bonds, Series 2017, currently outstanding in the aggregate principal amount of $5,958,000, (iv) the 2019 Master Equipment Lease Purchase Financing (Turf Lease), currently outstanding in the aggregate principal amount of $2,611,000, (v) the Special Obligation Note, Series 2019, currently outstanding in the aggregate principal amount of $2,077,000, (vi) the Special Obligation Bonds, Series 2020, currently outstanding in the aggregate principal amount of $18,835,000, and (vii) the 2024 Body Camera and Taser Lease Financing, currently outstanding in the aggregate principal amount of $2,493,551. Prior Obligations do not include the Refunded Bonds.

"Rating Agency" means, as of any date, Moody's, S&P or Fitch, to the extent that any such entity then has a published rating requested by the City on Series 2026 Bonds issued and outstanding under this Resolution.

"Rebate Amount" means the amount of any rebate or penalty in lieu of rebate which is payable under Section 148(f) of the Code.

"Rebate Fund" means the City of Coral Springs, Florida Series 2026 Special Obligation Refunding Bonds Rebate Fund created and so designated by Section 401 of this Resolution.

"Record Date" means the close of business on the fifteenth (15th) day (whether or not a Business Day) of the calendar month preceding each Interest Payment Date.

"Refunded Bonds" means the City's Special Obligation Bonds, Series 2016A, currently outstanding in the aggregate principal amount of $18,460,000, which are to be refunded on a current basis with a portion of the proceeds of the Series 2026 Bonds.

"Rule" means Rule 15c2-12, prescribed by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as in effect on the date of issuance of the Series 2026 Bonds.

"Senior Secured Debt Service" means the Maximum Annual Debt Service Requirement on indebtedness of the City secured by an express lien on or a direct pledge of any portion of Non-Ad Valorem Revenues.

"Series 2026 Bonds" or "Bonds" means the City of Coral Springs, Florida Special Obligation Refunding Bonds, Series 2026, authorized to be issued by Section 208 of this Resolution in the aggregate principal amount of not exceeding $19,500,000.

"S&P" means S&P Global Ratings, a division of Standard & Poor's Financial Services, LLC, its successors and assigns, and if such entity no longer performs the functions of a securities rating agency, "S&P" shall refer to any other nationally recognized securities rating agency designated by the City.

"State" means the State of Florida.

"Underwriter" means, the successful bidder(s), as selected by the City Manager pursuant to Section 208(b) of this Resolution.

Section 103. Interpretations. Unless the context shall otherwise indicate, the words "Bond," "owner," "holder" and "person" (whether or not such words are capitalized) shall include the plural as well as the singular number, the word "person" means any individual, corporation, partnership, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof, and the words "holder," "bondholder" and "registered owner" (whether or not such words are capitalized) when used herein with respect to Bonds issued hereunder shall mean the Holder or registered owner, as the case may be, of Series 2026 Bonds at the time issued and Outstanding hereunder.

Section 104. Resolution Constitutes Contract. In consideration of the acceptance of the Series 2026 Bonds authorized to be issued hereunder by those who shall own the same from time to time, this Resolution shall be deemed to be and shall constitute a contract between the City and such Bondholders, and the covenants and agreements herein set forth to be performed by the City shall be for the equal benefit, protection and security of the owners of any and all of the Series 2026 Bonds, all of which shall be of equal rank and without preference, priority, or distinction of any of the Series 2026 Bonds over any other thereof except as expressly provided therein and herein.

[END OF ARTICLE I]

ARTICLE II

DETAILS AND ISSUANCE OF SERIES 2026 BONDS; AUTHORIZATION OF REFUNDING OF THE REFUNDED BONDS

Section 201. Authorization of the Series 2026 Bonds and Refunding of the Refunded Bonds. The City Commission hereby specifically authorizes the issuance of the Series 2026 Bonds for the purpose of providing funds, together with any other available moneys, to (i) refund the Refunded Bonds, and (ii) pay the costs of issuance of the Series 2026 Bonds. The City Commission hereby authorizes the refunding, defeasance and redemption of the Refunded Bonds.

Section 202. Form of Series 2026 Bonds. Except as otherwise may be provided herein all definitive Series 2026 Bonds are issuable as fully registered bonds in substantially the form set forth in Exhibit "A" hereto, and in denominations as set forth herein. All Series 2026 Bonds may have endorsed thereon such legends or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or of any securities exchange on which the Series 2026 Bonds may be listed or any usage or requirement of law with respect thereto.

Section 203. Details of Series 2026 Bonds. Each Series 2026 Bond shall be dated, shall have such Interest Payment Dates, shall bear interest from such date or dates and at such rate or rates until the maturity thereof, payable on such Interest Payment Dates, and shall be stated to mature, all as provided herein.

Each Series 2026 Bond shall bear interest from the Interest Payment Date next preceding the date on which it is authenticated unless it is (i) authenticated upon any Interest Payment Date in which event it shall bear interest from such Interest Payment Date or (ii) authenticated before the first Interest Payment Date in which event it shall bear interest from such authentication date; provided, however, that if at the time of authentication of any Series 2026 Bond interest is in default, such Series 2026 Bond shall bear interest from the date to which interest has been paid.

The Series 2026 Bonds shall be executed in the name of the City by the Mayor, and countersigned and attested by the City Clerk and the corporate seal of the City or facsimile thereof shall be affixed thereto or reproduced thereon. The signatures of the Mayor and the City Clerk may be manual or facsimile signatures imprinted or reproduced thereon.

In case any officer whose signature or a facsimile of whose signature shall appear on any Series 2026 Bonds shall cease to be such officer before the delivery of such Series 2026 Bonds, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes the same as if such person had remained in office until such delivery, and also any Series 2026 Bonds may bear the facsimile signatures of, or may be signed by, such persons as at the actual time of the execution of such Series 2026 Bonds shall be the proper officers to sign such Series 2026 Bonds although at the date of such Series 2026 Bonds such persons may not have been such officers.

Both the principal of and the interest on the Series 2026 Bonds shall be payable in any coin or currency of the United States of America which is legal tender on the respective dates of payment thereof for the payment of public and private debts. Unless otherwise provided herein, the principal of all Series 2026 Bonds shall be payable at the principal corporate trust office or

designated corporate trust office of the Bond Registrar upon the presentation and surrender of such Series 2026 Bonds as the same shall become due and payable.

Interest on any Series 2026 Bond is payable on any Interest Payment Date by check or draft mailed to the person in whose name that Series 2026 Bond (or one or more Predecessor Bonds) is registered at the close of business on the Record Date for such Interest Payment Date; provided, however, that the Holder of Series 2026 Bonds in an aggregate principal amount of at least $1,000,000 shall be entitled to have interest paid by wire transfer to such Holder to the bank account number on file with the Paying Agent, upon written request to the Paying Agent received prior to the Record Date preceding any Interest Payment Date, which written request shall specify the bank (which shall be a bank within the continental United States) and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed by written notice to the Paying Agent received prior to the Record Date preceding any Interest Payment Date.

Section 204. Authentication of Series 2026 Bonds. Only such Series 2026 Bonds as shall have endorsed thereon a certificate of authentication duly executed by the Bond Registrar shall be entitled to any benefit or security under this Resolution. No Series 2026 Bond shall be valid or obligatory for any purpose unless and until such certificate of authentication on the Series 2026 Bond shall have been duly executed by the Bond Registrar and such certificate of the Bond Registrar upon any such Series 2026 Bond shall be conclusive evidence that such Series 2026 Bond has been duly authenticated and delivered under this Resolution. The Bond Registrar's certificate of authentication on any Series 2026 Bond shall be deemed to have been duly executed if signed by an authorized signatory of the Bond Registrar, but it shall not be necessary that the same signatory sign the certificate of authentication on all of the Series 2026 Bonds that may be issued hereunder at any one time.

Section 205. Exchange of Series 2026 Bonds. Series 2026 Bonds, upon surrender thereof at the principal office or designated corporate trust office of the Bond Registrar, together with an assignment duly executed by the Holder or such Holder's attorney or legal representative in such form as shall be satisfactory to the Bond Registrar, may, at the option of the Holder thereof, be exchanged for an equal aggregate principal amount of Series 2026 Bonds of the same Series and maturity, of any denomination or denominations authorized by this Resolution and bearing interest at the same rate as the registered Series 2026 Bonds surrendered for exchange.

Section 206. Registration of Transfer of Series 2026 Bonds. The Bond Registrar shall keep books for the registration, exchange and registration of transfer of Series 2026 Bonds as provided in this Resolution. The Bond Registrar shall evidence acceptance of the duties, obligations and responsibilities of Bond Registrar by execution of the certificate of authentication on the Series 2026 Bonds.

The transfer of any Series 2026 Bond may be registered only upon the books kept for the registration of transfer of Series 2026 Bonds upon surrender of such Series 2026 Bond to the Bond Registrar, together with an assignment duly executed by the Holder or such Holder's attorney or legal representative in such form as shall be satisfactory to the Bond Registrar.

Upon any such exchange or registration of transfer, the City shall execute (in the manner provided in Section 203 hereof) and the Bond Registrar shall authenticate and deliver in exchange for such Series 2026 Bond a new registered Series 2026 Bond or Series 2026 Bonds, registered in the name of the transferee, of any denomination or denominations authorized by this Resolution, in the aggregate principal amount equal to the principal amount of such Series 2026 Bond surrendered, of the same Series and maturity and bearing interest at the same rate.

In all cases in which Series 2026 Bonds shall be exchanged or the transfer of Series 2026 Bonds shall be registered hereunder, the City shall execute (in the manner provided in Section 203 hereof) and the Bond Registrar shall authenticate and deliver at the earliest practicable time Bonds in accordance with the provisions of this Resolution. All Series 2026 Bonds surrendered in any such exchange or registration of transfer shall forthwith be cancelled by the Bond Registrar. No service charge shall be made for any registration of transfer or exchange of Series 2026 Bonds, but the City and the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any registration of transfer or exchange of Series 2026 Bonds.

Section 207. Ownership of Series 2026 Bonds. The City, any Paying Agent and the Bond Registrar, and any other agent of the City, may treat the person in whose name any Series 2026 Bond is registered on the books of the City kept by the Bond Registrar pursuant to Section 206 hereof as the Holder of such Bond for the purpose of receiving payment of principal of and interest on such Bond, and for all other purposes whatsoever, whether such Bond be overdue, and, to the extent permitted by law, neither the City, any Paying Agent, the Bond Registrar nor any such agent shall be affected by any notice to the contrary.

Section 208. Award, Issuance and Details of the Series 2026 Bonds.

(a) Authorization. There shall be issued under and secured by this Resolution the Series 2026 Bonds of the City. The Series 2026 Bonds shall be issued in the aggregate principal amount not to exceed Nineteen Million Five Hundred Thousand Dollars ($19,500,000), with the exact aggregate principal amount of said Series 2026 Bonds to be determined by the City Manager as set forth in the Details Certificate of the City Manager. The Series 2026 Bonds shall be designated as "City of Coral Springs, Florida Special Obligation Refunding Bonds, Series 2026."

The Series 2026 Bonds shall be executed in the manner set forth in this Resolution and shall be deposited with the Bond Registrar for authentication but prior to or simultaneously with the authentication and delivery of the Series 2026 Bonds there shall be filed with the City Manager the following documents and opinions:

(i) a copy, certified by the City Clerk, of this Resolution;

(ii) an opinion of the City Attorney, with standard exceptions and assumptions, to the effect that (A) the City is a municipal corporation of the State of Florida and is duly organized and validly existing pursuant to the Constitution and laws of such State and its Charter; (B) the City has the right and power under the Constitution and the laws of the State of Florida to adopt the Bond Resolution, and the Bond Resolution has been duly and

lawfully adopted by the City, is in full force and effect and constitutes the legal, valid and binding obligation of the City, enforceable in accordance with its terms; (C) the Series 2026 Bonds are valid and binding obligations of the City enforceable in accordance with their terms and the terms of the Bond Resolution; (D) the City has full legal right, power and authority (i) to enter into, execute and deliver the Paying Agent and Bond Registrar Agreement, the Escrow Deposit Agreement and the Disclosure Dissemination Agent Agreement, (ii) to sell, issue and deliver the Series 2026 Bonds to the Underwriter, (iii) prepare and distribute the Preliminary Official Statement and the Official Statement and to execute the Official Statement, and (iv) to carry out and consummate the transactions contemplated by the Paying Agent and Bond Registrar Agreement, the Escrow Deposit Agreement, the Disclosure Dissemination Agent Agreement, and the Official Statement; (E) the execution and delivery of the Series 2026 Bonds, the Paying Agent and Bond Registrar Agreement, the Escrow Deposit Agreement and the Disclosure Dissemination Agent Agreement by the City, and the adoption of the Bond Resolution and compliance by the City with the provisions thereof will not: (i) conflict with or constitute on the part of the City a material breach of or a default under any agreement or instrument to which the City is a party, or (ii) violate any existing law, administrative regulation, court order, or consent decree to which the City is subject; and no event has occurred or is continuing which, with the passage of time, the giving of notice, or both, would constitute a material breach of or event of default under any such provisions of existing laws, administrative regulations, court orders, consent decrees or instruments, to which the City is subject, which would have an adverse effect on the Series 2026 Bonds; (F) after due inquiry, to the best knowledge of the City Attorney, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body, pending or, to the best knowledge of the City Attorney, after due inquiry with respect thereto, threatened against or affecting the City (i) attempting to limit, enjoin or otherwise restrict or prevent the City from functioning, or contesting or questioning the existence of the City or the titles of the present officers of the City to their offices or (ii) wherein an unfavorable decision, ruling or finding would adversely affect (1) the existence or powers of the City, (2) the transactions contemplated by the Official Statement, or (3) the validity of the Series 2026 Bonds or the Bond Resolution; (iii) seeking to restrain or enjoin the issuance or delivery of the Series 2026 Bonds or the proceedings or authority under which they are being issued; or (iv) the adverse outcome of which would impair the City's ability to perform its obligations to the holders of the Series 2026 Bonds; and (G) the information in the Preliminary Official Statement and the Official Statement (except for the risk factors, statistical, financial and demographic data and information included therein, the Appendices thereto and any data or information regarding DTC or its book-entry-only system as to which the City Attorney expresses no opinion), but

only to the extent such information relates to legal matters of the City, is to the best knowledge of the City Attorney, after due inquiry with respect thereto, correct in all material respects and does not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading;

(iii) an opinion of Bond Counsel to the effect that (A) the Bond Resolution has been duly adopted by the City Commission, and is in full force and effect and is enforceable in accordance with its terms, (B) the issuance of the Series 2026 Bonds has been duly and validly authorized, (C) the Pledged Funds have been lawfully pledged, to the extent described in the Bond Resolution, for the payment of the Series 2026 Bonds, (D) the Series 2026 Bonds constitute special obligations of the City payable in accordance with the provisions of the Bond Resolution, (E) interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes and (F) the right, title and interest of the holders of the Refunded Bonds under the resolution authorizing the Refunded Bonds (the "Refunded Bonds Resolution") has ceased, terminated and become void, and the Refunded Bonds are no longer entitled to any lien, benefit or security under the Refunded Bonds Resolution; provided, however, that such opinion may take exception for limitations imposed by or resulting from bankruptcy, insolvency, moratorium, reorganization or other laws affecting creditors' rights and judicial discretion;

(iv) executed copies of the Paying Agent and Bond Registrar Agreement, the Escrow Deposit Agreement and the Disclosure Dissemination Agent Agreement;

(v) a verification report prepared by a verification agent with a favorable national reputation for the preparation of such reports; and

(vi) any additional documents or opinions as Bond Counsel may require.

When (i) the documents mentioned above shall have been filed with the City Manager, (ii) the Series 2026 Bonds shall have been executed by the City and authenticated by the Bond Registrar as required by this Resolution, and (iii) the Underwriter has paid to the City the purchase price of the Series 2026 Bonds, then the Bond Registrar shall deliver such Series 2026 Bonds at one time to or upon the order of the Underwriter.

The proceeds of the Series 2026 Bonds shall be applied by the City in the manner provided in a certificate of the Finance Director to be delivered prior to or simultaneously with the issuance of the Series 2026 Bonds.

(b) Award, Form, Denominations, Date, Interest Rates and Maturity Dates. The Series 2026 Bonds shall be issued in fully registered form in denominations of $5,000 and any integral multiple thereof and shall be numbered consecutively from R-1 upwards for the Series 2026

Bonds. Interest on the Series 2026 Bonds shall be payable semi-annually on March 1 and September 1 of each year, commencing on September 1, 2026. The Series 2026 Bonds shall mature not later than September 1, 2034, with the final maturity of the Series 2026 Bonds to be determined by the City Manager as set forth in the Details Certificate of the City Manager. The City Manager is hereby authorized and directed to provide for the public sale of the Series 2026 Bonds by competitive bid in the manner provided in Section 218.385, Florida Statutes, at an aggregate purchase price as approved by the City Manager of not less than ninety-nine and one-half percent (99.5%) of the original principal amount of the Series 2026 Bonds (including underwriter's discount, but not including original issue discount or original issue premium) and at a true interest cost rate ("TIC"), as approved by the City Manager, but not to exceed four percent (4.00%) (the "Maximum TIC"). Without limiting the generality of the foregoing, such public sale may be conducted by an internet bidding process through BiDCOMP/Parity Competitive Bidding System or other similar website. The City Manager is hereby authorized to determine the most advantageous date and time of sale and to publish the Official Notice of Bond Sale for the Series 2026 Bonds or a summary of the Official Notice of Bond Sale, in one or more newspapers of general circulation or financial journals published within or without the State of Florida, as she shall deem appropriate, such publication to be not less than ten (10) days prior to the date of sale; and if all bids received are rejected, such Series 2026 Bonds may again be offered for sale. The Official Notice of Bond Sale for the Series 2026 Bonds shall be in substantially the form thereof attached hereto as Exhibit "B," and the Official Bid Form shall be in the form attached to the Official Notice of Bond Sale, with such deletions, changes, revisions or modifications as may be approved by the City Manager, including, without limitation, such changes as may be required to provide for public sale by competitive bids through an internet bidding process. The City Manager is further authorized to award the Series 2026 Bonds to the bidder naming the lowest TIC (but not in excess of the Maximum TIC) for the Series 2026 Bonds in the Official Bid Form and who otherwise meets and satisfies the terms and conditions of the Official Notice of Bond Sale for the Series 2026 Bonds. The execution and delivery of the Details Certificate of the City Manager shall be conclusive evidence of the City Commission's approval of the final terms and provisions of the Series 2026 Bonds.

The Series 2026 Bonds may have endorsed thereon such legends or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any usage or requirement of law with respect thereto. The execution and delivery of the Series 2026 Bonds substantially in the form mentioned above is hereby authorized, and the execution of the Series 2026 Bonds for and on behalf of the City, with a facsimile or manual signature, by the Mayor with the official seal of the City impressed or imprinted thereon and attested, with a facsimile or manual signature, by the City Clerk, and hereby authorized and shall be conclusive evidence of any such approval.

Interest on the Series 2026 Bonds shall be computed on the basis of a 360-day year of twelve 30-day months.

(c) Optional Redemption. The Series 2026 Bonds shall not be subject to redemption prior to maturity at the option of the City or otherwise.

(d) Approval of Form of Paying Agent and Bond Registrar Agreement; Designation of Paying Agent and Bond Registrar. The execution and delivery of the Paying Agent and Bond

Registrar Agreement is hereby authorized and approved. The City Commission hereby authorizes and directs the City Manager to determine the final provisions of the Paying Agent and Bond Registrar Agreement. The Mayor or the City Manager is hereby authorized to execute and the City Clerk is hereby authorized to attest to, seal and deliver the Paying Agent and Bond Registrar Agreement in substantially the form approved at this meeting and attached hereto as Exhibit "C," subject to such changes, insertions and omissions and such filling in of blanks therein as hereafter may be approved and made by the City Manager upon the advice of the City Attorney and Bond Counsel. The execution, attestation and delivery of the Paying Agent and Bond Registrar Agreement, as described herein, shall be conclusive evidence of the City Commission's approval of any such determinations, changes, insertions, omissions or filling in of blanks. Zions Bancorporation, National Association, is hereby designated to serve as Paying Agent and as Bond Registrar for the Series 2026 Bonds under this Resolution.

(e) Approval of Preliminary Official Statement and Official Statement. The form, terms and provisions of the Preliminary Official Statement in connection with the offering of the Series 2026 Bonds in substantially the form presented to this meeting and attached hereto as Exhibit "D," is hereby approved by the City Commission, and such Preliminary Official Statement with the permitted omissions allowed by the Rule, is deemed "final" for purposes of the Rule. The Finance Director is hereby authorized and directed to execute a "deemed final" certificate with respect to the Preliminary Official Statement.

The Mayor and the Finance Director are authorized and directed to execute and deliver a final Official Statement in the name and on behalf of the City, and thereupon to cause such Official Statement to be delivered to the Underwriter(s) within seven (7) Business Days after the award of the Series 2026 Bonds to the Underwriter(s), but not later than two (2) days prior to the date of delivery of the Series 2026 Bonds. The final Official Statement shall be in substantially the form of the Preliminary Official Statement, and with such terms and provisions as modified to incorporate the final terms of the sale of the Series 2026 Bonds, subject to such changes, modifications, deletions and additions as the Finance Director may deem necessary and appropriate, the execution of the final Official Statement for and on behalf of the City by the Mayor and the Finance Director being conclusive evidence of the City Commission's approval of any such changes.

(f) Approval of Form of Escrow Deposit Agreement; Designation of Escrow Agent. The execution and delivery of the Escrow Deposit Agreement is hereby authorized and approved. The City Commission hereby authorizes and directs the City Manager to determine the final provisions of the Escrow Deposit Agreement. The Mayor or the City Manager is hereby authorized to execute and the City Clerk is hereby authorized to attest to, seal and deliver the Escrow Deposit Agreement in substantially the form approved at this meeting and attached hereto as Exhibit "E," subject to such changes, insertions and omissions and such filling in of blanks therein as hereafter may be approved and made by the City Manager upon the advice of the City Attorney and Bond Counsel. The execution, attestation and delivery of the Escrow Deposit Agreement, as described herein, shall be conclusive evidence of the City Commission's approval of any such determinations, changes, insertions, omissions or filling in of blanks. Zions Bancorporation, National Association, is hereby designated to serve as Escrow Agent under the Escrow Deposit Agreement for the Series 2026 Bonds under this Resolution.

(g) Disclosure Dissemination Agent Agreement. For the benefit of the Holders and beneficial Owners from time to time of the Series 2026 Bonds, the City agrees, in accordance with the Rule, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner, as may be required for purposes of paragraph (b)(5) of the Rule. In that respect, the City Commission hereby authorizes and directs the Mayor or the City Manager to execute and the City Clerk to attest to, seal and deliver the Disclosure Dissemination Agent Agreement (the "Disclosure Dissemination Agent Agreement") in substantially the form approved at this meeting and attached hereto as Exhibit "F," subject to such changes, insertions and omissions and such filling in of blanks therein as hereafter may be approved and made by the City Manager upon the advice of the City Attorney, Bond Counsel and Disclosure Counsel. The execution, attestation and delivery of the Disclosure Dissemination Agent Agreement by the Mayor or the City Manager and the City Clerk shall be conclusive evidence of the City Commission's approval of any such determinations, changes, insertions, omissions or filling in of blanks.

The Finance Director is further authorized and directed to establish procedures in order to ensure compliance by the City with the Disclosure Dissemination Agent Agreement, including the timely provision of information and notices. Prior to making any filing in accordance with such agreement, the Finance Director may consult with, as appropriate, the City Attorney, Bond Counsel or Disclosure Counsel. The Finance Director, acting in the name and on behalf of the City, shall be entitled to rely upon any legal advice provided by the City Attorney, Bond Counsel or Disclosure Counsel in determining whether a filing should be made.

(h) Use of Proceeds of Series 2026 Bonds. The proceeds received from the sale of the Series 2026 Bonds herein authorized, together with other available moneys of the City, shall be applied for the purposes stated in Section 201 hereof, and in a manner consistent with the Estimated Sources and Uses of Funds section of the final Official Statement for the Series 2026 Bonds. The specific amounts to be deposited in the escrow deposit trust fund to be established under the Escrow Deposit Agreement and in the Expense Fund established by this Resolution shall be set forth in a certificate to be delivered by the Finance Director simultaneously with the delivery of the Series 2026 Bonds.

(i) Consultation by City Manager. Whenever in this Section 208 the City Manager is required to make a determination as to the details of the Series 2026 Bonds or with respect to the documents to be entered into by the City in connection with such Series 2026 Bonds, the City Manager shall be entitled to engage in such consultation as the City Manager deems necessary with the Finance Director, the City Attorney, the Municipal Advisor, Bond Counsel and Disclosure Counsel, as well as any other officials of the City as the City Manager deems appropriate.

Section 209. Temporary Series 2026 Bonds. Until definitive Series 2026 Bonds are ready for delivery, there may be executed, and upon request of the City, the Bond Registrar shall authenticate and deliver, in lieu of definitive Series 2026 Bonds and subject to the same limitations and conditions, typewritten, printed, engraved or lithographed temporary Series 2026 Bonds, in the form of fully registered Series 2026 Bonds, substantially of the tenor of the Series 2026 Bonds set forth in this Resolution with such appropriate omissions, insertions and variations as may be required. Until definitive Series 2026 Bonds are ready for delivery, any temporary Series 2026 Bond may be exchanged at the principal corporate trust office or designated corporate trust office

of the Bond Registrar, without charge to the Holder thereof, for an equal aggregate principal amount of temporary fully registered Bonds of authorized denominations, of like tenor, of the same maturity and bearing interest at the same rate.

If temporary Series 2026 Bonds shall be issued, the City shall cause the definitive Series 2026 Bonds to be prepared and to be executed and delivered to the Bond Registrar, and the Bond Registrar, upon presentation to it at its principal office of any temporary Series 2026 Bond, shall cancel the same and authenticate and deliver in exchange therefor at the place designated by the Holder, without charge to the Holder thereof, a definitive Series 2026 Bond or Series 2026 Bonds of an equal aggregate principal amount, of the same maturity and bearing interest at the same rate as the temporary Series 2026 Bond surrendered. Until so exchanged, the temporary Series 2026 Bonds shall in all respects be entitled to the same benefit and security of this Resolution as the definitive Series 2026 Bonds to be issued and authenticated hereunder.

Section 210. Mutilated, Destroyed, Stolen or Lost Series 2026 Bonds. In case any Series 2026 Bond secured hereby shall become mutilated or be destroyed, stolen or lost, the City shall cause to be executed, and the Bond Registrar shall authenticate and deliver, a new Series 2026 Bond of like date and tenor in exchange and substitution for such mutilated Bond or in lieu of and in substitution for such Bond destroyed, stolen or lost, and the Holder shall pay the reasonable expenses and charges of the City and the Bond Registrar in connection therewith and, in case of a Series 2026 Bond destroyed, stolen or lost, the Holder shall file with the Bond Registrar evidence satisfactory to it and to the City that such Series 2026 Bond was destroyed, stolen or lost, and of such Holder's ownership thereof, and shall furnish the City and the Bond Registrar indemnity satisfactory to them.

Every Series 2026 Bond issued pursuant to the provisions of this Section in exchange or substitution for any Series 2026 Bond that is mutilated, destroyed, stolen or lost shall constitute an additional contractual obligation of the City, whether the destroyed, stolen or lost Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits hereof equally and proportionately with any and all other Series 2026 Bonds duly issued under this Resolution. All Series 2026 Bonds shall be held and owned upon the express condition that the foregoing provisions are exclusive with respect to the replacement or payment of mutilated, destroyed, stolen or lost Series 2026 Bonds, and shall preclude any and all other rights or remedies, notwithstanding any law or statute existing or hereafter enacted to the contrary with respect to the replacement or payment of negotiable instruments or other securities without their surrender.

Section 211. Book-Entry Only System.

(a) The Series 2026 Bonds are to be issued as uncertificated securities, pursuant to the book-entry only system maintained by The Depository Trust Company of New York, New York ("DTC"), subject to the terms and provisions of this Section 211. Upon initial issuance of the Series 2026 Bonds, and until the Series 2026 Bonds are no longer maintained through DTC's book-entry only system, the Registered Owner of all the Series 2026 Bonds shall be, and the Series 2026 Bonds shall be registered in the name of, Cede & Co., as nominee of DTC. The Series 2026 Bonds

shall be initially issued in the form of a separate single typewritten Bond for each maturity of the Series 2026 Bonds.

(b) The City has previously caused to be executed and delivered on its behalf to DTC, a letter of representations dated January 26, 1995, as required by DTC in order to implement a book-entry only system for bonded indebtedness issued by the City (the "DTC Letter of Representations"). The City hereby re-approves and confirms the DTC Letter of Representations.

(c) The provisions of this Section may be changed or varied with respect to any Series 2026 Bonds for the purposes of (1) complying with the requirements of any automated depository and clearinghouse for securities transactions and (2) effectuating any book-entry only registration and payment system. During any and all times that the Series 2026 Bonds are registered in the name of any securities depository pursuant to a book-entry only system of registration, such securities depository shall for all purposes under this Resolution be considered the registered owner of such Series 2026 Bonds and all references herein to the registered owners or holders shall mean such securities depository. The City, the Paying Agent and the Bond Registrar shall not have any obligation with respect to any depository participant or beneficial owner of the Series 2026 Bonds during such time as the Series 2026 Bonds are registered in the name of a securities depository pursuant to a book-entry only system of registration.

(d) With respect to any Series 2026 Bonds registered in the name of Cede & Co., as nominee of DTC, or otherwise held pursuant to a book-entry only system maintained by another depository, the City, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any DTC participant (or any participant of such other depository) or to any beneficial owner (the "Beneficial Owner") of such Series 2026 Bonds. As to any Series 2026 Bonds maintained through a book-entry only system, without limiting the immediately preceding sentence, the City, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC participant (or any such other depository) with respect to any beneficial ownership interest in such Series 2026 Bonds, (ii) the delivery to any DTC participant, any Beneficial Owner or any other person, other than DTC (or any such other depository), of any notice with respect to such Series 2026 Bonds, or (iii) the payment to any DTC participant, any Beneficial Owner or any other person, other than DTC (or any such other depository), of any amount with respect to principal of or interest on such Series 2026 Bonds. Notwithstanding any other provision of this Resolution to the contrary, the City, the Bond Registrar and the Paying Agent shall be entitled to treat and consider DTC (or any such other depository) as the absolute owner of such Series 2026 Bonds for the purpose of payment of principal of and interest on the Series 2026 Bonds, for the purpose of registering transfers with respect to the Series 2026 Bonds, and for all other purposes whatsoever. The Paying Agent shall pay all principal of and interest on the Series 2026 Bonds only to or upon the order of DTC (or any such other depository then in effect) and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of and interest on the Series 2026 Bonds to the extent of the sum or sums so paid. Presentation of the Series 2026 Bonds for payment shall not be required when the Series 2026 Bonds are registered in book-entry-only form. No person other than DTC (or any such other depository then in effect) shall receive Series 2026 Bonds evidencing the obligation of the City to make payments of amounts due pursuant to this Resolution. Upon delivery by DTC (or any such other depository then in effect) to the City of written notice to the effect that DTC (or any such

other depository then in effect) has determined to substitute a new nominee in place of an existing nominee, and subject to the provisions in this Resolution with respect to interest checks or drafts being mailed to the Registered Owners at the close of business on the Record Date, the name of the existing nominee in this Resolution shall refer to such new nominee.

(e) The securities depository may determine to discontinue providing its services with respect to the Series 2026 Bonds at any time by giving written notice to the City and the Bond Registrar and discharging its responsibilities with respect thereto under applicable law.

(1) The City, in its sole discretion and without the consent of any other person, may terminate the services of a securities depository with respect to the Series 2026 Bonds if the City determines that the continuation of the system of book-entry-only transfers through such securities depository is not in the best interests of the Beneficial Owners of the Series 2026 Bonds or is burdensome to the City, and shall terminate the services of such securities depository with respect to the Series 2026 Bonds upon receipt by the City and the Bond Registrar of written notice from the depository to the effect that it has received written notice from its participants having interest, as shown in the records of the depository, in an aggregate principal amount of not less than fifty percent (50%) of the Series 2026 Bonds that: (i) the depository is unable to discharge its responsibilities with respect to the Series 2026 Bonds; or (ii) a continuation of the requirement that all of the Series 2026 Bonds be registered in the registration books kept by the Bond Registrar in the name of the depository's nominee is not in the best interest of the Beneficial Owners of the Series 2026 Bonds.

(2) Upon the termination or discontinuation of the services of the depository with respect to the Series 2026 Bonds pursuant to subsection (e)(1) hereof after which no substitute securities depository willing to undertake the functions of the existing depository hereunder can be found which, in the opinion of the City, is willing and able to undertake such functions upon reasonable and customary terms, the Series 2026 Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of the depository's nominee. In such event, the City shall issue and the Bond Registrar shall authenticate bond certificates as requested by the depository of the like principal amount in authorized denominations to the identifiable Beneficial Owners in replacement of such Beneficial Owners' beneficial interest in the Series 2026 Bonds.

(3) Notwithstanding any other provisions of this Resolution to the contrary, so long as the Series 2026 Bonds are registered in the name of the depository's nominee, all payments with respect to the principal of and interest on the Series 2026 Bonds and all notices with respect to the Series 2026 Bonds shall be made and given, respectively, to such depository as provided in the applicable representation letter (or other similar document required by the depository) of the City and the Bond Registrar addressed to the depository.

(4) In connection with any notice or other communication to be provided to Bondholders pursuant to this Resolution by the City or the Bond Registrar with respect to any consent or other action to be taken by Bondholders, the City or the Bond Registrar, as the case may be, shall establish a record date for such consent or other action

and give the securities depository notice of such record date not less than fifteen (15) calendar days in advance of such record date to the extent possible.

Section 212. Other Indebtedness. Subject to Section 602 hereof, nothing herein shall limit the ability of the City to incur any indebtedness secured by any one or more source of Non-Ad Valorem Revenues or otherwise, or to create any debt, lien, pledge, assignment, encumbrance or charge upon any one or more source of Non-Ad Valorem Revenues; provided, however, that no such debt, lien, pledge, assignment, encumbrance or charge upon any one or more source of Non-Ad Valorem Revenues shall (a) affect the obligation of the City to make payments on the Series 2026 Bonds from the Pledged Funds as required by this Resolution or the Series 2026 Bonds, or (b) have payment priority over the Series 2026 Bonds from the Pledged Funds, or (c) limit in any way the obligation of the City to make deposits of Non-Ad Valorem Revenues into the Debt Service Fund as required by Section 403 of this Resolution.

[END OF ARTICLE II]

ARTICLE III

NO REDEMPTION OF SERIES 2026 BONDS

Section 301. No Redemption of Series 2026 Bonds.

(a) The Series 2026 Bonds are not subject to optional or other redemption by the City prior to their stated maturity.

[END OF ARTICLE III]

ARTICLE IV

FUNDS AND ACCOUNTS

Section 401. Funds and Accounts. There are hereby created and designated the following Funds and Accounts: (i) the "City of Coral Springs, Florida Series 2026 Special Obligation Refunding Bonds Debt Service Fund" (the "Debt Service Fund") and two accounts therein designated the "Principal Account" (the "Principal Account") and the "Interest Account" (the "Interest Account"), (ii) the "City of Coral Springs, Florida Series 2026 Special Obligation Refunding Bonds Expense Fund" (the "Expense Fund") and (iii) the "City of Coral Springs, Florida Series 2026 Special Obligation Refunding Bonds Rebate Fund" (the "Rebate Fund"), all of which Funds and Accounts shall be held in trust by the City for the respective purposes described in this Resolution.

Section 402. Funds and Accounts as Trust Funds. All moneys held in the Funds and Accounts established in or pursuant to Sections 401 and 408 of this Article shall be held in trust and, pending the application of such moneys as hereinafter in this Article provided, such moneys (except for moneys on deposit in the Rebate Fund) shall be subject to a lien and charge in favor of the Holders of the Series 2026 Bonds; provided however, that amounts held in an account established hereunder or pursuant to an escrow arrangement permitted hereunder for the defeasance of the Series 2026 Bonds (or portion thereof) shall be subject to a lien and charge in favor of the Holders of only such Series 2026 Bonds (or portion thereof).

Section 403. Covenant to Budget and Appropriate.

(a) The City hereby covenants and agrees, to prepare, approve and appropriate (in accordance with applicable law and budgetary processes) in its Annual Budget for each Fiscal Year, by amendment if necessary, Non-Ad Valorem Revenues of the City in an amount sufficient to deposit to the credit of (i) the Debt Service Fund, to provide for the timely payment of the Principal and Interest Requirements on the Series 2026 Bonds outstanding hereunder for the applicable Fiscal Year; (ii) the Expense Fund, any other amounts due to any Fiduciary; and (iii) the Rebate Fund, an amount sufficient to satisfy any Rebate Amount of the City hereunder for the applicable Fiscal Year, if any.

(b) Such covenant and agreement on the part of the City to budget and appropriate sufficient amounts of Non-Ad Valorem Revenues shall be cumulative, and shall continue until such Non-Ad Valorem Revenues in amounts sufficient to make (i) all required payments on the Series 2026 Bonds when due, including any delinquent payments, and (ii) all other payments required by Section 403(a)(ii) and (iii) hereof, shall have been budgeted, appropriated and actually paid into the Debt Service Fund (and accounts therein) or the Expense Fund or the Rebate Fund, as applicable, established hereunder; provided, however, that such covenant shall not constitute a lien, either legal or equitable, on any of the City's Non-Ad Valorem Revenues or other revenues, nor shall it preclude the City from pledging in the future any of its Non-Ad Valorem Revenues or other revenues to other obligations, nor shall it give the Bondholders a prior claim on the Non-Ad Valorem Revenues, as opposed to claims of general creditors of the City. Anything herein to the contrary notwithstanding, all obligations of the City hereunder shall be secured only by the Pledged Funds.

(c) The City recognizes the affirmative obligation to budget (to the extent permitted by and in accordance with applicable law and budgetary processes), appropriate and deposit Non-Ad Valorem Revenues into the Debt Service Fund, in amounts sufficient to pay the Principal and Interest Requirements on the Series 2026 Bonds, when due, together with the other amounts described in Section 403(a)(ii) and (iii) hereof to be deposited into the Expense Fund or the Rebate Fund, as applicable. During a Fiscal Year, the City may not expend moneys not appropriated or in excess of its current budgeted revenues for such Fiscal Year. The obligation of the City to budget, appropriate and make payments in respect of the Series 2026 Bonds from its Non-Ad Valorem Revenues is subject to the availability of such Non-Ad Valorem Revenues after satisfying funding requirements for obligations having an express lien on or pledge of such revenues and after satisfying funding requirements for essential services of the City, related to the health, welfare and safety of the inhabitants of the City, or which are legally mandated by applicable law.

(d) Notwithstanding the foregoing covenant of the City, the City does not covenant to maintain or continue any of the activities of the City which generate user service charges, regulatory fees or any other Non-Ad Valorem Revenues. The City acknowledges that its covenant to budget and appropriate Non-Ad Valorem Revenues, in an amount sufficient to provide for the timely payment of the Principal and Interest Requirements on the Series 2026 Bonds and to make other payments described in Section 403(a)(ii) and (iii), and to deposit such Non-Ad Valorem Revenues so appropriated into the Debt Service Fund or the Expense Fund or the Rebate Fund, as applicable, is for the benefit of the Holders of the Series 2026 Bonds.

Section 404. Application of Moneys in Principal Account and Interest Account. On or before each interest or principal payment date, the City shall withdraw from the moneys then on deposit in the Interest Account and Principal Account, as applicable, and transfer to the Paying Agent or Paying Agents for the Series 2026 Bonds such amounts as shall be sufficient to enable the Paying Agent or Paying Agents to remit to (i) each Holder the amounts required for paying the interest on the Series 2026 Bonds on such Interest Payment Date, and (ii) each Holder on or before each principal payment date the amounts required to pay the principal of the Series 2026 Bonds due on such principal payment date. To the extent moneys in the Principal Account for the payment of principal of the Series 2026 Bonds are in excess of the amount required for payment of Series 2026 Bonds theretofore matured, said moneys may be used by the City to purchase Series 2026 Bonds maturing on the next succeeding principal payment date at a purchase price not exceeding the principal amount thereof, or to the extent said moneys are in excess of the amount required for payment of the Series 2026 Bonds theretofore matured and the total amount of principal scheduled to become due either at maturity on the next succeeding principal payment date, to purchase any other Series 2026 Bonds.

Section 405. Moneys Held in Trust. All moneys that the Finance Director shall have withdrawn for deposit with the Paying Agent for the purpose of paying any of the Series 2026 Bonds hereby secured, either at the maturity thereof or by purchase, or for the purpose of paying interest on the Series 2026 Bonds, shall be held in trust for the respective Holders. Any moneys that are so set aside or transferred to the Paying Agent and that remain unclaimed by the Holders for a period of three (3) years after the date on which the Series 2026 Bonds have become payable shall, upon the written request of the Finance Director, be paid to the City, or to such successor as may then be entitled by law to receive the same, and thereafter the Holders shall look only to the City, or to such successor, as the case may be, for payment and then only to the extent of the

amounts so received, without any interest thereon, and the Paying Agent shall have no responsibility with respect to such money.

Section 406. Cancellation of Series 2026 Bonds. All Series 2026 Bonds paid or purchased, either at or before maturity, shall be delivered to the Bond Registrar when such payment or purchase is made, and such Series 2026 Bonds shall be cancelled. The Bond Registrar shall certify to the City the details of all Series 2026 Bonds so cancelled. All Series 2026 Bonds cancelled under any of the provisions of this Resolution shall be destroyed by the Bond Registrar, which shall execute a certificate in duplicate, describing the Series 2026 Bonds so destroyed, and one executed certificate shall be filed with the Finance Director and one executed certificate shall be retained by the Bond Registrar.

Section 407. Disposition of Fund Balances. After provision shall be made for the payment of all Outstanding Series 2026 Bonds issued under this Resolution, including the interest thereon, and for the payment of all other obligations, expenses and charges required to be paid under or in connection with this Resolution (including arbitrage rebate obligations), the City shall transfer any amounts in any Fund or Account then held by it under this Resolution to the City's General Fund for use by the City for any lawful purpose of the City.

Section 408. Expense Fund. A portion of the proceeds of the Series 2026 Bonds shall be deposited in the Expense Fund in an amount set forth in a certificate of the Finance Director to be delivered on or prior to the issuance of the Series 2026 Bonds. Costs of issuance of the Series 2026 Bonds shall be paid from the Expense Fund in such amounts and to the persons set forth in a certificate of the City Manager or the Finance Director executed and delivered on or prior to the date of issuance of the Series 2026 Bonds.

Moneys deposited in the Expense Fund to pay the fees, charges and any other amounts due to Fiduciaries in any Fiscal Year shall be held for the credit of the Expense Fund until disbursed by the City to pay the fees, charges and other amounts owing any Fiduciaries as they become due and any other administrative fees and expenses with respect to the Series 2026 Bonds.

[END OF ARTICLE IV]

ARTICLE V

SECURITY FOR DEPOSITS AND INVESTMENT OF FUNDS

Section 501. Security for Deposits. Any and all moneys deposited under the provisions of this Resolution shall, to the extent provided herein, be trust funds under the terms hereof and shall not be subject to any lien or attachment by any creditor of the City other than as provided herein. Such moneys shall be held in trust and applied in accordance with the provisions of this Resolution.

All money deposited with a Depositary, the Bond Registrar or the Paying Agent under this Resolution in excess of the amount guaranteed by the Federal Deposit Insurance Corporation or other federal agency shall be continuously secured, for the benefit of the City and the Holders, either (a) by lodging with a bank or trust company chosen by the Depositary, the Bond Registrar or the Paying Agent, as applicable, or if then permitted by law, by setting aside under control of the trust department of the bank holding such deposit, as collateral security, Government Obligations or other marketable securities eligible as security for the deposit of trust funds under regulations of the Comptroller of the Currency of the United States or as public funds under applicable State law or regulations, having a market value (exclusive of accrued interest) not less than the amount of such deposit, or (b) if the furnishing of security as provided in clause (a) above is not permitted by applicable law, then in such other manner as may then be required or permitted by applicable State or federal laws and regulations regarding the security for, or granting a preference in the case of, the deposit of trust or public funds; provided, however, that it shall not be necessary for any Depositary, Bond Registrar or Paying Agent to give security for the deposit of any money with it for the payment of the principal of or the interest on the Series 2026 Bonds, or for any Depositary, the Bond Registrar or Paying Agent to give security for any money that shall be represented by obligations purchased under the provisions of this Article as an investment of such money unless otherwise required by applicable law.

All money deposited with any Depositary, the Bond Registrar or the Paying Agent under this Resolution shall be credited to the particular Fund or Account as provided in this Resolution.

Section 502. Investment of Moneys. Moneys held for the credit of all Funds, Accounts and subaccounts held by the Paying Agent shall be continuously invested and reinvested by the Paying Agent as directed by the Finance Director or for Funds and Accounts held by the City by the Finance Director as more specifically provided herein; provided, however, that moneys to the credit of the Interest Account or the Principal Account in the Debt Service Fund shall at all times be invested in Government Obligations. Subject to the foregoing sentence, moneys held for credit of the Funds and Accounts hereunder shall be invested and reinvested in Investment Obligations that shall mature, or that shall be subject to redemption at the option of the holder thereof, at the times required and not in any event later than the date, estimated by the Finance Director, when the moneys therein will be required from time to time for the purposes intended.

Investment Obligations acquired with moneys and credited to any Fund, Account or subaccount held by or under the control of the City, while so held, shall be deemed at all times to be part of such Fund or Account or subaccount in which such moneys were originally held, and the interest accruing thereon and any profit or loss realized upon the disposition or maturity of

such investment shall be credited to or charged against such Fund, Account or subaccount. The Finance Director or the Paying Agent upon direction of the Finance Director shall sell or cause to be sold at the best price obtainable or reduce to cash a sufficient amount of such Investment Obligations whenever it shall be necessary to do so in order to provide moneys to make any payment or transfer of moneys from any Fund, Account or subaccount.

Whenever a payment or transfer of moneys between two or more of the Funds established pursuant to Article IV of this Resolution is permitted or required, such payment or transfer may be made in whole or in part by transfer of one or more Investment Obligations at a value determined in accordance with this Article, provided that the Investment Obligations transferred are those in which moneys of the receiving Fund could be invested at the date of such transfer.

Section 503. Valuation. For the purpose of determining the amount on deposit to the credit of any Fund, Account or subaccount, obligations in which money in such Fund, Account or subaccount shall have been invested (other than investment agreements) shall be valued at the market value thereof (exclusive of accrued interest).

At the end of each Fiscal Year, the Finance Director shall value the Investment Obligations (except investment agreements) in the Funds, Accounts and subaccounts held hereunder as of the last day of such Fiscal Year (each such date being a "valuation date").

[END OF ARTICLE V]

ARTICLE VI

GENERAL COVENANTS AND REPRESENTATIONS

Section 601. Payment of Principal and Interest; Pledge of Pledged Funds.

The City shall cause to be paid, when due, the principal of (whether at maturity or otherwise) and the interest on the Series 2026 Bonds at the places, on the dates and in the manner provided herein and in said Series 2026 Bonds according to the true intent and meaning thereof.

The Pledged Funds are hereby pledged to the payment of the principal of and interest on the Series 2026 Bonds. The Series 2026 Bonds are payable from and secured solely by Pledged Funds as provided in this Resolution. The Series 2026 Bonds issued under this Resolution shall not be deemed to constitute a pledge of the faith and credit of the State or of any political subdivision thereof, or the City. Neither the faith and credit of the State or any political subdivision thereof nor the faith and credit of the City are pledged to the payment of the principal of or interest on the Series 2026 Bonds, and the issuance of the Series 2026 Bonds shall not directly or indirectly or contingently obligate the State, or any political subdivision thereof, or the City to levy any ad valorem taxes whatever therefor or to make any appropriation for their payment except from the Pledged Funds to the extent provided for under this Resolution.

Section 602. Anti-Dilution Covenant.

After the issuance of the Series 2026 Bonds, the City may only issue or incur Covenant Obligations that are payable from all or a portion of the Non-Ad Valorem Revenues only if the total amount of Available Non-Ad Valorem Revenues for the most recent Fiscal Year of the City for which audited financial statements are available (as reflected in such audited financial statements) were at least 1.50 times the aggregate Maximum Annual Debt Service Requirement on all outstanding Series 2026 Bonds, outstanding Prior Obligations, and all other Covenant Obligations, if any, then outstanding, plus any proposed Covenant Obligations to be paid from Non-Ad Valorem Revenues.

Section 603. Books and Records; Accounting for Funds and Accounts.

(a) The City covenants that it will keep the Funds and Accounts established hereunder separate from all other funds and accounts of the City and that it will keep accurate records and accounts of the Non-Ad Valorem Revenues received and the application of the Non-Ad Valorem Revenues. Such records and accounts shall be open at all reasonable times to the inspection of the Holders of the Series 2026 Bonds.

(b) For purposes of this Resolution, each Fund and Account created hereunder shall be a series of self-balancing accounts within the book of accounts of the City and shall connote a segregation of accounts, which will support special purpose disclosure reports, not to be construed as a separate set of books of accounts.

For the purpose of investing or reinvesting moneys on deposit or to the credit of the Funds and Accounts established hereunder, the City may commingle moneys in such Funds and Accounts in order to achieve greater investment income; provided that the City shall separately account for

the amounts so commingled. The amounts required to be accounted for in each of the Funds and Accounts designated herein may be deposited in a single bank account for the City, provided that adequate accounting procedures are maintained to reflect and control the restricted allocations of the amounts on deposit therein for the various purposes of such Funds and Accounts as herein provided. The designation and establishment of funds and accounts in and by this Resolution shall not be construed to require the establishment of any completely independent funds and accounts but rather is intended solely to constitute an allocation of certain revenues and assets of the City for certain purposes and to establish certain priorities for application of certain revenues and assets as herein provided.

Section 604. Tax Covenants.

(a) The City will not take any action or omit to take any action which action or omission would result in inclusion in gross income for federal income tax purposes of interest on any Series 2026 Bonds. Particularly, (i) the City will not take any action or omit to take any action which action or omission would cause any of the Series 2026 Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code; (ii) the City will not take any action or omit to take any action which would cause any of the Series 2026 Bonds not intended on their date of issuance to be "private activity bonds" within the meaning of Section 141 of the Code to be "private activity bonds" within the meaning of that Section; and (iii) the City will not take any action or omit to take any action which would cause the Series 2026 Bonds intended on their date of issuance to be "private activity bonds" within the meaning of Section 141 of the Code not to be "qualified bonds" as that term is defined in said Section. In the event that an adverse determination is made or threatened by the Internal Revenue Service with respect to any of the matters described in the foregoing clauses (i), (ii) or (iii), the City shall use its best efforts and undertake all reasonable action in order to vigorously contest such adverse determination. In furtherance of the foregoing covenants, the City agrees that it will comply with the provisions of a tax compliance certificate to be prepared by Bond Counsel and executed and delivered on the date of issuance of the Series 2026 Bonds. The Finance Director or such other appropriate official of the City is hereby authorized to execute and deliver such tax compliance certificate.

(b) The City shall comply with and shall make all calculations required to be made pursuant to the arbitrage rebate covenants contained or provided for in the tax compliance certificates of the City delivered in connection with the issuance of the Series 2026 Bonds. Notwithstanding anything in this Resolution to the contrary, the requirement of the City to rebate any amounts due to the United States pursuant to Section 148 of the Code in connection with the Series 2026 Bonds shall survive the payment or provision for payment of the principal and interest with respect to the Series 2026 Bonds or any portion of the Series 2026 Bonds.

[END OF ARTICLE VI]

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

Section 701. Events of Default. Each of the following events is hereby declared an Event of Default:

(a) payment by the City of any installment of interest on any Series 2026 Bonds shall not be made when the same shall become due and payable; or

(b) payment by the City of the principal on any Series 2026 Bonds shall not be made when the same shall become due and payable, whether at maturity or otherwise; or

(c) default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in this Resolution or any resolution supplemental hereto and such default shall continue for sixty (60) days after receipt by the City of a written notice from the Holders of not less than ten percent (10%) in aggregate principal amount of all Series 2026 Bonds then Outstanding specifying such default and requiring the same to be remedied; provided, however, that no Event of Default under the provisions of this paragraph (c) shall occur so long as the City is in good faith and diligently acting to remedy the default and such default is curable by such remedial action; or

(d) the City shall: (i) become insolvent or the subject of insolvency proceedings; or (ii) be unable, or admit in writing its inability, to pay its debts as they mature; or (iii) make a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its property; or (iv) file a petition or other pleading seeking reorganization, composition, readjustment or liquidation of assets, or requesting similar relief; or (v) apply to a court for the appointment of a receiver for any of its assets; or (vi) have a receiver or liquidator appointed for any of its assets (with or without the consent of the City) and such receiver shall not be discharged within ninety (90) consecutive days after such receiver's appointment; or (vii) become the subject of an "order for relief" within the meaning of the United States Bankruptcy Code; or (viii) file an answer to a creditor's petition admitting the material allegations thereof for liquidation, reorganization, readjustment or composition or to effect a plan or other arrangement with creditors or fail to have such petition dismissed within sixty (60) consecutive days after the same is filed against the City.

Section 702. Remedies.

(a) Any Holder, or any trustee acting for any Holders, in the manner hereinafter provided in Section 703 hereof, may, either at law or in equity, by suit, action, mandamus, or other proceedings, in any court of competent jurisdiction, protect and enforce any and all rights, either under the laws of the State of Florida or granted and contained in this Resolution and may enforce and compel the performance of all duties required by this Resolution or by any applicable statutes to be performed either by the City or by any officer thereof, including the application of the Pledged Funds.

(b) The Series 2026 Bonds are not subject to acceleration.

Section 703. Enforcement of Remedies. Upon the happening and continuance of any Event of Default specified in Section 701 of this Article, then and in every such case the Holders of not less than twenty-five percent (25%) in aggregate principal amount of Series 2026 Bonds then Outstanding may proceed to protect and enforce the rights of the Holders under the laws of the State or under this Resolution by such suits, actions or special proceedings in equity or at law, or by proceedings in the office of any board or officer having jurisdiction, either for the specific performance of any covenant or agreement contained herein or in aid of execution of any power herein granted or for the enforcement of any proper legal or equitable remedy, as such Holders shall deem most effectual to protect and enforce such rights.

In the enforcement of any remedy under this Resolution, the Holders shall be entitled to sue for, enforce payment of and receive any and all amounts then or during any Event of Default becoming and remaining due from the City for principal, interest or otherwise under any of the provisions of this Resolution or of the Series 2026 Bonds, together with interest on overdue payments of principal at the rate or rates of interest payable on any Series 2026 Bonds Outstanding and all costs and expenses of collection and of all proceedings hereunder, without prejudice to any other right or remedy of the Holders, and to recover and enforce any judgment or decree against the City, but solely as provided herein, for any portion of such amounts remaining unpaid and interest, costs, and expenses as above provided, and to collect (but solely from money available for such purposes), in any manner provided by law, the money adjudged or decreed to be payable.

Section 704. Pro Rata Application of Funds. Anything in this Resolution to the contrary notwithstanding, if at any time the moneys in the Interest Account and the Principal Account shall not be sufficient to pay the interest on or the principal of the Series 2026 Bonds as the same shall become due and payable, such moneys, together with any Pledged Funds then available or thereafter becoming available for such purpose, whether through the exercise of the remedies provided for in this Article or otherwise, shall be applied as follows:

(a) all such moneys shall be applied

first: to the payment to the persons entitled thereto of all installments of interest on the Series 2026 Bonds then due and payable in the order in which such installments became due and payable and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment, ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or preference except as to any difference in the respective rates of interest specified in the Series 2026 Bonds;

second: to the payment to the persons entitled thereto of the unpaid principal of any of the Series 2026 Bonds that shall have become due and payable, in the order of their dates, with interest on the principal amount of such Series 2026 Bonds at the respective rates specified therein from the respective dates upon which such Series 2026 Bonds became due and payable, and, if the amount available shall not be sufficient to pay in full the principal of the Series 2026 Bonds due and payable on any particular date, together with such interest, then to the payment first of such interest, ratably, according to the amount of such interest due on such date, and then to the payment of such principal, ratably, according to the amount of such principal

due on such date, to the persons entitled thereto without any discrimination or preference except as to any difference in the respective rates of interest specified in the Series 2026 Bonds; and

third: to the payment of the interest on and the principal of the Series 2026 Bonds and to the purchase or retirement of Series 2026 Bonds, all in accordance with the provisions of Article III hereof.

(b) Whenever moneys are to be applied by the City pursuant to the provisions of this Section, such moneys shall be applied by the City at such times, and from time to time, as the Finance Director in his/her sole discretion shall determine, having due regard to the amount of such moneys available for such application under the Pledged Funds and the likelihood of additional moneys becoming available for such application in the future. The deposit of such moneys with any paying agents, or otherwise setting aside such moneys, in trust for the proper purpose shall constitute proper application by the City and the City shall incur no liability whatsoever to any Holder of Series 2026 Bonds or to any other person for any delay in applying any such moneys, so long as the City acts with reasonable diligence, having due regard to the circumstances, and ultimately applies the same in accordance with such provisions of this Resolution as may be applicable at the time of application. Whenever the Finance Director shall exercise such discretion in applying such moneys, it shall fix the date (which shall be an Interest Payment Date unless it shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such date shall cease to accrue. The Finance Director shall give or cause to be given such notice as she/he may deem appropriate of the fixing of any such date and shall not be required to make payment to the Holder of any Series 2026 Bond until such Series 2026 Bond shall be surrendered for appropriate endorsement or for cancellation if fully paid.

Section 705. Effect of Discontinuance of Proceedings. If any proceeding taken by the Holders on account of any Event of Default shall have been discontinued or abandoned for any reason, then and in every such case, the City and the Holders shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Fiduciaries shall continue as though no proceeding had been taken.

Section 706. Restrictions Upon Actions by Individual Holders. No one or more Holders shall have any right in any manner whatsoever by one or more such Holders' action to affect, disturb or prejudice the security of this Resolution or to enforce any right hereunder except in the manner provided herein. All proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the benefit of all Holders, and any individual rights of action or other right given to one or more of such Holders by law are restricted by this Resolution to the rights and remedies herein provided.

Section 707. No Remedy Exclusive. No remedy herein conferred upon or reserved to the Holders is intended to be exclusive of any other remedy or remedies herein provided, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity.

Section 708. Delay Not a Waiver. No delay or omission by any Holder in the exercise of any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or any acquiescence therein; and every power or remedy given by this Resolution to the Holders may be exercised from time to time and as often as may be deemed expedient.

The Holders of not less than a majority in aggregate principal amount of the Series 2026 Bonds then Outstanding may waive any default which in their opinion shall have been remedied before the entry of final judgment or decree in any suit, action or proceedings instituted under the provisions of this Resolution or before the completion of the enforcement of any subsequent default or defaults.

Section 709. Right to Enforce Payment of Series 2026 Bonds Unimpaired. Nothing in this Article VII shall affect or impair the right of any Holder to enforce the payment of the principal of and the interest on any Series 2026 Bond or the obligation of the City to pay the principal of and the interest on each Series 2026 Bond to the Holder thereof at the time and place in said Series 2026 Bond expressed.

[END OF ARTICLE VII]

ARTICLE VIII

CONCERNING THE FIDUCIARIES

Section 801. Failure of City to Act. No Fiduciary shall be liable or responsible because of the failure of the City or of any of its employees or agents to make any collections or deposits or to perform any act herein required of the City. No Fiduciary shall be responsible for the application of any of the proceeds of the Series 2026 Bonds or any other money deposited with it and paid out, withdrawn or transferred hereunder if such application, payment, withdrawal or transfer shall be made in accordance with the provisions of this Resolution. The immunities and exemptions from liability of a Fiduciary hereunder shall extend to the directors, officers, employees and agents of each Fiduciary.

Section 802. Compensation. Subject to the provisions of any contract between the City and any Fiduciary relating to the compensation of such Fiduciary, the City shall pay to such Fiduciary reasonable compensation for all services performed by it hereunder and also all its reasonable expenses, charges and other disbursements and those of its attorneys, agents and employees incurred in and about the administration and execution of the trusts hereby created and the performance of its powers and duties.

Section 803. Reliance by Fiduciaries. In case at any time it shall be necessary or desirable for any Fiduciary to make any investigation respecting any fact preparatory to taking or not taking any action or doing or not doing anything as such Fiduciary, and in any case in which this Resolution provides for permitting or taking any action, such Fiduciary may rely upon any certificate required or permitted to be filed with it under the provisions of this Resolution, and any such certificate shall be evidence of such fact to protect such Fiduciary in any action that it may or may not take or in respect of anything it may or may not do, in good faith, by reason of the supposed existence of such fact. Except as otherwise provided in this Resolution, any request, notice, certificate or other instrument from the City to such Fiduciary shall be deemed to have been signed by the proper party or parties if signed by the City Manager or the Finance Director and such Fiduciary may accept and rely upon a certificate of the City so signed as to any action taken by the City or such Fiduciary in reliance thereon.

Section 804. Fiduciaries May Deal in Bonds. Any bank or trust company acting as a Fiduciary and its directors, officers, employees or agents may in good faith buy, sell, own, hold and deal in any of the Series 2026 Bonds or coupons issued under and secured by this Resolution, and may join in any action which any Bondholder may be entitled to take with like effect as if such bank or trust company were not such Fiduciary under this Resolution.

Section 805. No Responsibility for Recitals. The recitals, statements and representations contained herein and in the Series 2026 Bonds (excluding the certificate of authentication on the Series 2026 Bonds) shall be taken and construed as made by and on the part of the City and not by any Fiduciary, and no Fiduciary assumes or shall be under any responsibility for the correctness of the same, except for a Fiduciary's signed certificate of authentication appearing on the Series 2026 Bonds.

Section 806. Paying Agents and Bond Registrars; Appointment and Acceptance of Duties.

(a) The City has appointed a Bond Registrar and a Paying Agent for the Series 2026 Bonds pursuant to Section 208(d) of this Resolution. The City may appoint one or more additional Paying Agents and Bond Registrars having the qualifications set forth in Section 807 for a successor Paying Agent or Bond Registrar, as the case may be.

(b) Each Paying Agent and Bond Registrar shall signify its acceptance of the duties and obligations imposed upon it by this Resolution by executing and delivering to the City a written acceptance thereof.

Section 807. Resignation or Removal of Paying Agent or Bond Registrar and Appointment of Successor.

(a) Any Paying Agent or Bond Registrar may at any time resign and be discharged of the duties and obligations created by this Resolution by giving at least sixty (60) days' written notice to the City, and the other Fiduciaries. Any Paying Agent or Bond Registrar may be removed at any time by an instrument filed with such Bond Registrar or Paying Agent and signed by the City Manager. Any successor Paying Agent or Bond Registrar shall be appointed by the City and shall be a bank or trust company organized under the laws of any state of the United States or a national banking association, having (or controlled by an entity having) capital stock, surplus and undivided earnings aggregating, on a combined consolidated basis of at least Twenty Five Million Dollars ($25,000,000), and willing and able to accept the office on reasonable and customary terms and authorized by law to perform all the duties imposed upon it by this Resolution. Notwithstanding the foregoing, the City may designate itself, acting by and through the Finance Director, as successor Bond Registrar and Paying Agent. The City shall provide written notice to the Rating Agencies, then maintaining a rating on the Series 2026 Bonds of the appointment of such successor Paying Agent or Bond Registrar.

(b) In the event of the resignation or removal of any Paying Agent, such Paying Agent shall pay over, assign and deliver moneys held by it as Paying Agent to its successors, or if there be no successors, to the City. In the event that for any reason there shall be a vacancy in the office of any Paying Agent or Bond Registrar, the Finance Director shall act as such Paying Agent or Bond Registrar.

Section 808. Several Capacities. The same Person may serve as Paying Agent and Bond Registrar, to the extent permitted by law.

[END ARTICLE VIII]

ARTICLE IX

EXECUTION OF INSTRUMENTS BY HOLDERS AND PROOF OF OWNERSHIP OF SERIES 2026 BONDS

Section 901. Execution of Instruments by Holders; Proof of Ownership. Any request, direction, consent or other instrument in writing required or permitted by this Resolution to be signed or executed by any Holder may be in any number of concurrent instruments of similar tenor and may be signed or executed by such Holders or their attorneys or legal representatives. Proof of the execution of any such instrument may be made in the following manner:

(a) The fact and date of the execution by any person of any such instrument may be proved by the verification of any officer in any jurisdiction who, by the laws thereof, has power to take affidavits within such jurisdiction, to the effect that such instrument was subscribed and sworn to before such officer, or by an affidavit of a witness to such execution. Where such execution is on behalf of a person other than an individual, such verification or affidavit shall also constitute sufficient proof of the authority of the signer thereof.

(b) The ownership of any Series 2026 Bonds shall be proved by the registration books kept under the provisions of Section 206 of this Resolution.

Nothing contained in this Article shall be construed as limiting the City to such proof, it being intended that the City may accept any other evidence of the matters herein stated which it may deem sufficient. Any request or consent of any Holder shall bind every future Holder of the same Series 2026 Bond in respect of anything done by such Holder or the City in pursuance of such request or consent.

[END OF ARTICLE IX]

ARTICLE X

SUPPLEMENTAL RESOLUTIONS

Section 1001. Supplemental Resolutions Without Consent of Holders. The City, from time to time and at any time, without the approval of the Holders of any Bonds, may adopt such resolutions supplemental hereto as shall be consistent with the terms and provisions of this Resolution (which supplemental resolutions shall thereafter form a part hereof):

(a) to cure any ambiguity or formal defect or omission herein, or to correct or supplement any provision herein that may be inconsistent with any other provision herein; or

(b) to grant or confer upon the Holders any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the Holders; or

(c) to add to the conditions, limitations and restrictions thereafter to be observed by the City under the provisions of this Resolution; or

(d) to add to the covenants and agreements of the City in this Resolution other covenants and agreements thereafter to be observed by the City or to surrender any right or power herein reserved to or conferred upon the City; or

(e) with the prior written opinion of Bond Counsel that to do so will not affect the exclusion of interest from gross income of Series 2026 Bonds under the Code, to authorize, in compliance with all applicable law, Series 2026 Bonds to be issued in the form of coupon bonds and, in connection therewith, specify and determine the matters and things relative to the issuance of such coupon bonds, including provisions relating to the timing and manner of provision of any notice required to be given hereunder to the Holders of such coupon bonds, which are not contrary to or inconsistent with this Resolution as theretofore in effect, or to amend, modify or rescind any such authorization, specification or determination at any time prior to the first authentication and delivery of such coupon bonds; or

(f) to modify, amend or supplement this Resolution or any resolution supplemental hereof in such manner as to permit the qualification hereof and thereof under the Trust Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect or to permit the qualification of the Series 2026 Bonds for sale under the securities laws of any of the states of the United States of America; or

(g) to make any change required by Fitch, Moody's or S&P as a precondition to the issuance of a rating on the Series 2026 Bonds which is not to the prejudice of the Holders of the Series 2026 Bonds; or

(h) to make any other change that would not materially adversely affect the security for the Series 2026 Bonds; provided that, in arriving at a determination that the proposed change does not materially adversely affect the security for the Series 2026 Bonds, the maintenance of the then-existing ratings on the Series 2026 Bonds shall be deemed to be conclusive evidence thereof; provided further, that such rating maintenance shall not be the exclusive method by which such determination may be made.

The City shall provide to the Paying Agent a copy of any supplemental resolution adopted pursuant to this Section 1001.

Section 1002. Modification of Resolution with Consent of Holders. Subject to the terms and provisions contained in this Section 1002, and not otherwise, the Holders of not less than a majority in aggregate principal amount of Series 2026 Bonds then Outstanding that will be affected by a proposed supplemental resolution shall have the right, from time to time, anything contained in this Resolution to the contrary notwithstanding, to consent to and approve the adoption by the City of such resolution or resolutions supplemental hereto as shall be deemed necessary or desirable by the City for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Resolution; provided, however, that nothing herein contained shall permit, or be construed as permitting, without the written consent of the Holder of each Series 2026 Bond affected thereby, (a) an extension of the maturity of the principal of or the interest on any Series 2026 Bonds issued hereunder, or (b) a reduction in the principal amount of any Series 2026 Bonds or the rate of interest thereon, or (c) the creation of a pledge or lien on the Pledged Funds, other than the pledges and liens created or permitted by this Resolution, or (d) a preference or priority of any Series 2026 Bonds over any other Series 2026 Bonds, or (e) a reduction in the aggregate principal amount of Series 2026 Bonds required for consent to such supplemental resolution. Nothing herein contained, however, shall be construed as making necessary the approval by the Holders of the adoption and acceptance of any supplemental resolution as authorized in Section 1001 of this Article.

If at any time the City shall determine that it is desirable to adopt any supplemental resolution for any of the purposes of this Section 1002, the City shall cause notice of the proposed adoption of such supplemental resolution to be mailed, first class, postage prepaid, to all Holders. Such notice shall briefly set forth the nature of the proposed supplemental resolution and shall state that copies thereof are on file at the City for inspection by all Holders. The City shall not, however, be subject to any liability to any Holder by reason of its failure to mail the notice required by this Section, and any such failure shall not affect the validity of such supplemental resolution when approved and consented to as provided in this Section.

Whenever, at any time after the date of the first mailing of such notice, the City shall receive an instrument or instruments in writing purporting to be executed by the Holders of not less than a majority in aggregate principal amount or 100% of the aggregate principal amount of Series 2026 Bonds then Outstanding that are affected by a proposed supplemental resolution, as applicable, which instrument or instruments shall refer to the proposed supplemental resolution described in such notice and shall specifically consent to and approve the adoption thereof in substantially the form of the copy thereof referred to in such notice, thereupon, but not otherwise, the City may adopt such supplemental resolution in substantially such form, without liability or responsibility to any Holder, whether or not such Holder shall have consented thereto unless consent of 100% of the Holders is required.

If the consent of the Holders of not less than a majority in aggregate principal amount of Series 2026 Bonds Outstanding that are affected by a proposed supplemental resolution at the time of the execution of such supplemental resolution is required, and such consent has been given by the Holders of not less than a majority in aggregate principal amount of Series 2026 Bonds Outstanding that are affected by such proposed supplemental resolutions as herein provided, no

Holder shall have any right to object to the adoption of such supplemental resolution, or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the City from adopting the same or from taking any action pursuant to the provisions thereof.

Upon the adoption of any supplemental resolution pursuant to the provisions of this Section, this Resolution shall be and be deemed to be modified and amended in accordance therewith, and the respective rights, duties and obligations under this Resolution of the City, the Fiduciaries and all Holders shall thereafter be determined, exercised and enforced in all respects pursuant to the provisions of this Resolution as so modified and amended.

The City shall provide to the Paying Agent a copy of any supplemental resolution adopted pursuant to this Section 1002.

Section 1003. Exclusion of Series 2026 Bonds. Series 2026 Bonds owned or held by or for the account of the City shall not be deemed Outstanding Series 2026 Bonds for the purpose of any consent or other action or any calculation of Outstanding Bonds provided for in this Article X, and the City as Holder of such Series 2026 Bonds shall not be entitled to consent or take any other action provided for in this Article. At the time of any consent or other action taken under this Article X, the City shall evidence all Series 2026 Bonds owned or held by or for the account of the City by a certificate signed by the City Manager describing all Series 2026 Bonds so to be excluded. All such certificates shall be filed with and maintained by the Finance Director.

[END OF ARTICLE X]

ARTICLE XI

DEFEASANCE

Section 1101. Defeasance. If all the Outstanding Series 2026 Bonds shall have been paid as provided below, then and in that case the right, title and interest of the Holders hereunder shall cease, terminate and become void, and such Series 2026 Bonds shall cease to be entitled to any lien, benefit or security under this Resolution. In such event, this Resolution shall be discharged and released and amounts held in the Funds and Accounts created hereunder shall be released to the City for its own purposes.

Any Outstanding Series 2026 Bonds, or any portion thereof, shall be deemed to have been paid within the meaning and with the effect expressed in this Section 1101 when the whole amount of the principal of and interest on such Series 2026 Bonds shall have been paid or when (a) there shall have been deposited with a Depositary, acting as escrow agent solely for the Holders of such Series 2026 Bonds being defeased and specifically designated for the purpose of defeasance, moneys in an amount which shall be sufficient, or Defeasance Obligations the principal of and the interest on which when due will provide sufficient moneys (as evidenced by a verification report prepared by a firm of favorable national reputation for the preparation of such reports), or a combination thereof, to pay when due the principal of and interest due and to become due on such Series 2026 Bonds on or prior to the maturity date thereof, and (b) in the event such Series 2026 Bonds do not mature within the next succeeding sixty (60) days, the City shall have given or cause to be given, as soon as practicable, a notice to the Holder of such Series 2026 Bonds by electronic means, only if such Series 2026 Bonds are Book-Entry Bonds, or otherwise by first-class mail, postage prepaid, stating that the deposit of moneys or Defeasance Obligations required by clause (a) of this paragraph has been made with a Depositary, acting as escrow agent solely for the Holders of such Series 2026 Bonds being defeased, and that such Series 2026 Bonds are deemed to have been paid in accordance with this Section and stating such maturity upon which moneys are to be available for the payment of the principal of and interest on such Series 2026 Bonds.

Neither the moneys nor Defeasance Obligations deposited with such Depositary acting as escrow agent pursuant to this Section nor principal or interest payments on any such obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on said Series 2026 Bonds to be defeased.

If any portion of the moneys deposited for the payment of the principal of and interest on any portion of Series 2026 Bonds is not required for such purpose, the City may use the amount of such excess free and clear of any trust, lien, security interest, pledge or assignment securing said Series 2026 Bonds or otherwise existing under this Resolution.

Section 1102. Survival of Certain Provisions. The provisions of this Resolution which relate to the maturity of Series 2026 Bonds, interest payments and Interest Payment Dates, exchange, transfer and registration of Series 2026 Bonds, replacement of mutilated, destroyed, lost or stolen Series 2026 Bonds, the safekeeping and cancellation of Series 2026 Bonds, non-presentment of Series 2026 Bonds and unclaimed moneys, required rebate of moneys to the United States of America, the holding of moneys in trust and the duties of the City and the Fiduciaries in connection with all the foregoing, shall remain in effect and be binding notwithstanding the release

and discharge of this Resolution as to the defeased Series 2026 Bonds. The provisions of this Article XI shall survive the release, discharge and satisfaction of this Resolution as to the defeased Series 2026 Bonds, for as long as any other Series 2026 Bonds are still Outstanding.

[END OF ARTICLE XI]

ARTICLE XII

MISCELLANEOUS PROVISIONS

Section 1201. Effect of Covenants. All covenants, stipulations, obligations and agreements of the City contained in this Resolution shall be deemed to be covenants, stipulations, obligations and agreements of the City to the full extent authorized or permitted by law.

Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the City or upon the City Commission by the provisions of this Resolution shall be exercised or performed by the City Commission, or by such other officers, board, body or council as may be required by law to exercise such powers or to perform such duties.

No covenant, stipulation, obligation or agreement herein contained shall be deemed to be a covenant, stipulation, obligation or agreement of any member of the City Commission or of any agent, officer or employee of the City in the individual capacity of such agent, officer or employee, and neither the members of the City Commission of the City nor any agent, officer or employee of the City nor any official executing the Series 2026 Bonds shall be liable personally on the Series 2026 Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

Section 1202. Successorship of City Officers. In the event that the offices of Mayor, City Manager, City Clerk, Finance Director or City Attorney shall be abolished or any two or more of such offices shall be merged or consolidated, or in the event of a vacancy in any such office by reason of death, resignation, removal from office or otherwise, or by reason of sickness, absence from the City or otherwise, all powers conferred and all obligations and duties imposed upon such officer shall be performed by the officer succeeding to the principal functions thereof or by the officer upon whom such powers, obligations and duties shall be imposed by law.

Section 1203. Manner of Giving Notice. Any notice, demand, direction, request or other instrument authorized or required by this Resolution to be given to or filed with the City, the Paying Agent or the Bond Registrar shall be deemed to have been sufficiently given or filed for all purposes of this Resolution if and when sent by registered mail, return receipt requested, or by electronic transmission with receipt confirmed, or by overnight courier service, delivery charges prepaid, to the addresses of said parties as set forth or provided for below.

Any such notice, demand or request may also be transmitted to the appropriate above-mentioned party by telephone or telecopy and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

The notice address for the City is as follows:

City of Coral Springs, Florida
9500 W. Sample Road
Coral Springs, Florida 33065
Attention: City Manager

Email: cgivens@coralsprings.gov
with a copy to: Director of Finance
Email: kmoskowitz@coralsprings.gov

The notice address for the Paying Agent and Bond Registrar shall be set forth in the Paying Agent and Bond Registrar Agreement.

The foregoing addresses may be changed at any time upon written notice of such change sent by United States registered mail, postage prepaid, to the other parties by the party effecting the change.

All documents received by the Paying Agent or the Bond Registrar under the provisions of this Resolution, or photographic copies thereof, shall be retained in its possession.

Following the delivery of any notice to Bondholders, any Holder of Series 2026 Bonds (or any Beneficial Owner of Series 2026 Bonds) in an aggregate principal amount of at least $1,000,000 may request from the Finance Director in writing to receive by mail, first class postage prepaid, a copy of such notice at an address provided to the City.

Section 1204. Substitute Mailing. If, because of the temporary or permanent suspension of postal service, the City, the Paying Agent or the Bond Registrar shall be unable to mail any notice required to be given by the provisions of this Resolution, the City, the Paying Agent or the Bond Registrar shall give notice in such other manner as in the judgment of the City, the Paying Agent or the Bond Registrar shall most effectively approximate mailing, and the giving of notice in such manner shall for all purposes of this Resolution be deemed to be in compliance with the requirement for the mailing thereof.

Section 1205. Parties Who Have Rights under Resolution. Except as herein otherwise expressly provided, nothing in this Resolution, express or implied, is intended or shall be construed to confer upon any person, firm or corporation, other than the Holders, any right, remedy or claim, legal or equitable, under or by reason of this Resolution or any provision hereof, this Resolution and all its provisions being intended to be and being for the sole and exclusive benefit of the Holders.

Section 1206. Effect of Partial Invalidity. In case any one or more of the provisions of this Resolution or of the Series 2026 Bonds shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this Resolution or the Series 2026 Bonds.

Section 1207. Florida Law Controls. This Resolution is enacted with the intent that it shall be interpreted and construed in accordance with the laws of the State.

Section 1208. No Recourse Against Members, Officers or Employees of City. No recourse under or upon any statement, obligation, covenant, or agreement contained in this Resolution, or in any Series 2026 Bond hereby secured, or in any document or certification whatsoever, or under any judgment obtained against the City, or by the enforcement of any assessment, or by any legal or equitable proceeding by virtue of any constitutional provision or statute or otherwise or under any circumstances, shall be had against any member of the City

Commission, or any officer or employee or agent of the City, as such, either directly or through the City or otherwise, for the payment for or to the City or any receiver thereof, or for or to any Holder or otherwise, of any sum that may be due and unpaid upon any such Series 2026 Bond. Any and all personal liability of every nature, whether at common law or in equity or by statute or by constitution or otherwise, of any such member of the City Commission, or any officer or employee or agent of the City, as such, to respond by reason of any act or omission on his/her part or otherwise, for the payment for or to the City or any receiver thereof, or for or to any Holder or otherwise, of any sum that may remain due and unpaid upon the Series 2026 Bonds hereby secured or any of them, is hereby expressly waived and released as an express condition of, and in consideration for, the adoption of this Resolution and the issuance of the Series 2026 Bonds.

Section 1209. Expenses Payable under Resolution. All expenses incurred in carrying out this Resolution shall be payable solely from funds derived by the City from Non-Ad Valorem Revenues. Anything in this Resolution to the contrary notwithstanding, the performance by the City of all duties and obligations imposed upon it hereby, the exercise by it of all powers granted to it hereunder, the carrying out of all covenants, agreements and promises made by it hereunder, and the liability of the City for all warranties and other covenants herein shall be limited solely to the City, and from the Non-Ad Valorem Revenues and the moneys attributable to the proceeds of Series 2026 Bonds, or the income from the temporary investment thereof, and the City shall not be required to effectuate any of its duties, obligations, powers or covenants except from, and to the extent of, such moneys, revenues, proceeds, and payments.

Section 1210. Payments Due on Saturdays, Sundays and Holidays. In any case where the date of maturity of interest on or principal of the Series 2026 Bonds shall not be a Business Day, then payment of interest or principal need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the date of maturity or the Interest Payment Date and no interest on such payment shall accrue for the period after such date as long as the payment is made on such succeeding Business Day.

Section 1211. Headings. Any heading preceding the text of the several articles and sections hereof, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Resolution, nor shall they affect its meaning, construction or effect.

Section 1212. Further Authority. The officers of the City, members of the City Commission and other agents or employees of the City are hereby authorized to do all acts and things required of them by this Resolution for the full, punctual and complete performance of all of the terms, covenants and agreements contained in the Series 2026 Bonds, this Resolution, the Paying Agent and Bond Registrar Agreement, the Escrow Deposit Agreement and the Disclosure Dissemination Agent Agreement.

Section 1213. Repeal of Inconsistent Resolutions. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 1214. Effective Date. This Resolution shall take effect upon its adoption.

[END OF ARTICLE XII]

PASSED AND ADOPTED on this 17th day of June, 2026.

CITY OF CORAL SPRINGS, FLORIDA

_____
SCOTT J. BROOK, MAYOR

(SEAL)

ATTEST:

_____
GEORGIA ELLIOTT, CMC
CITY CLERK

Unanimous Motion /	2nd		Yes	No
___	___	Mayor Brook	___	___
___	___	Commissioner Cerra	___	___
___	___	Commissioner McHugh	___	___
___	___	Commissioner Simmons	___	___

EXHIBIT A

BOND FORM

United States of America
State of Florida

CITY OF CORAL SPRINGS, FLORIDA
SPECIAL OBLIGATION REFUNDING BONDS, SERIES 2026

No. R-__ $ _____

Interest Rate	Maturity Date	Original Issue Date	CUSIP No.
%	September 1, ___	July __, 2026	

Registered Owner:

Principal Amount: Dollars

City of Coral Springs, Florida (the "City"), for value received, promises to pay, but solely from the sources and in the manner hereinafter provided, to the Registered Owner named above, or registered assigns, on the Maturity Date set forth above (or earlier as hereinafter referred to) upon presentation and surrender hereof, at the principal corporate trust office or designated corporate trust office of Zions Bancorporation, National Association, as Bond Registrar and Paying Agent, in Denver, Colorado, or its successors (the "Bond Registrar") the Principal Amount set forth above in any coin or currency of the United States of America which on the date of payment thereof is legal tender for the payment of public and private debts, and to pay in like coin or currency interest on said Principal Amount on each March 1 and September 1, commencing September 1, 2026 (each an "Interest Payment Date"), solely from such sources provided in the Resolution described herein, from the Interest Payment Date next preceding the date on which this Bond is authenticated unless it is (i) authenticated on an Interest Payment Date, in which event from such date, or (ii) authenticated before the first Interest Payment Date, in which event from its Original Issue Date, at the Interest Rate set forth above until the Principal Amount hereof is paid. The interest so payable and punctually paid or duly provided for on any Interest Payment Date, as provided in the Resolution hereinafter referred to, will be paid by check mailed to the person in whose name this Bond (or one or more Predecessor Bonds, as defined in the Resolution) is registered at the close of business on the fifteenth (15th) day of the month next preceding such Interest Payment Date; provided, however, that any registered owner of Bonds in an aggregate principal amount of at least $1,000,000 shall be entitled to have interest paid by wire transfer pursuant to the provisions of the Resolution.

This Bond is one of a duly authorized series of bonds of the City, designated "City of Coral Springs, Florida Special Obligation Refunding Bonds, Series 2026" (the "Bonds"), issued in the aggregate principal amount of $_____ under Resolution No. 2026-015 (the "Resolution") adopted by the City on June 17, 2026, as the same may be supplemented and amended from time to time.

The Bonds are being issued to provide funds, together with other available moneys, to: (i) refund on a current basis and defease the City's Special Obligation Bonds, Series 2016A (Municipal Complex Project) issued and currently outstanding in the aggregate principal amount of $18,460,000, and (ii) pay the costs of issuance of the Bonds. Capitalized terms not otherwise defined herein shall have the meaning ascribed to such terms in the Resolution.

The Bonds are special limited obligations of the City payable solely from the Pledged Funds, described below. Neither the faith and credit of the State of Florida nor the faith and credit of any agency or political subdivision thereof or of the City are pledged to the payment of the principal of or the interest on this Bond. The issuance of this Bond shall not directly or indirectly or contingently obligate the State of Florida or any agency or political subdivision thereof or the City to levy any ad valorem taxes whatever therefor.

Pledged Funds are defined under the Resolution to mean all amounts in the Debt Service Fund, including (i) the Non-Ad Valorem Revenues actually deposited in the accounts of the Debt Service Fund and (ii) any investment earnings on such amounts on deposit in the Accounts of the Debt Service Fund.

To secure the Bonds, the City has covenanted and agreed, pursuant to Section 403 of the Resolution, to prepare, approve and appropriate (in accordance with applicable law and budgetary processes) in its Annual Budget for each Fiscal Year, by amendment if necessary, Non-Ad Valorem Revenues of the City in an amount sufficient to deposit to the credit of (a) the Debt Service Fund, to provide for the timely payment of the Principal and Interest Requirements on the Bonds Outstanding for the applicable Fiscal Year; (b) the Expense Fund, any other amounts due to any Fiduciary; and (c) the Rebate Fund, an amount sufficient to satisfy any rebate obligation of the City under the Resolution for the applicable Fiscal Year.

Such covenant and agreement on the part of the City to budget and appropriate sufficient amounts of Non-Ad Valorem Revenues shall be cumulative, and shall continue until such Non-Ad Valorem Revenues in amounts sufficient to make all required payments on the Bonds when due, including any delinquent payments, shall have been budgeted, appropriated and actually paid into the Debt Service Fund (and accounts therein) established under the Resolution; provided, however, that such covenant shall not constitute a lien, either legal or equitable, on any of the City's Non-Ad Valorem Revenues or other revenues, nor shall it preclude the City from pledging in the future any of its Non-Ad Valorem Revenues or other revenues to other obligations, nor shall it give the Bondholders a prior claim on the Non-Ad Valorem Revenues, as opposed to claims of general creditors of the City. Anything in the Resolution or herein to the contrary notwithstanding, all obligations of the City thereunder or hereunder shall be secured only by the Non-Ad Valorem Revenues actually budgeted and appropriated and deposited into the Debt Service Fund (and accounts therein) created under the Resolution.

Reference is made to the Resolution for a more complete statement of the provisions thereof and of the rights and duties of the City and the registered owners. Copies of the Resolution are on file and may be inspected at the office of the City Clerk. By the purchase and acceptance of this Bond, the Registered Owner hereof signifies assent to all of the provisions of the Resolution.

This Bond is issued and the Resolution was enacted under and pursuant to the Constitution and laws of the State of Florida.

This Bond shall be issued initially pursuant to a book-entry-only system administered by The Depository Trust Company, New York, New York ("DTC"), which shall act as securities depository for the Bonds, with no physical distribution of certificates to be made. Any provisions of the Resolution or this Bond requiring physical delivery of Bonds shall, under the book-entry-only system, be deemed to be satisfied by notation on the records maintained by DTC of ownership interests of its participants ("Direct Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Bonds ("Beneficial Owners").

This Bond shall initially be issued in the name of Cede & Co., as nominee for DTC, and so long as this Bond is held in book-entry-only form Cede & Co. shall be considered the registered owner for all purposes hereof, including the payment of principal and interest on this Bond. Payment to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to individual Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Paying Agent or the City. Presentation of this Bond for payment shall not be required when this Bond is registered in book-entry only form.

In any case where the date of maturity of interest on or principal of the Bonds shall not be a Business Day, then payment of interest or principal need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the date of maturity or the Interest Payment Date and no interest on such payment shall accrue for the period after such date so long as the payment is made on such succeeding Business Day.

The Bonds are issuable as fully registered Bonds in the denomination of $5,000 or any integral multiple thereof. At the principal corporate trust office or designated corporate trust office of the Bond Registrar, in the manner and subject to the limitations and conditions provided in the Resolution, Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same series and maturity, of any authorized denomination or denominations and bearing interest at the same rate.

The transfer of this Bond is registrable by the Registered Owner hereof in person or by his/her attorney or legal representative at the principal corporate trust office or designated corporate trust office of the Bond Registrar, but only in the manner and subject to the limitations and conditions provided in the Resolution and upon surrender and cancellation of this Bond. Upon any such registration of transfer, the City shall execute and the Bond Registrar shall authenticate and deliver in exchange for this Bond a new Bond or Bonds, registered in the name of the transferee, of any authorized denomination or denominations in an aggregate principal amount equal to the principal amount of this Bond, of the same series and maturity and bearing interest at the same rate. Neither the City nor the Bond Registrar shall be required to make any exchange or registration of transfer of any Bond during the fifteen (15) days immediately preceding the date of the City's giving notice of purchase or after such Bond has been selected for purchase.

The Bonds are not subject to redemption prior to maturity at the option of the City or otherwise.

The owner of this Bond shall have no right to enforce the provisions of the Resolution or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Resolution, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Resolution. This Bond and the series of Bonds of which this Bond is a part are not subject to acceleration.

Modifications or alterations of the Resolution, or any resolution supplemental thereto, may be made only to the extent and in the circumstances permitted by the Resolution.

This Bond is issued with the intent that the laws of the State of Florida shall govern its construction. Unless the City expressly agrees otherwise in writing (i) any suit or action concerning this Bond may only be filed in the federal or state courts located in Broward County, Florida and (ii) the City shall not be required to participate in any arbitral proceedings as a means to resolve any existing dispute in connection with this Bond.

All acts, conditions and things required to happen, exist and be performed precedent to and in the issuance of this Bond have happened, exist and have been performed as so required.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Resolution until it shall have been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, the City of Coral Springs, Florida has caused this Bond to be executed with the [manual] [facsimile] signatures of the Mayor of the City and its City Clerk and [a facsimile of] its official seal to be [impressed] [imprinted] hereon and this Bond to be dated this _____ day of _____, 20___.

CITY OF CORAL SPRINGS, FLORIDA

By:

_____

[Manual or Facsimile Signature]
Mayor

[SEAL]

By:

_____

[Manual or Facsimile Signature]
City Clerk

CERTIFICATE OF AUTHENTICATION

This Bond is a bond issued under the provisions of the within-mentioned Resolution.

ZIONS BANCORPORATION,
National Association, as Bond Registrar

By: _____
Vice President, Zions Bank Division

Date of authentication:

_____

FORM OF ABBREVIATIONS FOR BONDS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	–	as tenants in common
TEN ENT	–	as tenants by the entireties
JT TEN	–	as joint tenants with the right of survivorship and not as tenants in common

UNIFORM GIFT MIN ACT - _____ Custodian for _____
(Cust) (Minor)
under Uniform Gifts to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned _____ (the Transferor), hereby sells, assigns and transfers unto _____ (the Transferee), whose address is _____ and whose social security number (or other federal income tax identification number) is (PLEASE INSERT NAME, ADDRESS AND SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF TRANSFEREE) the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ as attorney to register the transfer of the within Bond on the books kept for registration and registration of transfer thereof, with full power of substitution in the premises.

Date: _____

Signature Guaranteed:

_____

NOTICE: Signature(s) must be guaranteed by a guarantor institution participating in the Securities Transfer Agents Medallion Program or such other guarantee program acceptable to the Bond Registrar.

_____

NOTICE: No transfer will be registered and no new Bond will be issued in the name of the Transferee, unless the signature(s) to this assignment correspond(s) with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever and name, address and the Social Security or other Federal Income Tax Identification Number of the Transferee is supplied.

[END OF BOND FORM]

EXHIBIT B

FORM OF OFFICIAL NOTICE OF BOND SALE
FOR SERIES 2026 BONDS

OFFICIAL NOTICE OF BOND SALE
$17,145,000*
CITY OF CORAL SPRINGS, FLORIDA
SPECIAL OBLIGATION REFUNDING BONDS, SERIES 2026

NOTICE IS HEREBY GIVEN that electronic bids will be received via BiDCOMP/ Parity® Competitive Bidding System in the manner, on the date and up to the time specified below:

BID DATE:	July 8, 2026*
TIME:	10:30 a.m. Eastern Daylight Time*
ELECTRONIC BIDS:	Must be submitted only through BiDCOMP/Parity® Competitive Bidding System ("*PARITY*®") as described below. No other form of bid or provider of electronic bidding services will be accepted.

GENERAL

Bids must be submitted electronically via *PARITY*® in accordance with this Official Notice of Bond Sale, until 10:30 a.m., Eastern Daylight Time, on the Bid Date, for the purchase of all, but not less than all of the $17,145,000* aggregate principal amount of City of Coral Springs, Florida Special Obligation Refunding Bonds, Series 2026 (the "Series 2026 Bonds"). No bids will be accepted after 10:30 a.m., Eastern Daylight Time on the Bid Date.

The Series 2026 Bonds are more particularly described in the Preliminary Official Statement dated June 26, 2026 relating to the Series 2026 Bonds (the "Preliminary Official Statement"), available at *www.munios.com*. This Official Notice of Bond Sale contains certain information for quick reference only. It is not, and is not intended to be, a summary of the Series 2026 Bonds. Each bidder is required to read the entire Preliminary Official Statement to obtain information essential to making an informed investment decision. Capitalized terms used but not defined herein shall have the meanings assigned to such terms in the Preliminary Official Statement.

Prior to accepting bids, the City of Coral Springs, Florida (the "City") reserves the right to change the principal amount of the Series 2026 Bonds being offered and the terms of the Series 2026 Bonds, to postpone the sale to a later date or time or cancel the sale. Notice of a change or cancellation will be announced via *The Bond Buyer* news service at the internet website address *www.tm3.com*, not later than 3:00 p.m., Eastern Daylight Time, on the day preceding the Bid Date or as soon as practicable prior to the sale. Such notice will specify the revised principal amount or terms, if any, and any later date or time selected for the sale, which may be postponed or cancelled in the same manner. If the sale is postponed and a later date or time for the sale is not included in the notice of postponement, a later public sale may be held at the hour, in the manner,

* Subject to change.

and on such date as communicated upon at least twelve (12) hours notice via *The Bond Buyer* news service at the internet website address www.tm3.com. The City reserves the right, after the bids are opened, to adjust the principal amount of the Series 2026 Bonds, as further described herein. See "ADJUSTMENT OF PRINCIPAL AMOUNTS OF MATURITIES" herein.

To the extent any instructions or directions set forth in *PARITY*® conflict with this Official Notice of Bond Sale, the terms of this Official Notice of Bond Sale shall control. For further information about *PARITY*® and to subscribe in advance of the bid, potential bidders may contact *PARITY*® at (212) 849-5021.

Disclaimer

Each prospective electronic bidder must be a subscriber to *PARITY*®. Each qualified prospective electronic bidder shall be solely responsible to make necessary arrangements to view the bid form on *PARITY*® and to access *PARITY*® for the purposes of submitting its bid in a timely manner and in compliance with the requirements of this Official Notice of Bond Sale. Neither the City nor *PARITY*® shall have any duty or obligation to provide or assure access to *PARITY*® to any prospective bidder, and neither the City nor *PARITY*® shall be responsible for a bidder's failure to register to bid or for proper operation of, or have any liability for any delays or interruptions of, or any damages caused by, *PARITY*®. The City is using *PARITY*® as a communication mechanism, and not as the City's agent, to conduct the electronic bidding for the Series 2026 Bonds. The City is not bound by any advice or determination of *PARITY*® to the effect that any particular bid complies with the terms of this Official Notice of Bond Sale and, in particular, the bid specifications hereinafter set forth. All costs and expenses incurred by prospective bidders in connection with their registration and submission of bids via *PARITY*® are the sole responsibility of such bidders and the City shall not be responsible, directly or indirectly, for any such costs or expenses. If a prospective bidder encounters any difficulty in submitting, modifying or withdrawing a bid for the Series 2026 Bonds, the prospective bidder should immediately telephone *PARITY*® at (212) 849-5021, notify the City's Municipal Advisor, PFM Financial Advisors LLC, by email at roccan@pfm.com and notify the City's Director of Financial Services, Kim Moskowitz, by email at kmoskowitz@coralsprings.gov. The City shall have no responsibility for technological or transmission errors that any bidder may experience in transmitting a bid. The use of *PARITY*® shall be at the bidder's risk and expense, and the City shall have no liability with respect thereto.

THE SERIES 2026 BONDS - GENERAL

The Series 2026 Bonds shall be issued only as fully registered bonds without coupons in the denominations of $5,000 or any integral multiple thereof, shall be dated their date of delivery, and shall bear interest as set forth in this Official Notice of Bond Sale and in the Preliminary Official Statement, payable annually on March 1 and September 1 of each year until paid, commencing on September 1, 2026.

The Series 2026 Bonds will be initially issued by means of a book-entry system with no physical distribution of bond certificates made to the public. One bond certificate for each maturity will be issued to The Depository Trust Company ("DTC") and immobilized in its custody. The book-entry system will evidence ownership interests in the Series 2026 Bonds in the principal

amount of $5,000 or any integral multiple thereof, with transfers of ownership interests affected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. The successful bidder, as a condition to delivery of the Series 2026 Bonds, shall be required to deposit the certificates with DTC, registered in the name of Cede & Co., its nominee. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC, and transfer of principal and interest payments to beneficial owners of the Series 2026 Bonds by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. The City will not be responsible or liable for such transfers of payments or for maintaining, supervising, or reviewing the records maintained by DTC, its participants or persons acting through such participants.

Principal of the Series 2026 Bonds will be payable upon presentation and surrender thereof at the designated corporate office of the Paying Agent on the dates, in the years and amounts established in accordance with the award of the Series 2026 Bonds; provided that presentation of the Series 2026 Bonds will not be required for payment when the Series 2026 Bonds are registered in book-entry-only form. Interest on the Series 2026 Bonds is payable on the dates shown in the Summary Table set forth herein (the "Summary Table"). The Paying Agent will mail interest payments on the Series 2026 Bonds on each interest payment date to the owners of the Series 2026 Bonds, as described in the Resolution (as defined herein). So long as DTC or its nominee is the registered owner of the Series 2026 Bonds, payments of principal and interest on the Series 2026 Bonds will be made to DTC or its nominee.

In the event that (a) DTC determines not to continue to act as securities depository for the Series 2026 Bonds or (b) the City determines that it should not continue the book-entry system of evidence and transfer of ownership of the Series 2026 Bonds, the City will discontinue the book-entry system with DTC. If the City fails to identify another qualified securities depository to replace DTC, the City will deliver replacement Series 2026 Bonds in the form of fully registered certificates.

Authority for and Purpose of the Series 2026 Bonds

The Series 2026 Bonds are being issued pursuant to and under the authority of the Florida Constitution, including, but not limited to, Article VIII, Section 2 of the Florida Constitution, Chapter 166, Parts I and II, Florida Statutes, as amended, the Charter of the City and Resolution No. 2026-015 adopted by the City Commission of the City (the "Commission") on June 17, 2026 (the "Resolution"). The Series 2026 Bonds, are being issued for the purpose of providing funds, together with other available moneys, to (i) refund on a current basis and defease all or a portion of the City's outstanding Special Obligation Bonds, Series 2016A (Municipal Complex Project), and (ii) pay the costs of issuance of the Series 2026 Bonds. The Series 2026 Bonds shall be issued as tax-exempt obligations and shall be designated as "City of Coral Springs, Florida Special Obligation Refunding Bonds, Series 2026," as described in the Preliminary Official Statement.

Security

The Series 2026 Bonds are payable from and secured solely by the Pledged Funds as described in the Resolution and the Preliminary Official Statement. Neither the faith and credit of the State or any political subdivision thereof nor the faith and credit of the City are pledged to the

payment of the principal of or redemption premium, if any, or interest on the Series 2026 Bonds, and the issuance of the Series 2026 Bonds will not directly or indirectly or contingently obligate the State, or any political subdivision thereof, or the City to levy any ad valorem taxes whatever therefor or to make any appropriation for their payment except from the Pledged Funds to the extent provided for under the Resolution.

Pursuant to the Resolution, the City has covenanted to budget and appropriate (in accordance with applicable law and budgetary processes) in its Annual Budget for each Fiscal Year, by amendment if necessary, Non-Ad Valorem Revenues (as defined in the Resolution) of the City in an amount sufficient to provide for the timely payment of the principal of and interest on the Series 2026 Bonds and certain other payments required under the Resolution.

Paying Agent and Bond Registrar

Zions Bancorporation, National Association, is acting as Paying Agent and Bond Registrar for the Series 2026 Bonds.

REDEMPTION PROVISIONS

The Series 2026 Bonds shall not be subject to redemption prior to maturity at the option of the City or otherwise.

SUMMARY TABLE

If numerical or date references contained in the body of the Official Notice of Bond Sale conflict with the Summary Table, the body of the Official Notice of Bond Sale shall control. Consult the body of the Official Notice of Bond Sale for a detailed explanation of the items contained in the Summary Table, including interpretation of such items and methodologies used to determine such items. Prospective purchasers of the Series 2026 Bonds must read the entire Official Notice of Bond Sale and the entire Preliminary Official Statement.

Terms of the Series 2026 Bonds

Dated Date:	Date of Delivery
Anticipated Delivery Date:	July 29, 2026*
Interest Payment Dates:	March 1 and September 1, commencing September 1, 2026
Principal Payment Dates:	September 1, commencing September 1, 2027

Maturity Date	Principal Amount*
09/01/2027	$1,795,000
09/01/2028	1,885,000
09/01/2029	1,980,000
09/01/2030	2,080,000
09/01/2031	2,185,000
09/01/2032	2,290,000
09/01/2033	2,405,000
09/01/2034	2,525,000

Interest Calculation:	360-day year consisting of twelve 30-day months
Ratings:	S&P ["___" (_____ outlook)] Fitch ["___" (_____ outlook)]

* Preliminary, subject to change. Amounts may be increased or decreased after submission of bids as described herein under "ADJUSTMENT OF PRINCIPAL AMOUNTS OF MATURITIES."

Bidding Parameters

Principal Amount:	$17,145,000*
Bid Date:	July 8, 2026*
Bidding Method:	*PARITY*®
All or none vs. Maturity-by-Maturity:	All-or-none
Bid Award Method:	Lowest true interest cost, but not exceeding 4.00%
Bid Confirmation:	Fax or emailed signed Official Confirmation of Bid Form
Bid Award:	As soon as practicable on day of sale
Good Faith Deposit:	$171,450.00, wire transfer required by 2:00 p.m. after notification of verbal award on the Bid Date.
Coupon Multiples:	1/8 or 1/20 of 1%
Maximum Coupon:	No more than 5.00%.
Optional Redemption:	None
Term Bonds:	None
Maximum Re-offering Price:	Maturity – None; Aggregate – None
Minimum Re-offering Price:	Maturity – 99.5%; Aggregate – 99.5%
Ascending Coupon Requirement:	None
Insurance:	None

Adjustment Parameters

Principal Increases:	Maturity – Unlimited; Aggregate – 15%**
Principal Reductions:	Maturity – Unlimited; Aggregate – 15%

* Preliminary, subject to change.
** Subject to maximum principal amount of $19,500,000.

ADJUSTMENT OF PRINCIPAL AMOUNTS OF MATURITIES

The City may cancel the sale of the Series 2026 Bonds or adjust the principal amounts of the maturities. The City may increase or decrease the principal amount of any maturity of the Series 2026 Bonds as shown in the Summary Table provided that the aggregate principal amount of Series 2026 Bonds issued does not exceed $19,500,000. The City will consult with the successful bidder before adjusting the amount of any maturity of the Series 2026 Bonds; however, the City reserves the sole right to make adjustments, within the limits described above, or cancel the sale of all of the Series 2026 Bonds.

Adjustment to the maturities of the Series 2026 Bonds within the limits described above does not relieve the purchaser from its obligation to purchase all of the Series 2026 Bonds offered by the City.

Each bid must specify the initial reoffering prices to the public of each maturity of Series 2026 Bonds. Adjustments may be made to the principal amounts based on the reoffering prices shown on *PARITY*®. In determining whether there will be any revision to the principal amount of the maturities of the Series 2026 Bonds subsequent to the bid opening and award, the City expects that changes may be made that are necessary to increase or decrease the principal amount of the Series 2026 Bonds to meet the City's funding objectives, all subject to the limitations set forth above.

In the event that the principal amount of any maturity of the Series 2026 Bonds is revised after the award, the interest rate and reoffering price for each maturity and the Underwriter's Discount on the Series 2026 Bonds as submitted by the successful bidder shall be held constant. The "Underwriter's Discount" shall be defined as the difference between the purchase price of the Series 2026 Bonds submitted by the bidder and the price at which the Series 2026 Bonds will be issued to the public, calculated from information provided by the bidder, divided by the par amount of the Series 2026 Bonds bid.

RATINGS

S&P Global Ratings, a division of Standard & Poor's Financial Services LLC and Fitch Ratings have assigned ratings of ["___" (____ outlook) and "___" (____ outlook)], respectively, to the Series 2026 Bonds. The Series 2026 Bonds will not be insured by a municipal bond insurance policy.

OFFICIAL STATEMENT

The Preliminary Official Statement, copies of which may be obtained as described below, is in a form "deemed final" by the City for purposes of clause (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission ("Rule 15c2-12") but is subject to revision, amendment and completion in a final Official Statement in accordance with Rule 15c2-12. Upon the sale of the Series 2026 Bonds, the City will prepare a final Official Statement dated the date of the sale in substantially the same form as the Preliminary Official Statement (the "Final Official Statement"). Up to 25 copies of the Final Official Statement will be provided, at the City's expense, on a timely basis in such quantities as may be necessary for the successful bidder's regulatory compliance. The successful bidder will be furnished, without cost, the opinion of Greenberg Traurig, P.A., Miami, Florida, Disclosure Counsel to the City ("Disclosure Counsel"), to the effect that, based solely on the participation of Disclosure Counsel in the preparation of the Final Official Statement and the examination of certain information by Disclosure Counsel, as described in such opinion, and excluding any financial, statistical or demographic data and information contained in the Final Official Statement, nothing has come to the attention of Disclosure Counsel which would lead Disclosure Counsel to believe that the Final Official Statement contains an untrue statement of material fact or omits to state a material fact required to be stated therein or necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading in any material respect.

ELECTRONIC BIDDING PROCEDURES

Only electronic bids submitted via *PARITY*® will be accepted. No other provider of electronic bidding services will be accepted. No bid delivered in person or by facsimile directly to the City will be accepted. Bidders are permitted to submit bids for the Series 2026 Bonds during the bidding time period, provided they are eligible to bid as described under "GENERAL" above.

Each electronic bid submitted via *PARITY*® shall be deemed an irrevocable offer in response to this Official Notice of Bond Sale and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the City. All bids remain firm until an award is made. The successful bidder must confirm the details of such bid by a signed Official Confirmation of Bid Form, the form of which is attached hereto as Exhibit A, delivered by email to PFM Financial Advisors LLC, Municipal Advisor to the City at roccan@pfm.com no later than one hour after being notified by the City of being the winning bidder, the original of which shall be sent to the Municipal Advisor to the City for receipt on the following business day at 300 South Orange Avenue, Suite 760, Orlando, Florida 32801. Failure to deliver the Official Confirmation of Bid Form does not relieve the bidder of the obligation to purchase the Series 2026 Bonds.

FORM OF BID

Bidders must bid to purchase all maturities of the Series 2026 Bonds. Each bid must specify (1) an annual rate of interest for each maturity, (2) the reoffering price or yield for each maturity and (3) a dollar purchase price for the entire issue of the Series 2026 Bonds. No more than one (1) bid from any bidder will be considered.

A bidder must specify the rate or rates of interest per annum (with no more than one rate of interest per maturity), which the Series 2026 Bonds are to bear, to be expressed in multiples of 1/8 or 1/20 of 1%. Any number of interest rates may be named, but the Series 2026 Bonds of each maturity must bear interest at the same single rate for all bonds of that maturity. Ascending coupon rates are <u>not</u> required.

Each bid for the Series 2026 Bonds must meet the maximum coupon criteria and minimum and maximum reoffering price criteria shown in the Summary Table on a maturity and aggregate basis.

The winning bidder must assist the City in establishing the issue price of the Series 2026 Bonds as set forth in this Official Notice of Bond Sale under "ESTABLISHMENT OF ISSUE PRICE." Reoffering prices presented as a part of the bids will not be used in computing the bidder's true interest cost. As promptly as reasonably possible after bids are received, the City will notify the successful bidder that it is the apparent winner.

AWARD OF BID

The City expects to award the Series 2026 Bonds to the winning bidder as soon as practicable after the bids are received, but in any event by 2:00 p.m. Eastern Daylight Time on the Bid Date. Bids may not be withdrawn prior to the earlier of the final award or 2:00 p.m. Eastern Daylight Time on the Bid Date. Unless all bids are rejected, the Series 2026 Bonds will be awarded by the City on the Bid Date to the bidder whose bid complies with this Official Notice of Bond

Sale and results in the lowest true interest cost ("TIC") to the City, but not exceeding the Maximum TIC permitted by the Resolution. The lowest TIC will be determined by doubling the semi-annual interest rate, compounded semi-annually, necessary to discount the debt service payments from the payment dates to the dated date of the Series 2026 Bonds and to the aggregate purchase price of the Series 2026 Bonds. If two or more responsible bidders offer to purchase the Series 2026 Bonds at the same lowest TIC, the City will award the Series 2026 Bonds to one of such bidders by lot. Only the final bid submitted by any bidder through *PARITY*® will be considered. The right reserved to the City shall be final and binding upon all bidders with respect to the form and adequacy of any proposal received and as to its conformity to the terms of this Official Notice of Bond Sale.

Final award or rejection of bids will be made by the City on or prior to 2:00 p.m., Eastern Daylight Time, on the Bid Date. ALL BIDS SHALL REMAIN FIRM UNTIL THE EARLIER OF THE FINAL AWARD OR 2:00 P.M., EASTERN DAYLIGHT TIME, ON THE BID DATE. Award is subject to the timely receipt of the Good Faith Deposit as described below under "Good Faith Deposit."

RIGHT OF REJECTION

The City reserves the right, in its discretion, to reject any and all bids and to waive irregularity or informality in any bid.

DELIVERY AND PAYMENT

It is anticipated that the Series 2026 Bonds in definitive form will be available for delivery on or about the delivery date shown in the Summary Table in New York City at DTC, or such other date and place to be mutually agreed upon by the successful bidder and the City against payment of the purchase price therefor, to be delivered in Federal Reserve funds without cost to the City. The City intends to conduct the closing by telephone.

GOOD FAITH DEPOSIT

If the City elects a winning bid, then the successful bidder is required to submit a "Good Faith Deposit" (the "Good Faith Deposit" or "Deposit") to the City in the form of a wire transfer in the amount of $171,450.00. Such Deposit must be submitted to the City no later than 2:00 p.m. Eastern Daylight Time on the Bid Date. If the Deposit is not received by that time, the City reserves the right to withdraw the award to the successful bidder and award the Series 2026 Bonds to the bidder providing the next lowest TIC, but not exceeding the Maximum TIC, subject to provision of the Good Faith Deposit as described herein. The Deposit of the successful bidder will be collected and the proceeds thereof retained by the City to be applied in partial payment for the Series 2026 Bonds. No interest will be allowed or paid upon the amount of the Deposit, but in the event the successful bidder shall fail to comply with the terms of the bid, the Deposit will be retained as liquidated damages, without waiving the City's other rights at law or in equity.

After receipt of bids is closed and prior to the final award, the apparent successful bidder indicated on Parity® must submit the Good Faith Deposit to the City by wire transfer. The award to the apparent successful bidder is contingent upon receipt of the Good Faith Deposit and the Series 2026 Bonds will not be awarded by or on behalf of the City to such bidder until the City

has confirmed receipt of the Good Faith Deposit. Wiring instructions for the Good Faith Deposit will be provided to the successful bidder shortly following the receipt of the bids.

CLOSING DOCUMENTS

The City will furnish to the successful bidder, upon delivery of the Series 2026 Bonds, the following closing documents in a form satisfactory to Greenberg Traurig, P.A., Bond Counsel: (1) signature and no-litigation certificate; (2) tax compliance certificate; (3) certificate regarding information in the Official Statement; (4) continuing disclosure certificate; and (5) seller's receipt as to payment. A copy of the transcript of the proceedings authorizing the Series 2026 Bonds will be delivered to the successful bidder of the Series 2026 Bonds upon request. Copies of the form of such closing papers and certificates may be obtained from the City.

ESTABLISHMENT OF ISSUE PRICE[1]

(a) The winning bidder shall assist the City in establishing the issue price of the Series 2026 Bonds and shall execute and deliver to the City upon issuance of the Series 2026 Bonds (the "Closing Date") an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Series 2026 Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and Bond Counsel. All actions to be taken by the City under this Official Notice of Bond Sale to establish the issue price of the Series 2026 Bonds may be taken on behalf of the City by the City's Municipal Advisor, PFM Financial Advisors LLC and any notice or report to be provided to the City may be provided to the City's Municipal Advisor.

(b) The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Series 2026 Bonds) will apply to the initial sale of the Series 2026 Bonds (the "competitive sale requirements") because:

(i) the City shall disseminate this Official Notice of Bond Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;

(ii) all bidders shall have an equal opportunity to bid;

(iii) the City may receive bids from at least three underwriters of municipal bonds who represent to have established industry reputations for underwriting new issuances of municipal bonds; and

(iv) the City anticipates awarding the sale of the Series 2026 Bonds to the bidder who submits a firm offer to purchase the Series 2026 Bonds at the highest price (or lowest interest cost), as set forth in this Official Notice of Bond Sale.

[1] Note: 10% or Hold-the-Offering-Price Rule may apply if Competitive Sale Requirements are not satisfied.

Any bid submitted pursuant to this Official Notice of Bond Sale shall be considered a firm offer for the purchase of the Series 2026 Bonds, as specified in the bid. In the event that the competitive sale requirements described herein are satisfied, the City's Municipal Advisor shall execute and deliver on the Closing Date a Certificate of Municipal Advisor substantially in the form attached hereto as Exhibit C.

(c) In the event that the competitive sale requirements are not satisfied, the City shall so advise the winning bidder. The City may determine to treat (i) the first price at which 10% of a maturity of the Series 2026 Bonds (the "10% test") is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Series 2026 Bonds as the issue price of that maturity (the "hold-the-offering-price rule"), in each case applied on a maturity-by-maturity basis. The winning bidder shall advise the City if any maturity of the Series 2026 Bonds satisfies the 10% test as of the date and time of the award of the Series 2026 Bonds. The City shall promptly advise the winning bidder, at or before the time of award of the Series 2026 Bonds, which maturities of the Series 2026 Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event that the City determines to apply the hold-the-offering-price rule to any maturity of the Series 2026 Bonds. Bidders should prepare their bids on the assumption that some or all of the maturities of the Series 2026 Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Series 2026 Bonds.

(d) By submitting a bid, the winning bidder shall (i) confirm that it and all other underwriters have offered or will offer the Series 2026 Bonds to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of itself and all other underwriters participating in the purchase of the Series 2026 Bonds, that the underwriters will neither offer nor sell unsold Series 2026 Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(A) the close of the fifth (5th) business day after the sale date; or

(B) the date on which the underwriters have sold at least 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public.

The winning bidder will advise the City promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Series 2026 Bonds to the public at a price that is no higher than the initial offering price to the public.

(e) If the competitive sale requirements are not satisfied, then until the 10% test has been satisfied as to each maturity of the Series 2026 Bonds, the winning bidder agrees to promptly report to the City the prices at which the unsold Series 2026 Bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) all the Series 2026 Bonds of that maturity have been sold or (ii) the 10% test has been satisfied as to the Series 2026 Bonds of that maturity, provided that, the winning

bidder's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or Bond Counsel.

(f) The City acknowledges that, in making the representations set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Series 2026 Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Series 2026 Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2026 Bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Series 2026 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule if applicable to the Series 2026 Bonds.

(g) By submitting a bid, each bidder confirms that:

(i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Series 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such third party distribution agreement, as applicable:

(A)(1) to report the prices at which it sells to the public the unsold Series 2026 Bonds of each maturity allocated to it, whether or not the Closing Date has occurred until either all Series 2026 Bonds of that maturity allocated to it have been sold or until it is notified by the winning bidder that the 10% test has been satisfied as to the Series 2026 Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the winning bidder and (2) to comply with the hold-the-offering-price rule, if applicable, if and for so

long as directed by the winning bidder and as set forth in the related pricing wires.

(B) to promptly notify the winning bidder of any sales of Series 2026 Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Series 2026 Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

(ii) any agreement among underwriters or selling group agreement relating to the initial sale of the Series 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter or dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Series 2026 Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Series 2026 Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Series 2026 Bonds of that maturity allocated to it have been sold or it is notified by the winning bidder or such underwriter that the 10% test has been satisfied as to the Series 2026 Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the winning bidder or such underwriter and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the winning bidder or the underwriter and as set forth in the related pricing wires.

(h) Sales of any Series 2026 Bonds to any person that is a related party to an underwriter participating in the initial sale of the Series 2026 Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this Official Notice of Bond Sale. Further, for purposes of this Official Notice of Bond Sale:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the public and **(**B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series 2026 Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Series 2026 Bonds to the public),

(iii) a purchaser of any of the Series 2026 Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power

or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date that the Series 2026 Bonds are awarded by the City to the winning bidder, which is expected to be July 8, 2026.

DISCLOSURE OBLIGATIONS OF THE PURCHASER

Section 218.38(1)(b)(2), Florida Statutes, requires that the successful bidder file a statement with the City containing information with respect to any fee, bonus or gratuity paid, in connection with the Series 2026 Bonds, by any underwriter or financial consultant to any person not regularly employed or engaged by such underwriter or consultant. Receipt of such statement is a condition precedent to the delivery of the Series 2026 Bonds to such successful bidder. The successful bidder must (1) complete the Truth-in-Bonding Statement (the form of which is attached hereto as Exhibit D) pursuant to Section 218.385, Florida Statutes, as amended, and submit such form to the City, by email at kmoskowitz@coralsprings.gov, with a copy to roccan@pfm.com, at the time it is determined that such bidder's bid is the winning bid, **(but prior to the official award)** stating the amount of the total interest to be paid over the life of the Series 2026 Bonds**,** and (2) indicate whether such successful bidder has paid any finder's fee to any person in connection with the sale of the Series 2026 Bonds in accordance with Section 218.386, Florida Statutes.

ANTI-HUMAN TRAFFICKING AFFIDAVIT OF THE PURCHASER

Section 787.06(14), Florida Statutes, requires the successful bidder to provide an affidavit to the City, under penalty of perjury attesting that such successful bidder does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. The successful bidder will be required to **submit an Anti-Human Trafficking Affidavit (the form of which is attached hereto as Exhibit E) to the City, by email at kmoskowitz@coralsprings.gov, with a copy to roccan@pfm.com, in connection with the official award.**

LEGAL OPINION

The successful bidder will be furnished, without cost, with the approving opinion of Bond Counsel to the effect that, based on existing law (i) assuming continuing compliance with certain covenants and the accuracy of certain representations, interest on the Series 2026 Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations under the Internal Revenue Code of 1986, as amended, and (ii) the Series 2026 Bonds and the interest thereon are not subject to taxation under the laws of the State of Florida, except as to estate taxes

and taxes imposed by Chapter 220, Florida Statutes, as amended, on interest, income or profits on debt obligations owned by corporations as defined therein.

CUSIP NUMBERS

It is anticipated that CUSIP identification numbers will be printed on the Series 2026 Bonds, but neither the failure to print such number on any Series 2026 Bond nor any error with respect thereto shall constitute cause for failure or refusal by the successful bidder to accept delivery of and pay for the Series 2026 Bonds in accordance with its agreement to purchase the Series 2026 Bonds. Bond Counsel will not review or express any opinion as to the correctness of such CUSIP numbers. The policies of the CUSIP Service Bureau will govern the assignment of specific numbers to the Series 2026 Bonds. The CUSIP Service Bureau application and charge for the assignment of said numbers shall be the responsibility of and shall be paid for by the successful bidder. The City's Municipal Advisor will request the assignment of CUSIP numbers in accordance with MSRB Rule G-34.

BLUE SKY

The City has not undertaken to register the Series 2026 Bonds under the securities laws of any state, nor investigated the eligibility of any institution or person to purchase or participate in the underwriting of the Series 2026 Bonds under any applicable legal investment, insurance, banking or other laws. By submitting a bid for the Series 2026 Bonds, the successful bidder represents that the sale of the Series 2026 Bonds in states other than Florida will be made only under exemptions from registration or, wherever necessary, the successful bidder will register the Series 2026 Bonds in accordance with the securities laws of the state in which the Series 2026 Bonds are offered or sold. The City agrees to cooperate with the successful bidder, at the successful bidder's written request and expense, in registering the Series 2026 Bonds or obtaining an exemption from registration in any state where such action is necessary; provided, however, that the City shall not be required to consent to suit or to service of process in any jurisdiction.

CONTINUING DISCLOSURE

The City will execute a Disclosure Dissemination Agent Agreement in substantially the form attached as an appendix to the Preliminary Official Statement. The covenants contained in such Disclosure Disseminating Agent Agreement will be undertaken by the City in order to assist the successful bidder in complying with clause (b)(5) of Rule 15c2-12.

COPIES OF DOCUMENTS

Copies of the Preliminary Official Statement and this Official Notice of Bond Sale, and further information which may be desired, may be obtained from the Director of Financial Services, City of Coral Springs, Florida, 9500 West Sample Road, Coral Springs, Florida 33065, telephone (954) 344-1092, or from PFM Financial Advisors LLC, 200 South Orange Avenue, Suite 760, Orlando, Florida 32801, telephone (407) 406-5773, Municipal Advisor to the City.

CITY OF CORAL SPRINGS, FLORIDA

_____

City Manager

EXHIBIT A

OFFICIAL CONFIRMATION OF BID FORM

$17,145,000*
City of Coral Springs, Florida
Special Obligation Refunding Bonds, Series 2026

The undersigned hereby offers to purchase all of the City of Coral Springs, Florida Special Obligation Refunding Bonds, Series 2026 (the "Series 2026 Bonds"), to be dated as of the date of delivery (expected to be July 29, 2026), described in the attached Official Notice of Bond Sale and the Preliminary Official Statement referred to therein, which by reference is made part of this bid, for all but not less than all of said Series 2026 Bonds and will pay therefor, at the time of delivery, in immediately available Federal Reserve Funds _____ Dollars ($_____), bearing interest at the following rates per annum:

Maturity Date	Principal Amount*
09/01/2027	$1,795,000
09/01/2028	1,885,000
09/01/2029	1,980,000
09/01/2030	2,080,000
09/01/2031	2,185,000
09/01/2032	2,290,000
09/01/2033	2,405,000
09/01/2034	2,525,000

* Preliminary, subject to change. Amounts may be increased or decreased after submission of bids as described in the attached Official Notice of Bond Sale under "ADJUSTMENT OF PRINCIPAL AMOUNTS OF MATURITIES."

GOOD FAITH DEPOSIT

In accordance with the attached Official Notice of Bond Sale, we will initiate a wire transfer in the amount of One Hundred Seventy-One Thousand Four Hundred Fifty and 00/100 Dollars ($171,450.00) with respect to this bid by no later than 2:00 p.m. on the date hereof, as described in the attached Official Notice of Bond Sale.

MISCELLANEOUS

This proposal is not subject to any conditions not expressly stated herein or in the attached Official Notice of Bond Sale. Receipt and review of the Preliminary Official Statement relating to the Series 2026 Bonds is hereby acknowledged. The names of the underwriters or members of the account or joint bidding account, if any, who are associated for the purpose of this Proposal are listed either below or on a separate sheet attached hereto.

TRUTH IN BONDING STATEMENT

Prior to an award, the successful bidder must complete, sign and deliver with this Official Confirmation of Bid Form the Truth in Bonding Statement which is attached to the Official Notice of Bond Sale as Exhibit D. The City reserves the right to assist the bidder in correcting any inconsistencies or inaccuracies set forth in such Truth in Bonding Statement. The City may waive any inconsistencies or inaccuracies relating to such statements and any such waived inconsistencies or inaccuracies shall not adversely affect the bid.

Senior Manager: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Authorized Signature: _____

Printed Name: _____

Telephone Number: _____

Facsimile Number: _____

Email: _____

EXHIBIT B

CERTIFICATE WITH RESPECT TO "ISSUE PRICE" [*]

$17,145,000[**]
CITY OF CORAL SPRINGS, FLORIDA
SPECIAL OBLIGATION REFUNDING BONDS, SERIES 2026

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] ["([SHORT NAME OF UNDERWRITER]")] [(the "Representative")] [, on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the "Underwriting Group")] hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Series 2026 Bonds").

Alternative I - If Competitive Sale Rule applies:

1. ***Reasonably Expected Initial Offering Price***

(a) As of the Sale Date, the reasonably expected initial offering prices of the Series 2026 Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Series 2026 Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Series 2026 Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Series 2026 Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Series 2026 Bonds.

Alternative II – If all Maturities use General Rule:

1. ***Sale of Bonds under General Rule***.

(a) As of the date of this certificate, for each Maturity of the Series 2026 Bonds, the first price at which at least 10% of such Maturity of the Series 2026 Bonds was sold to the Public is the respective price listed in Schedule A.

Alternative III – If select Maturities use General Rule:

1. ***Sale of Bonds under General Rule (Select Maturities)***.

[*] Executed certificate will include paragraph 1 from the applicable Alternative I, II, III or IV, followed by the Total Issue Price (paragraph 2), applicable Defined Terms (paragraph 3) and General Disclaimer and Acknowledgement (paragraph 4).
[**]Preliminary, subject to change.

(a) As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity of the Series 2026 Bonds was sold to the Public is the respective price listed in Schedule A.

(b) [SHORT NAME OF UNDERWRITER][The Underwriting Group] offered the Hold-the-Offering-Price Maturities to the public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Series 2026 Bonds is attached to this certificate as Schedule B.

(c) As set forth in the Official Notice of Bond Sale and bid award, [SHORT NAME OF UNDERWRITER][the members of the Underwriting Group] [has][have] agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, [it][they] would neither offer nor sell any of the Series 2026 Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Series 2026 Bonds during the Holding Period.

Alternative IV – If all Maturities use Hold-the-Offering-Price Rule:

1. ***Sale of Bonds under Hold-the-Offering Price Rule***.

(a) [SHORT NAME OF UNDERWRITER][The Underwriting Group] offered the Series 2026 Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Series 2026 Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Official Notice of Bond Sale and bid award, [SHORT NAME OF UNDERWRITER][the members of the Underwriting Group] [has][have] agreed in writing that, (i) for each Maturity of the Series 2026 Bonds, [it][they] would neither offer nor sell any of the Series 2026 Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Series 2026 Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Series 2026 Bonds during the Holding Period.

2. ***Total Issue Price***. The total of the issue prices of all the Maturities is $_____.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Series 2026 Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Series 2026 Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date ([DATE]), or (ii) the date on which the [SHORT NAME OF UNDERWRITER][the Underwriters] [has][have] sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Issuer* means the City of Coral Springs, Florida.

(e) *Maturity* means the Series 2026 Bonds with the same credit and payment terms. The Series 2026 Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of the Series 2026 Bonds generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) The *Sale Date* of the Series 2026 Bonds is July 8, 2026.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2026 Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series 2026 Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2026 Bonds to the Public).

4. General Disclaimer and Acknowledgement

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER/REPRESENTATIVE]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Arbitrage and Tax Certificate of the Issuer and with respect to compliance with the federal income tax rules affecting the Series 2026 Bonds, and

by Greenberg Traurig, P.A. as bond counsel, in connection with rendering its opinion that the interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Series 2026 Bonds.

[UNDERWRITER/REPRESENTATIVE]

By:_____
Name:

Dated: _____ __, 2026

SCHEDULE A

[EXPECTED OFFERING PRICES]

[SALE PRICES]

(*Attached*)

SCHEDULE B

[COPY OF UNDERWRITER'S BID]

(*Attached*)

EXHIBIT C

$17,145,000*
CITY OF CORAL SPRINGS, FLORIDA
SPECIAL OBLIGATION REFUNDING BONDS, SERIES 2026

CERTIFICATE OF
MUNICIPAL ADVISOR**

The undersigned, on behalf of PFM Financial Advisors LLC (the "Municipal Advisor"), as the muinicipal advisor to the City of Coral Springs, Florida (the "Issuer") in connection with the issuance of the above-captioned obligations (the "Series 2026 Bonds"), has assisted the Issuer in soliciting and receiving bids from potential underwriters in connection with the sale of the Series 2026 Bonds in a competitive bidding process in which bids were requested for the purchase of the Series 2026 Bonds at specified written terms, and hereby certifies as set forth below with respect to the bidding process and award of the Series 2026 Bonds.

(a) The Series 2026 Bonds were offered for sale at specified written terms more particularly described in the Official Notice of Bond Sale, which was distributed to potential bidders, a copy of which is attached to this certificate as Attachment 1.

(b) The Official Notice of Bond Sale was disseminated electronically through Parity/BiDCOMP Competitive Bidding System and a summary of the Official Notice of Bond Sale was published in The Bond Buyer© newspaper on June 24, 2026. These methods of distribution of the Official Notice of Bond Sale are regularly used for purposes of disseminating notices of sale of new issuances of municipal bonds, and notices disseminated in such manner are widely available to potential bidders.

(c) To the knowledge of the Municipal Advisor, all bidders were offered an equal opportunity to bid to purchase the Series 2026 Bonds so that, for example, if the bidding process afforded any opportunity for bidders to review other bids before providing a bid, no bidder was given an opportunity to review other bids that was not equally given to all other bidders (that is, no exclusive "last-look").

(d) The Issuer received bids from at least three bidders, each of whom, by submitting a bid in accordance with the Official Notice of Bond Sale, represented that they have established industry reputations for underwriting new issuances of municipal bonds. Copies of the bids received for the Series 2026 Bonds are attached to this certificate as Attachment 2.

(e) The winning bidder for the Series 2026 Bonds was [NAME OF UNDERWRITER] (the "Underwriter"), whose bid was determined to be the best conforming bid in accordance with the terms set forth in the Official Notice of Bond Sale, as shown in the bid comparison attached as Attachment 3 to this certificate. The Issuer awarded the Series 2026 Bonds to the Underwriter.

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* Preliminary, subject to change.
** To be used if competitive sale rule applies.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Municipal Advisor's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Arbitrage and Tax Certificate of the Issuer and with respect to compliance with the federal income tax rules affecting the Series 2026 Bonds, and by Greenberg Traurig, P.A. in connection with rendering its opinion that the interest on the Series 2026 Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Series 2026 Bonds. No other persons may rely on the representations set forth in this certificate without the prior written consent of the Municipal Advisor.

PFM FINANCIAL ADVISORS LLC

By: _____
Sergio Masvidal
Managing Director

Dated: _____ __, 2026

ATTACHMENT 1

OFFICIAL NOTICE OF BOND SALE

(*Attached*)

ATTACHMENT 2

BIDS RECEIVED

(*Attached*)

ATTACHMENT 3

BID COMPARISON

(*Attached*)

EXHIBIT D

TRUTH-IN-BONDING STATEMENT

For purpose of Section 218.385(2) and (3), Florida Statutes, we submit the following truth-in-bonding statement with respect to the Series 2026 Bonds: The City of Coral Springs, Florida (the "City") is proposing to issue $_____ of its Special Obligation Refunding Bonds, Series 2026 (the "Series 2026 Bonds") for the purpose of (i) paying for the costs of the Series 2026 Project, and (ii) paying the costs of issuance of the Series 2026 Bonds. This debt or obligation is expected to be repaid over a period of approximately 8 years. At an average interest rate of _____%, total interest paid over the life of the Series 2026 Bonds will be $_____.

The source of repayment or security for the Series 2026 Bonds is a pledge of the Pledged Funds. Authorizing this debt or obligation will result in $_____ of Pledged Funds not being available to finance the other services of the City each year for 8 years.

The computations above are submitted for informational purposes and are not a part of this bid.

Furthermore, pursuant to Section 218.386, Florida Statutes, the names, addresses and estimated amounts of compensation of any person who has entered into an understanding with the managing underwriter or, to the managing underwriter's knowledge, the City, or both, for any paid or promised compensation or valuable consideration, directly or indirectly, expressly or implied, to act solely as an intermediary between the City and the managing underwriter or who exercises or attempts to exercise any influence to effect a transaction in the purchase of the Series 2026 Bonds, are set forth below in the space provided. If no information is provided below, the City shall presume no such compensation was paid.

[none]

Capitalized terms used but not defined herein shall have the meanings given to such terms in the Preliminary Official Statement dated June __, 2026 relating to the Series 2026 Bonds.

_____

_____

_____

By: _____

Title: _____

EXHIBIT E

NONGOVERNMENTAL ENTITY
ANTI-HUMAN TRAFFICKING AFFIDAVIT
Section 787.06(14), Florida Statutes

$_____
CITY OF CORAL SPRINGS, FLORIDA
SPECIAL OBLIGATION REFUNDING BONDS, SERIES 2026

I, the undersigned, am an officer or representative of [UNDERWRITER] and attest that said entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm, to the best of my knowledge and belief, that the above stated facts are true and correct.

[UNDERWRITER]

_____
[Name], [Title]

STATE OF _____

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this __ day of _____, 2026, by [Name] as [Title] on behalf of [UNDERWRITER]. He/she is ☐ personally known to me or ☐ has produced _____ (Type of Identification) as identification.

(Notary Seal)

_____
Signature of Notary Public

_____
Print, Type or Stamp Name of Notary

_____
Serial Number, if any

EXHIBIT C

FORM OF PAYING AGENT AND BOND REGISTRAR AGREEMENT

PAYING AGENT AND BOND REGISTRAR AGREEMENT

THIS PAYING AGENT AND BOND REGISTRAR AGREEMENT (the "Agreement") is entered into as of the ___ day of _____, 2026, by and between the CITY OF CORAL SPRINGS, FLORIDA (the "City"), and ZIONS BANCORPORATION, National Association, a national banking association duly organized and existing under the laws of the United States of America having its designated corporate trust office in Denver, Colorado (the "Bank").

WITNESSETH:

WHEREAS, the City has determined to issue $_____ aggregate principal amount of its City of Coral Springs, Florida, Special Obligation Refunding Bonds, Series 2026 (the "Series 2026 Bonds" or the "Bonds"), pursuant to Resolution No. 2026-015 adopted on June 17, 2026 (the "Bond Resolution") by the City Commission of the City (the "City Commission"); and

WHEREAS, the City represents that all things necessary to make the Series 2026 Bonds the valid obligations of the City, in accordance with their terms, will be or have been taken upon the issuance and delivery thereof; and

WHEREAS, the City desires that the Bank act as the Paying Agent of the City in paying the principal of and interest on the Series 2026 Bonds, in accordance with the terms thereof, and that the Bank act as the Bond Registrar for the Series 2026 Bonds (collectively, the "Bond Registrar") pursuant to the Bond Resolution; and

WHEREAS, the Bank has represented that it is duly qualified to perform the duties described herein as Bond Registrar; and

WHEREAS, the City and the Bank each have duly authorized the execution and delivery of this Agreement; and all things necessary to make this Agreement the valid agreement of the City and the Bank, in accordance with its terms, have been done;

NOW, THEREFORE, for and in consideration of the premises and the covenants herein contained, the City and the Bank hereby agree as follows:

ARTICLE I

APPOINTMENT OF BANK AS PAYING AGENT AND REGISTRAR

SECTION 1.01. **Appointment.**

The City hereby appoints the Bank to act as "Paying Agent" with respect to the Series 2026 Bonds and as the "Bond Registrar" as such term is defined in the Bond Resolution.

The Bank hereby accepts its appointment, and agrees to act as the Paying Agent and the Bond Registrar for the Series 2026 Bonds, and as such, to perform the functions of Paying Agent and Bond Registrar, as described herein and in the Bond Resolution, and in the event of conflict, the terms of the Bond Resolution shall govern.

SECTION 1.02. **Compensation.**

As compensation for the Bank's services as Paying Agent and Bond Registrar, the City hereby agrees to pay the Bank the fees and amounts set forth in Exhibit A hereto.

In addition, the City agrees to reimburse the Bank upon its request for all reasonable expenses, disbursements, and advances incurred or made by the Bank in accordance with any of the provisions hereof. Such fees and expenses shall be paid to the Bank as billed.

ARTICLE II

DEFINITIONS

SECTION 2.01. **Definitions.**

For all purposes of this Agreement, except as otherwise expressly provided, or unless the context otherwise requires:

"Authorized Representative" shall mean an authorized representative of the City, as designated in a signed certificate provided by the City Commission from time to time and shall initially include the Mayor, the City Manager and the Director of Financial Services.

"Bond Register" shall mean the registration books maintained by the Bond Registrar for the Series 2026 Bonds.

"Bondholder" shall mean a Person in whose name a Bond is registered in the Bond Register.

"Interest Payment Date" means the dates on which interest is stated to be due on the Series 2026 Bonds.

"Paying Agent" shall mean such Person appointed by the City to pay to the Bondholders the principal of and interest on all or any of the Series 2026 Bonds as the same shall become due and payable.

"Person" shall mean any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or any agency or political subdivision of a government.

"Record Date" shall mean the fifteenth day (whether or not a business day) of the calendar month next preceding the applicable Interest Payment Date.

"Responsible Officer" when used with respect to the Bank shall mean the President, any Vice President, any Trust Officer, Assistant Trust Officer, or any other officer of the Bank customarily performing functions similar to those performed by any of the above designated officers, and also means, with respect to a particular corporate trust matter, any other officer to whom such matter is referred because of his knowledge of or familiarity with the particular subject.

"Stated Maturity" shall mean the date specified as the fixed date on which the principal of a Series 2026 Bond is due and payable, including any amortization requirements.

SECTION 2.02. **Other Definitions.**

The terms "Bank", "City", "Bond Resolution" and "Bonds" have the meaning assigned to them in the opening paragraph of this Agreement or in the preamble hereto.

The term "Bond Registrar" refers to the Bank when it is performing the functions set forth in this Agreement.

ARTICLE III

THE BONDS

SECTION 3.01. **Forms Generally.**

The Series 2026 Bonds, the certificate of authentication and the assignment to be printed on each of the Series 2026 Bonds, shall be in the forms set forth in the Bond Resolution, with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by the Bond Resolution and approved by an Authorized Representative.

SECTION 3.02. **Execution, Registration, Delivery, and Dating.**

The Series 2026 Bonds shall be executed on behalf of the City as directed by the Bond Resolution. The signature of the Mayor and the City Clerk of the City on the Series 2026 Bonds may be manual or facsimile. The Series 2026 Bonds bearing the manual or facsimile signatures of individuals who were at the time the proper Mayor and City Clerk of the City shall bind the City, notwithstanding that such individuals or any of them shall cease to hold such offices prior to the authentication and delivery of the Series 2026 Bonds or shall not have held such offices on the authentication date of the Series 2026 Bonds.

At any time and from time to time after the execution and delivery of this Agreement, the Bondholder may deliver to the Bank for transfer or exchange Bonds accompanied by instructions designating the Persons, maturities, and principal amounts to and in which such Bonds are to be transferred, and the Bank shall thereupon, within not more than three (3) business days, register and deliver such Bonds as provided herein and in such instructions. Every Bond surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Bank, the signature on which has a guarantee in form satisfactory to the Bank, duly executed by the Bondholder thereof or his attorney duly authorized in writing.

All Bonds registered and delivered by the Bank hereunder shall be dated as provided in the Bond Resolution.

No Bond shall be entitled to any right or benefit under this Agreement or the Bond Resolution, or be valid or obligatory for any purpose, unless there appears on such Bond a certificate of authentication substantially in the form provided in the Bond Resolution, executed

by the Bank by manual signature, and such certificate upon any Bond shall be conclusive evidence, and the only evidence, that such Bond has been duly authenticated and delivered.

SECTION 3.03. **Person Deemed Owners.**

The City, the Bank, and any agent of the City or the Bank may treat the Person in whose name any Bond is registered as the owner of such Bond for the purpose of receiving payment of the principal of and interest on such Bond and for all other purposes whatsoever whether or not such Bond be overdue, and, to the extent permitted by law, the City, the Bank, and any such agent shall not be affected by notice to the contrary.

ARTICLE IV

PAYING AGENT

SECTION 4.01. **Duties of Paying Agent.**

As Paying Agent the Bank shall, provided adequate collected funds have been provided to it for such purpose by or on behalf of the City, pay on the behalf of the City the principal of the Series 2026 Bonds at their Stated Maturity to the Bondholder upon surrender of the Series 2026 Bonds to the Bank; provided, however, that presentation of a Series 2026 Bond for payment shall not be required when such Series 2026 Bond is registered in book-entry only form as provided in the Bond Resolution.

As Paying Agent the Bank shall, provided adequate collected funds have been provided to it for such purpose by or on behalf of the City, pay on behalf of the City on the payment date the interest on the Series 2026 Bonds when due by computing the amount of interest to be paid each Bondholder and (i) preparing and mailing checks by first-class mail, postage prepaid, to the Bondholders of the Series 2026 Bonds addressed to their address appearing on the Bond Register as of each applicable Record Date; provided, however, that if ownership of the Series 2026 Bonds is maintained in a book-entry only system by a securities depository, such payment may be made by wire transfer to such securities depository or its nominee or (ii) wiring funds to the Bondholders who have requested payment by wire transfer in accordance with Section 203 of the Bond Resolution, or (iii) utilizing such other customary banking arrangements to which the Bondholders and the Bank agree.

The Bank expressly acknowledges its understanding and acceptance of its duties as Paying Agent in the Bond Resolution.

SECTION 4.02. **Payment Dates.**

The City hereby instructs the Bank to pay the principal of and interest on the Series 2026 Bonds on the dates specified or provided for in the Bond Resolution and other pertinent documents relating to the Series 2026 Bonds.

ARTICLE V

BOND REGISTRAR

SECTION 5.01. **Transfer and Exchange.**

The City shall keep and maintain at the Bank the Bond Register to provide for the registration and transfers of the Series 2026 Bonds. The Bank is hereby appointed "Bond Registrar" for the purpose of registering Bonds and transfers of Bonds as herein provided. The Bank agrees to maintain the Bond Register while it is Bond Registrar.

Upon surrender for transfer of any Bond at the designated corporate trust office of the Bank, the Bank shall, not more than three (3) business days after request and presentation, register and deliver, in the name of the designated transferee or transferees, one or more new fully registered Bonds of the same series, same maturity, same interest rate, of any authorized denominations, and of a like aggregate principal amount. To the extent so provided with respect to the Series 2026 Bonds, at the option of the Bondholder, Bonds may be exchanged for other Bonds of the same series, same maturity, same interest rate, of any authorized denominations, and of like aggregate principal amount, upon surrender of the Series 2026 Bonds to be exchanged at the designated corporate trust office of the Bank. Whenever any Series 2026 Bonds are to be surrendered for exchange, the City shall execute and the Bank shall authenticate, register and deliver, the Series 2026 Bonds which the Bondholder making the exchange is entitled to receive.

All Bonds issued upon any transfer or exchange, after authentication by the Bank, shall be the valid obligations of the City, evidencing the same debt, and entitled to the same benefits hereunder and under the Bond Resolution, as the Series 2026 Bonds surrendered upon such transfer or exchange.

Every Bond surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer, the signature on which has been guaranteed, in form satisfactory to the Bank, duly executed by the Bondholder thereof or his attorney duly authorized in writing, and shall be numbered in order of their authentication by the Bank. The Bond Registrar may request any supporting documentation necessary to effect a re-registration.

No service charge shall be made to the Bondholder for any registration, transfer, or exchange of Bonds, but the City or the Bond Registrar may require payment of a sum sufficient to cover any tax, fee or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

SECTION 5.02. **Certificates.**

In the event that the book-only entry system for the Series 2026 Bonds is terminated, the City shall provide an adequate inventory of executed, unauthenticated Bond certificates to facilitate transfers of the Series 2026 Bonds. The Bank covenants that it will maintain any such Bond certificates in safekeeping and will use reasonable care in maintaining such Bonds in safekeeping, being not less than the care which it takes in connection with other governments or corporations for which it serves as registrar, or which it maintains for its own securities.

SECTION 5.03. **Form of Bond Register.**

The Bank, as Bond Registrar, will maintain the record of the Bond Register in accordance with the Bank's general practices and procedures in effect from time to time. The Bank shall not be obligated to maintain such Bond Register in any form other than those which the Bank has currently available and currently utilizes at the time.

The Bond Register may be maintained in written form or in any other form capable of being converted into written form within a reasonable time.

SECTION 5.04. **List of Bondholders.**

The Bank will provide the City, at any time requested by the City, upon payment of any copying costs and costs of any reports, a copy of the information contained in the Bond Register. The City may also inspect the Bond Register at any time the Bank is customarily open for business, provided that reasonable time is allowed the Bank to provide an up to date listing or to convert the information into written form.

The Bank will not release or disclose the content of the Bond Register to any person other than to, or at the written request of, an Authorized Representative or designated employee of the City, except upon receipt of a subpoena or court order. Upon receipt of a subpoena or court order the Bank will notify the City so that the City, if it desires to do so, may contest such subpoena or court order.

SECTION 5.05. **Return of Cancelled Certificates.**

The Bank will surrender to the City, at such reasonable intervals as it determines, certificates of destruction in lieu of which or in exchange for which other Bonds have been issued, or which have been paid.

SECTION 5.06. **Mutilated, Destroyed, Lost, or Stolen Bonds.**

The City hereby instructs the Bank to authenticate and deliver Series 2026 Bonds in exchange for or in lieu of mutilated, destroyed, lost, or stolen Series 2026 Bonds as long as the same does not result in an over-issuance, all in conformance with the requirements of the Bond Resolution.

The Bank will authenticate and deliver a new Series 2026 Bond in exchange for a mutilated Series 2026 Bond surrendered to it. The Bank will issue a new Series 2026 Bond in lieu of a Series 2026 Bond for which it received written representation from the Bondholder that the certificate representing such Series 2026 Bond is destroyed, lost or stolen, without the surrender or production of the original certificate. The Bank will pay on behalf of the City the principal of a Bond for which it receives written representation that such Series 2026 Bond is destroyed, lost or stolen following the Stated Maturity of the Series 2026 Bond, without surrender or production of the original certificate.

The Bank will not issue a replacement Series 2026 Bond or pay such replacement Series 2026 Bond unless there is delivered to the Bank such security or indemnity as it may require (which may be by the Bank's blanket bond) to save both the Bank and the City harmless.

On satisfaction of the Bank and the City, the certificate number on the Series 2026 Bond will be cancelled with a notation on the Bond Register that it has been mutilated, destroyed, lost, or stolen, and a new Series 2026 Bond will be issued of the same series, same maturity, same interest rate and of like tenor and principal amount bearing a number (according to the Bond Register) not contemporaneously outstanding.

The Bank may charge the Bondholder the Bank's reasonable fees and expenses in connection with issuing a new Series 2026 Bond in lieu of or exchange for a mutilated, destroyed, lost or stolen Bond.

SECTION 5.07. **Surety Bond.**

The City hereby accepts the Bank's current blanket bond for lost, stolen or destroyed certificates and any substantially similar future substitute blanket bond for lost, stolen or destroyed certificates that the Bank may arrange, and agrees that the coverage under any such blanket bond is acceptable to it and meets the City's requirements as to security or indemnity. The Bank need not notify the City of any changes in the bond or other company giving such bond, or the terms of any such bond. The blanket bond then utilized by the Bank for the purpose of lost, stolen or destroyed certificates by the Bank is available for inspection by the City upon request.

SECTION 5.08. **Transaction Information to City.**

The Bank will, within a reasonable time after receipt of a written request from the City, furnish the City information as to the Series 2026 Bonds it has paid pursuant to Section 4.01 hereof, Series 2026 Bonds it has delivered upon the transfer or exchange of any Series 2026 Bonds pursuant to Section 5.01 hereof, and Series 2026 Bonds it has delivered in exchange for or in lieu of mutilated, destroyed, lost or stolen Series 2026 Bonds pursuant to Section 5.06 hereof.

ARTICLE VI

THE BANK

SECTION 6.01. **Duties of the Bank.**

The Bank undertakes to perform the duties of Paying Agent and Bond Registrar as set forth herein and in the Bond Resolution and agrees to use reasonable care in the performance thereof, and in the event of conflict with the Bond Resolution and this Agreement, the terms of the Bond Resolution shall govern. The Bank hereby agrees to use the funds deposited with it for payment of the principal of and interest on the Series 2026 Bonds, to pay the Series 2026 Bonds as the same shall become due and further agrees to establish and maintain all accounts and funds as may be required for the Bank to function as Paying Agent.

SECTION 6.02. **Reliance on Documents Etc.**

(a) The Bank shall not be liable for any error of judgment made in good faith by a Responsible Officer, unless it shall be proved that the Bank was negligent in ascertaining the pertinent facts.

(b) No provisions of this Agreement shall require the Bank to expend or risk its own funds or otherwise incur any financial liability for performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity satisfactory to it against such risks or liability is not assured to it.

(c) The Bank may rely and shall be protected in acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, note, security or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties. The Bank shall not be bound to make any investigation into the facts or matters stated in a resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, note, security or other paper or document supplied by the City.

(d) The Bank may consult with counsel and the written advice of such counsel or any written opinion of counsel shall be full and complete authorization and protection with respect to any action taken, suffered or omitted by it hereunder in good faith and in reliance thereon.

(e) The Bank may exercise any of its powers hereunder and perform any duties hereunder either directly or by or through agents or attorneys of the Bank.

SECTION 6.03. **Recitals of the City.**

The recitals contained herein, in the Bond Resolution and in the Series 2026 Bonds shall be taken as the statements of the City and the Bank assumes no responsibility for their correctness.

The Bank shall in no event be liable from its own funds to the City, any Bondholder or Bondholders of any Bond or any other Person for any amount due on any Bond.

SECTION 6.04. **Bank May Hold Bonds.**

The Bank, in its individual or any other capacity, may become the owner or pledgee of Series 2026 Bonds and may otherwise deal with the City with the same rights it would have if it were not the Paying Agent and Bond Registrar.

SECTION 6.05. **Moneys Held by Bank.**

Money held by the Bank hereunder shall be segregated from any other funds of the Bank and the City, and such money shall be held in trust and uninvested for the benefit of the Bondholders of the Series 2026 Bonds.

Any money deposited with the Bank for the payment of the principal of or interest on any Series 2026 Bonds and remaining unclaimed three (3) years following the final maturity of the Series 2026 Bonds shall be paid by the Bank to the City, and the Bondholder of such Bonds shall thereafter look only to the City for payment thereof, and all liability of the Bank with respect to such moneys shall thereupon cease.

SECTION 6.06. **Bank Not a Trustee.**

Notwithstanding Section 6.05 hereof with respect to the responsibility of the Bank to hold moneys hereunder in trust, this Agreement shall not be construed to require the Bank to enforce any remedy which any Bondholder may have against the City during any default or event of default under any agreement between any Bondholder and the City, including the Bond Resolution, or to act as trustee for such Bondholder, other than to perform the duties provided in the Bond Resolution and in this Agreement.

SECTION 6.07. **Bank Not Responsible for Bonds.**

The Bank shall not be accountable for the use of any Series 2026 Bonds or for the use or application of the proceeds thereof.

SECTION 6.08. **Interpleader.**

The City and the Bank agree that the Bank may seek adjudication of any adverse claim, demand, or controversy over its person as well as funds on deposit, waive personal service of any process and agree that service of process by certified or registered mail, return receipt requested, to the addresses set forth in Section 7.03 hereof shall constitute adequate service. The City and the Bank further agree that the Bank has the right to file a Bill of Interpleader in any court of competent jurisdiction to determine the rights of any person claiming any interest herein.

ARTICLE VII

MISCELLANEOUS PROVISIONS

SECTION 7.01. **Amendment.**

This Agreement may be amended only by an agreement in writing signed by both of the parties hereto. In the event that the City adopts any supplemental resolution amending or supplementing the Bond Resolution, the City shall provide a copy of such supplemental resolution to the Bank.

SECTION 7.02. **Assignment.**

This Agreement may not be assigned by either party without the prior written consent of the other.

SECTION 7.03. **Notices; Waiver**.

Any request, demand, authorization, direction, notice, consent, waiver, or other document provided or permitted hereby to be given or furnished to the City or the Bank shall be provided by electronic means (e.g. email) or mailed first-class postage prepaid or hand delivered to the City or the Bank, respectively, at the addresses shown below:

The City: City of Coral Springs, Florida
9500 West Sample Road
Coral Springs, Florida 33065
Attn: Director of Financial Services
CC: City Manager
Email: kmoskowitz@coralsprings.gov

The Bank: Zions Bancorporation, National Association
7390 N Academy Boulevard
Colorado Springs, Colorado 80920
Attn: Vladimir Muñoz, Vice President
Corporate Trust Department
Email: vladimir.munoz@zionsbank.com
With copy to: denvercorporatetrust@zionsbancorp.com

Any notice to Bondholders provided by this Agreement of any event shall be sufficiently given if it is in writing and provided either by electronic means if the Series 2026 Bonds are Book-Entry Bonds or mailed, first-class postage prepaid, to each Bondholder, at the address of such Bondholder as it appears in the Bond Register.

In any case where notice to Bondholders is given as provided herein, neither the failure to provide such notice nor any defect in any notice so provided to any particular Bondholder shall affect the sufficiency of such notice with respect to all other Bondholders. Where this Agreement provides for notice in any manner, such notice may be waived in writing by the Person entitled to receive such notice, either before or after the event, and such waiver shall be the equivalent of such notice. Waivers of notice by Bondholders shall be filed with the Bank, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

SECTION 7.04. **Effect of Headings.**

The article and section headings herein are for convenience only and shall not affect the construction hereof

SECTION 7.05. **Successors and Assigns.**

All covenants and agreements herein by the parties hereto shall bind their successors and assigns, whether so expressed or not.

SECTION 7.06. **Severability.**

In case any provision herein shall be invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

SECTION 7.07. **Benefits of Agreement.**

Nothing herein, express or implied, shall give to any person, other than the Bondholders and the parties hereto and their successors hereunder, any benefit or any legal or equitable right, remedy or claim hereunder.

SECTION 7.08. **Entire Agreement.**

This Agreement and the Bond Resolution constitute the entire agreement between the parties hereto relative to the Bank acting as Paying Agent and Bond Registrar, and if any conflict exists between this Agreement and the Bond Resolution, the Bond Resolution shall govern.

SECTION 7.09. **Counterparts.**

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one and the same Agreement.

SECTION 7.10. **Termination.**

Subject to the Bond Resolution, this Agreement will terminate on the date the Bank issues its check or wire transfer for the final payment of principal of (premium, if any) and interest on the Series 2026 Bonds and upon payment of any fees and expenses due to the Bank.

This Agreement may be earlier terminated with or without cause. Upon notice of such termination, the City reserves the right to appoint a successor Paying Agent and Bond Registrar. The Bank shall deliver all records and any unclaimed funds to the City or such successor without a right of set off for any fees, charges or expenses due to the Bank. However, the Bank is entitled to payment of all outstanding fees and expenses before delivering records to the City. In the event this Agreement is terminated by giving written notice, then the Bank agrees, upon request by the City, to give notice either by electronic means or by first-class mail to all registered Bondholders of the name and address of the successor Paying Agent and Bond Registrar. Expenses for such notice shall be paid by the City.

SECTION 7.11. **Governing Law, Venue,**

This Agreement shall be construed in accordance with and governed by the laws of the State of Florida and venue shall be Broward County, Florida.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written,

CITY OF CORAL SPRINGS, FLORIDA

(SEAL)

By:_____
Scott J. Brook, as Mayor

ATTEST:

By:
Georgia Elliott, City Clerk

ZIONS BANCORPORATION, National Association, as Bond Registrar and Paying Agent

By:_____
Vladimir Muñoz, Vice President, Zions Bank Division

EXHIBIT A

Schedule of Paying Agent and Bond Registrar Fees

1. Paying Agent and Bond Registrar Fee — a one-time administration fee of $3,200 paid at closing.

2. In addition to the foregoing one-time administration fee, the Paying Agent and Bond Registrar shall be entitled to reimbursement for its reasonable out-of-pocket costs and disbursements, including, without limitation, the reasonable fees and expenses of its counsel, associated with the performance of its duties under the Paying Agent and Bond Registrar Agreement.

EXHIBIT D

FORM OF PRELIMINARY OFFICIAL STATEMENT

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. The Series 2026 Bonds may not be sold nor may any offer to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, qualification or exemption under the securities laws of such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED JUNE __, 2026

NEW ISSUE – Book Entry Only

Ratings: S&P "____"
Fitch "____"
(See "RATINGS" herein)

In the opinion of Greenberg Traurig, P.A., Bond Counsel, assuming the accuracy of certain representations and certifications and continuing compliance with certain tax covenants, under existing statutes, regulations, rulings and court decisions, interest on the Series 2026 Bonds (as hereinafter defined) is excludable from gross income for federal income tax purposes, and, further, interest on the Series 2026 Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Code (as hereinafter defined) on applicable corporations (as defined in Section 59(k) of the Code), interest on the Series 2026 Bonds is not excluded from the determination of adjusted financial statement income. See "TAX MATTERS" for a description of certain federal tax consequences of ownership of the Series 2026 Bonds. Bond Counsel is further of the opinion that the Series 2026 Bonds and the income thereon are not subject to taxation under the laws of the State of Florida, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in said Chapter 220. See "TAX MATTERS" herein.

$17,145,000*
CITY OF CORAL SPRINGS, FLORIDA
Special Obligation Refunding Bonds, Series 2026

Dated: Date of Delivery **Due**: September 1, as shown on inside cover page

The City of Coral Springs, Florida Special Obligation Refunding Bonds, Series 2026 (the "Series 2026 Bonds") are being issued by the City of Coral Springs, Florida (the "City"), under the authority of the Act (as defined herein) and Resolution No. 2026-015 adopted by the City Commission of the City on June 17, 2026 (the "Bond Resolution"). The Series 2026 Bonds will be issued as fully registered bonds, without coupons, in denominations of $5,000 and integral multiples thereof and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), which will act as securities depository for the Series 2026 Bonds. Purchasers will not receive certificates representing their ownership interests in the Series 2026 Bonds purchased. See "THE SERIES 2026 BONDS - Book-Entry-Only System" herein. Interest on the Series 2026 Bonds will accrue from their date of delivery and will be payable semiannually on each March 1 and September 1, commencing September 1, 2026. Zions Bancorporation, National Association, Denver, Colorado, will serve as the initial paying agent and bond registrar for the Series 2026 Bonds (collectively, the "Bond Registrar"). While the Series 2026 Bonds are registered through the DTC book-entry-only system, principal of and interest on the Series 2026 Bonds will be payable by the Bond Registrar to DTC.

The Series 2026 Bonds shall not be subject to redemption prior to maturity at the option of the City or otherwise.

The Series 2026 Bonds are being issued for the purpose of providing funds, together with other legally available funds, to (i) refund on a current basis and defease all or a portion of the City's outstanding Special Obligation Bonds, Series 2016A (Municipal Complex Project), and (ii) pay certain costs of issuing

* Preliminary, subject to change.

the Series 2026 Bonds. See "PURPOSE OF THE SERIES 2026 BONDS" and "ESTIMATED SOURCES AND USES" herein.

The Series 2026 Bonds are payable from and solely secured by a pledge of and lien on the Pledged Funds consisting of all amounts and investment earnings thereon held in the Debt Service Fund, including, specifically, the Non-Ad Valorem Revenues budgeted and appropriated by the City on an annual basis and deposited into the Debt Service Fund (and the accounts therein) (as such terms are defined in the Bond Resolution). In addition to the Series 2026 Bonds, the City has outstanding, and may incur in the future, other indebtedness for the payment of which the City has covenanted, or in the future may covenant, to budget and appropriate Non-Ad Valorem Revenues. See "SECURITY AND SOURCES OF PAYMENT" and "NON-AD VALOREM REVENUES" herein.

THE SERIES 2026 BONDS WILL NOT BE AND WILL NOT BE DEEMED TO CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE CITY, BROWARD COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE") OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR CHARTER PROVISIONS OR LIMITATIONS, OR A PLEDGE OF THE FAITH AND CREDIT OF THE CITY, THE COUNTY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF BUT WILL BE PAYABLE FROM AND SOLELY SECURED BY THE PLEDGED FUNDS, AS PROVIDED IN THE BOND RESOLUTION. THE SERIES 2026 BONDS AND THE OBLIGATIONS EVIDENCED THEREBY WILL NOT CONSTITUTE A LIEN UPON ANY PROPERTY OWNED BY OR SITUATED WITHIN THE CORPORATE TERRITORY OF THE CITY, BUT WILL CONSTITUTE A LIEN ONLY ON THE PLEDGED FUNDS, ALL IN THE MANNER PROVIDED IN THE BOND RESOLUTION.

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement, including the Appendices, to obtain information essential to the making of an informed investment decision.

ELECTRONIC BIDS FOR THE SERIES 2026 BONDS WILL BE RECEIVED THROUGH THE BIDCOMP/PARITY SUBMISSION SYSTEM AS DESCRIBED IN THE OFFICIAL NOTICE OF BOND SALE.

The Series 2026 Bonds are offered when, as and if issued by the City, subject to the opinion on certain legal matters relating to their issuance of Greenberg Traurig, P.A., Miami, Florida, Bond Counsel, and certain other conditions. Certain legal matters will be passed upon for the City by John J. Hearn, Esquire, Coral Springs, Florida, City Attorney, and certain legal matters relating to disclosure will be passed upon for the City by Greenberg Traurig, P.A., Miami, Florida, Disclosure Counsel. PFM Financial Advisors LLC, Coral Gables, Florida, is serving as Municipal Advisor to the City. It is expected that delivery of the Series 2026 Bonds will be made through the facilities of DTC in New York, New York on or about _____ __, 2026.

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, PRICES, YIELDS AND INITIAL CUSIP NUMBERS

$17,145,000 Series 2026 Serial Bonds*

Due (September 1)	Principal Amount*	Interest Rate	Price	Yield	Initial CUSIP Number**
2027					218054___
2028					218054___
2029					218054___
2030					218054___
2031					218054___
2032					218054___
2033					218054___
2034					218054___

* Preliminary, subject to change, as provided in the Official Notice of Bond Sale.

** CUSIP® is a registered trademark of the American Bankers Association. This data is not intended to create a data base and does not serve in any way as a substitute for the CUSIP services. The City does not assume responsibility for the use of CUSIP numbers, nor is any representation made as to their correctness. The CUSIP numbers are included solely for the convenience of the readers of this Official Statement.

CITY OF CORAL SPRINGS, FLORIDA

MAYOR

Scott J. Brook

CITY COMMISSION

[Vacant]
Vice Mayor

Shawn Cerra
Commissioner

Joseph McHugh
Commissioner

Joshua Simmons
Commissioner

CHARTER OFFICERS

Catherine Givens
City Manager

John J. Hearn, Esq.
City Attorney

CITY ADMINISTRATION

Kim Moskowitz
Director of Financial Services

Georgia Elliott
City Clerk

BOND COUNSEL
Greenberg Traurig, P.A.
Miami, Florida

DISCLOSURE COUNSEL
Greenberg Traurig, P.A.
Miami, Florida

MUNICIPAL ADVISOR

PFM Financial Advisors LLC
Coral Gables, Florida

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No dealer, broker, salesman or other person has been authorized by the City or the Underwriter to make any representations, other than those contained in this Official Statement, in connection with the offering contained herein, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2026 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information contained in this Official Statement has been obtained from public documents, records and other sources considered to be reliable and, while not guaranteed as to completeness or accuracy, is believed to be correct. Any statements in this Official Statement involving estimates, assumptions or opinions, whether or not so expressly stated, are intended as such and are not to be construed as representations of fact, and the Underwriter and the City expressly make no representation that such estimates, assumptions or opinions will be realized or fulfilled. Any information, estimates, assumptions or matters of opinion contained in this Official Statement are subject to change without notice, and neither the delivery of this Official Statement, nor any sale hereunder, shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof.

THE SERIES 2026 BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR ANY STATE SECURITIES LAW, NOR HAS THE BOND RESOLUTION BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON EXEMPTIONS CONTAINED IN SUCH ACTS. THE EXEMPTION OF THE SERIES 2026 BONDS FROM REGISTRATION OR QUALIFICATION IN CERTAIN STATES CANNOT BE REGARDED AS A RECOMMENDATION THEREOF. IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE CITY AND THE TERMS OF THIS OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. NEITHER THE SECURITIES AND EXCHANGE COMMISSION NOR ANY OTHER FEDERAL, STATE OR GOVERNMENTAL ENTITY OR AGENCY WILL HAVE PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT OR APPROVED OR RECOMMENDED THE SERIES 2026 BONDS FOR SALE. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

The order and placement of materials in this Official Statement, including the Appendices, are not to be deemed a determination of relevance, materiality or importance, and this Official Statement, including the Appendices, must be considered in its entirety. The captions and headings in this Official Statement are for convenience only and in no way define, limit or describe the scope or intent, or affect the meaning or construction, of any provisions or sections in this Official Statement. The offering of the Series 2026 Bonds is made only by means of this entire Official Statement.

References to website addresses presented in this Official Statement are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements." Such statements generally are identifiable by the terminology used, such as "plan," "expect," "estimate," "project," "forecast," "budget" or other similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The City does not plan to issue any updates or revisions to those forward-looking statements if or when its expectations or events, conditions or circumstances on which such statements are based occur.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVER ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE SERIES 2026 BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET, AND SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITER MAY OFFER AND SELL THE SERIES 2026 BONDS TO CERTAIN DEALERS AND OTHERS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES STATED ON THE INSIDE COVER PAGE OF THIS OFFICIAL STATEMENT, AND SUCH PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER.

THIS OFFICIAL STATEMENT SHALL NOT CONSTITUTE A CONTRACT BETWEEN THE CITY OR THE UNDERWRITER AND ANY ONE OR MORE HOLDERS OF THE SERIES 2026 BONDS.

THIS OFFICIAL STATEMENT IS BEING PROVIDED TO PROSPECTIVE PURCHASERS EITHER IN BOUND PRINTED FORM ("ORIGINAL BOUND FORMAT") OR IN ELECTRONIC FORMAT ON THE WEBSITE: WWW.MUNIOS.COM. THIS OFFICIAL STATEMENT MAY BE RELIED UPON ONLY IF IT IS IN ITS ORIGINAL BOUND FORMAT OR IF IT IS PRINTED IN FULL DIRECTLY FROM SUCH WEBSITE.

THIS PRELIMINARY OFFICIAL STATEMENT IS IN THE FORM DEEMED "FINAL" BY THE CITY FOR PURPOSES OF RULE 15c2-12 PROMULGATED UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15c2-12(b)(1).

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OFFICIAL STATEMENT

relating to

$17,145,000*
CITY OF CORAL SPRINGS, FLORIDA
Special Obligation Refunding Bonds, Series 2026

INTRODUCTION

The purpose of this Official Statement, including the cover page and all appendices, is to set forth certain information relating to the City of Coral Springs, Florida (the "City") and the issuance by the City of its $17,145,000* aggregate principal amount of Special Obligation Refunding Bonds, Series 2026 (the "Series 2026 Bonds"). The Series 2026 Bonds are being issued pursuant to and under the authority of the Constitution and laws of the State of Florida (the "State"), including in particular Chapter 166, Florida Statutes, as amended, and the Charter of the City (collectively, the "Act") and Resolution No. 2026-015 adopted by the City Commission of the City of Coral Springs, Florida (the "City Commission") on June 17, 2026 (the "Bond Resolution"). For a description of certain terms and conditions of the Series 2026 Bonds and the complete provisions of the Bond Resolution, see "APPENDIX C - The Bond Resolution." Capitalized terms used but not defined in this Official Statement shall have the meaning ascribed to such terms in the Bond Resolution.

The Series 2026 Bonds will be issued in book-entry only form and purchasers of the Series 2026 Bonds will not receive certificates representing their interest in the Series 2026 Bonds purchased. The Series 2026 Bonds will contain such other terms and provisions as described in "THE SERIES 2026 BONDS" herein.

The Series 2026 Bonds are payable from and secured solely by a pledge of and lien on the Pledged Funds consisting of all amounts and investment earnings thereon held in the Debt Service Fund, including, specifically, the Non-Ad Valorem Revenues budgeted and appropriated by the City on an annual basis and deposited into the Debt Service Fund (and the accounts therein). In addition to the Series 2026 Bonds, the City has outstanding, and may incur in the future, other indebtedness for the payment of which the City has covenanted, or in the future may covenant, to budget and appropriate Non-Ad Valorem Revenues. See "SECURITY AND SOURCES OF PAYMENT" and "NON-AD VALOREM REVENUES" herein.

The Series 2026 Bonds shall not be and shall not be deemed to constitute a debt, liability or obligation of the City, Broward County, Florida (the "County"), the State or any political subdivision thereof within the meaning of any constitutional, statutory or charter provisions or limitations, or a pledge of the faith and credit of the City, the County, the State or any political subdivision thereof but shall be payable from and solely secured by the Pledged Funds, and the obligations evidenced thereby shall not constitute a lien upon any property owned by or situated within the corporate territory of the City, but shall constitute a lien only on the Pledged Funds, all in the manner provided in the Bond Resolution. See "SECURITY AND SOURCES OF PAYMENT - Limited Liability" herein.

This introduction is intended to serve as a brief description of the Official Statement and is expressly qualified by reference to the Official Statement as a whole. A full review should be made of the entire Official Statement, including its appendices, as well as the documents and reports summarized or described herein. The description of the Series 2026 Bonds, the documents authorizing and securing the same, and the information from various reports contained herein are not comprehensive or definitive. All

* Preliminary, subject to change.

references herein to such documents and reports are qualified by the entire, actual content of such documents and reports. Copies of such documents and reports may be obtained from the City by contacting the City's Director of Financial Services, 9500 West Sample Road, Coral Springs, Florida 33065, telephone number: (954) 344-1092, website: https://www.coralsprings.gov/Government/Departments/Financial-Services

PURPOSE OF THE SERIES 2026 BONDS

General

The proceeds of the Series 2026 Bonds, together with other legally available funds, will be used to (i) refund on a current basis and defease all or a portion of the City's outstanding Special Obligation Bonds, Series 2016A (Municipal Complex Project) (the "Refunded Bonds"), as more particularly described in this Official Statement under the subcaption "Plan of Refunding" below; and (ii) pay certain costs of issuing the Series 2026 Bonds. See "ESTIMATED SOURCES AND USES OF FUNDS" herein.

Plan of Refunding

A portion of the proceeds of the Series 2026 Bonds will be used to provide for the current refunding and defeasance of the Refunded Bonds. The City will call the Refunded Bonds for redemption on September 1, 2026 at a redemption price equal to 100% of the principal amount of the Refunded Bonds, without premium.

To effect the current refunding and defeasance of the Refunded Bonds, the City will enter into an Escrow Deposit Agreement (the "Escrow Deposit Agreement") on or prior to the delivery of the Series 2026 Bonds with Zions Bancorporation, National Association (the "Escrow Agent"). Pursuant to the terms of the Escrow Agreement, the City will deposit a portion of the proceeds of the Series 2026 Bonds, together with other legally available moneys of the City, into an escrow deposit trust fund to be maintained by the Escrow Agent (the "Escrow Deposit Fund"). A portion of such proceeds and moneys will be applied on the date of delivery of the Series 2026 Bonds to the purchase of United States Treasury Obligations (the "Escrow Securities") maturing at such times and in such amounts so that the maturing principal, together with the interest income thereon and any cash held uninvested in the Escrow Deposit Fund, will be sufficient to pay the principal of and interest due on the Refunded Bonds on their redemption date of September 1, 2026 (the "Redemption Date").

Subsequent to the deposit of moneys into the Escrow Deposit Fund and the investment of such moneys as described in the preceding paragraph, the Refunded Bonds, in the opinion of Bond Counsel, rendered in reliance upon schedules verified as to accuracy by Bingham Arbitrage Rebate Services (the "Verification Agent"), will no longer be Outstanding under the provisions of the Bond Resolution and the right, title and interest of the holders of the Refunded Bonds in the Pledged Revenues, and the funds and accounts created under the Bond Resolution shall cease, determine and become void.

The maturing principal of and interest on the Escrow Securities and cash held uninvested in the Escrow Deposit Fund will not be available to pay principal of or interest on any of the Series 2026 Bonds.

ESTIMATED SOURCES AND USES OF FUNDS

The following table sets forth the estimated sources and uses of funds from the proceeds of the Series 2026 Bonds:

Sources of Funds	
Par Amount of Series 2026 Bonds	$
[Plus][Less][Net] Original Issue [Premium][Discount]	
Other Legally Available Funds[(1)]	
Total Estimated Sources of Funds	$
Uses of Funds	
Deposit to Escrow Deposit Fund[(2)]	$
Costs of Issuance[(3)]	
Total Estimated Uses of Funds	$

[(1)] Represents money held in the [Account] to pay principal of and interest coming due on the Refunded Bonds.
[(2)] See "PURPOSE OF THE SERIES 2026 BONDS – Plan of Refunding" herein.
[(3)] To pay certain costs of issuance of the Series 2026 Bonds, including, without limitation, printing costs and fees of bond counsel, disclosure counsel, the municipal advisor, the rating agencies and underwriting discount.

THE SERIES 2026 BONDS

General

The Series 2026 Bonds will be dated the date of their delivery, will be issued in denominations of $5,000 or integral multiples thereof and will bear interest at the rates and mature on the dates and in the amounts set forth on the inside cover page of this Official Statement. Interest on the Series 2026 Bonds is payable semiannually on each March 1 and September 1, commencing on September 1, 2026. Such interest shall be calculated on the basis of a 360-day year consisting of twelve 30-day months. The City has appointed Zions Bancorporation, National Association, Denver, Colorado, as the bond registrar and paying agent for the Series 2026 Bonds (collectively, the "Bond Registrar").

In any case where the maturity date of, or the date for the payment of the principal of or interest on the Series 2026 Bonds shall be a Saturday, Sunday or a day on which the Bond Registrar is required, or authorized or not prohibited, by law (including executive orders) to close and is closed, then payment of such interest or principal, as applicable, need not be paid by the Bond Registrar on such date but may be paid on the next succeeding business day on which the Bond Registrar is open for business with the same force and effect as if paid on the date of maturity, and no interest shall accrue for the period after such date of maturity.

The Series 2026 Bonds will be registered in the name of Cede & Co., as registered owner and nominee of The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Series 2026 Bonds will be made in book-entry-only form, without certificates. Unless a securities depository other than DTC is selected by the City, so long as the Series 2026 Bonds shall be in book-entry-only form, the principal of and interest on the Series 2026 Bonds will be payable to Cede & Co. (or such other nominee selected by DTC), as registered owner thereof, and will be distributed by DTC and the Direct Participants to the Beneficial Owners (as such terms are hereinafter defined). See "THE SERIES 2026 BONDS - Book-Entry-Only System" herein.

No Redemption of Series 2026 Bonds

The Series 2026 Bonds shall not be subject to redemption prior to maturity at the option of the City or otherwise.

Book-Entry-Only System

The following description of the procedures and record keeping with respect to beneficial ownership interests in the Series 2026 Bonds, payment of the principal of and interest on the Series 2026 Bonds to Direct Participants or Beneficial Owners (as such terms are hereinafter defined) of the Series 2026 Bonds, confirmation and transfer of beneficial ownership interests in the Series 2026 Bonds and other related transactions by and between DTC, the Direct Participants and the Beneficial Owners of the Series 2026 Bonds is based solely on information furnished by DTC on its website for inclusion in this Official Statement. Accordingly, neither the City nor the Underwriter can make any representation concerning these matters or take any responsibility for the accuracy or completeness of such information.

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered securities registered in the name of Cede & Co., as DTC's partnership nominee, or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2026 Bond certificate will be issued for each interest rate of each maturity of the Series 2026 Bonds, each in the aggregate principal amount of such maturity bearing interest at such interest rate, as set forth on the inside cover page of this Official Statement, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over one hundred (100) countries that its participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts, thereby eliminating the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants" and, together with Direct Participants, "DTC Participants"). DTC has a S&P Global Ratings, a division of Standard & Poor's Financial Services LLC, rating of AA+. The DTC rules applicable to the DTC Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of a Series 2026 Bond ("Beneficial Owner") is in turn to be recorded on the DTC Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase but Beneficial Owners are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the DTC Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of DTC Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2026 Bonds with DTC and their registration in the name of Cede & Co., or such other DTC nominee, will not effect any change in beneficial ownership of the Series 2026 Bonds. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants to Beneficial Owners, will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2026 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2026 Bonds, such as defaults and proposed amendments to the documents securing the Series 2026 Bonds. For example, Beneficial Owners of the Series 2026 Bonds may wish to ascertain that the nominee holding the Series 2026 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Bond Registrar and request that copies of notices are provided directly to them.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Series 2026 Bonds will be made to Cede & Co., or to such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Bond Registrar on the payable date in accordance with their respective holdings shown on DTC's records. Payments by DTC Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, nor its nominee, the Bond Registrar or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Bond Registrar, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of DTC Participants.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City only to DTC.

NEITHER THE CITY NOR THE BOND REGISTRAR WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO ANY DTC PARTICIPANT OR THE PERSONS FOR WHOM THEY ACT AS NOMINEES WITH RESPECT TO THE SERIES 2026 BONDS IN RESPECT OF THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT, THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT IN RESPECT OF THE PRINCIPAL OF OR INTEREST ON THE SERIES 2026 BONDS, ANY

NOTICE WHICH IS PERMITTED OR REQUIRED TO BE GIVEN TO BONDHOLDERS UNDER THE BOND RESOLUTION. SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE SERIES 2026 BONDS, AS NOMINEE OF DTC, REFERENCES IN THIS OFFICIAL STATEMENT TO THE BONDHOLDERS OR REGISTERED OWNERS OF THE SERIES 2026 BONDS SHALL MEAN CEDE & CO., AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE SERIES 2026 BONDS.

Discontinuance of Book-Entry-Only System

In the event the City determines that it is in the best interest of the Beneficial Owners to obtain Series 2026 Bond certificates, the City may notify DTC and the Bond Registrar, whereupon DTC will notify the Direct Participants, of the availability through DTC of Series 2026 Bond certificates. In such event, the City shall prepare and execute, and the Bond Registrar shall authenticate, transfer and exchange, Series 2026 Bond certificates as requested by DTC in appropriate amounts and within the guidelines set forth in the Bond Resolution. DTC may also determine to discontinue providing its services with respect to the Series 2026 Bonds at any time by giving written notice to the City and the Bond Registrar and discharging its responsibilities with respect thereto under applicable law. Under such circumstances (if there is no successor securities depository), the City and the Bond Registrar shall be obligated to deliver Series 2026 Bond certificates as described herein.

In the event Series 2026 Bond certificates are issued, the provisions of the Bond Resolution shall apply to, among other things, the transfer and exchange of such certificates and the method of payment of principal of and interest on such certificates. Whenever DTC requests the City and the Bond Registrar to do so, the City will direct the Bond Registrar to cooperate with DTC in taking appropriate action after reasonable notice (i) to make available one or more separate certificates evidencing the Series 2026 Bonds to any DTC Participant having Series 2026 Bonds credited to its DTC account; or (ii) to arrange for another securities depository to maintain custody of certificates evidencing the Series 2026 Bonds.

SECURITY AND SOURCES OF PAYMENT

The Series 2026 Bonds are special obligations of the City and are payable solely in the manner and to the extent set forth in the Bond Resolution. The Series 2026 Bonds are not general obligations of the City within the meaning of the Constitution of the State of Florida, but are payable from and solely secured by a lien upon and a pledge of the Pledged Funds in the manner and to the extent provided in the Bond Resolution. No Bondholder will ever have the right to compel the exercise of the ad valorem taxing power of the City or taxation in any form on any real or personal property to pay the Series 2026 Bonds or the interest thereon, nor will any Bondholder be entitled to payment of principal or interest on the Bonds from any other funds of the City other than as provided in the Bond Resolution.

Pledged Funds

The Bond Resolution defines the term "Pledged Funds" and related term "Non-Ad Valorem Revenues" as follows:

"Pledged Funds" means all amounts in the Debt Service Fund, including (i) the Non-Ad Valorem Revenues actually deposited in the Accounts of the Debt Service Fund and (ii) any investment earnings on such amounts on deposit in the Accounts of the Debt Service Fund.

"Non-Ad Valorem Revenues" means (a) for purposes of the covenant to budget and appropriate as set forth in the Bond Resolution, all revenues of the City derived from any source whatsoever other than revenues derived from ad valorem taxes imposed on real or personal property, but only to the extent that

such revenues are legally available to pay the principal of and interest on the Series 2026 Bonds, and (b) for purposes of the anti-dilution covenant set forth in the Bond Resolution, the revenues identified in (a) above, regardless of any restriction on the use of such revenues and, for ease of calculation, may be assumed to equal the total General Fund revenues of the City less the amount of ad valorem taxes (denoted as "Taxes-Ad Valorem") as shown in the audited financial statements of the City. See "NON-AD VALOREM REVENUES" herein.

Covenant to Budget and Appropriate

The City has covenanted in the Bond Resolution, to the extent permitted by and in accordance with applicable law and budgetary processes, to budget and appropriate in its Annual Budget for each Fiscal Year, by amendment if necessary, Non-Ad Valorem Revenues of the City in amounts sufficient to deposit to the credit of (i) the Debt Service Fund, to provide for the timely payment of the Principal and Interest Requirements on the Series 2026 Bonds for such Fiscal Year, (ii) the Expense Account, any other amounts due to the Fiduciary during such Fiscal Year and (iii) the Rebate Fund, an amount sufficient to satisfy any Rebate Amount due during such Fiscal Year, as provided in the Bond Resolution. See "NON-AD VALOREM REVENUES" herein for a description of the revenues that may be available for such use.

The covenant and agreement on the part of the City to budget and appropriate sufficient amounts of Non-Ad Valorem Revenues will be cumulative, and will continue until Non-Ad Valorem Revenues in amounts sufficient to make (i) all required payments on the Series 2026 Bonds when due, including any delinquent payments, and (ii) all other payments required to be made to the Expense Account and the Rebate Fund pursuant to the Bond Resolution, will have been budgeted, appropriated and actually paid into the Debt Service Fund (and Accounts therein) or the Expense Account or the Rebate Fund, as applicable, established under the Bond Resolution; provided, however, that such covenant will not constitute a lien, either legal or equitable, on any of the Non-Ad Valorem Revenues or other revenues, nor will it preclude the City from pledging in the future any of its Non-Ad Valorem Revenues or other revenues to other obligations, nor will it give the Bondholders a prior claim on the Non-Ad Valorem Revenues, as opposed to claims of general creditors of the City. All obligations of the City will be secured only by the Pledged Funds. The City may not expend moneys not appropriated or in excess of its current budgeted revenues for any Fiscal Year. The obligation of the City to budget, appropriate and make payments in respect of the Series 2026 Bonds from its Non-Ad Valorem Revenues is subject to the availability of such Non-Ad Valorem Revenues after satisfying funding requirements for obligations having an express lien on or pledge of such revenues and after satisfying funding requirements for essential services of the City, related to the health, welfare and safety of the inhabitants of the City, or which are legally mandated by applicable law. Notwithstanding the foregoing covenant, the City does not covenant to maintain or continue any of the activities of the City which generate user service charges, regulatory fees or any other Non-Ad Valorem Revenues. The City acknowledges that its covenant to budget and appropriate Non-Ad Valorem Revenues, in an amount sufficient to provide for the timely payment of the Principal and Interest Requirements on the Series 2026 Bonds and to make other payments to the Expense Account and the Rebate Fund, and to deposit such Non-Ad Valorem Revenues so appropriated into the Debt Service Fund or the Expense Account or the Rebate Fund, as applicable, is for the benefit of the Holders of the Series 2026 Bonds. See "NON-AD VALOREM REVENUES" herein.

Creation of Funds and Accounts

As security for the Series 2026 Bonds, the Bond Resolution creates and establishes the (i) City of Coral Springs, Florida Series 2026 Special Obligation Refunding Bonds Debt Service Fund (the "Debt Service Fund") and two (2) separate Accounts therein, to be known as the "Interest Account" and the "Principal Account", (ii) City of Coral Springs, Florida Series 2026 Special Obligation Refunding Bonds Rebate Fund (the "Rebate Fund") and (iii) City of Coral Springs, Florida Series 2026 Special Obligation

Refunding Bonds Cost of Issuance Fund (the "Cost of Issuance Fund") into which a portion of the proceeds of the Series 2026 Bonds will be deposited. Costs of issuance of the Series 2026 Bonds may be paid from the Cost of Issuance Fund in such amounts and to the persons set forth in a certificate of the City Manager or the Finance Director executed and delivered on or prior to the date of issuance of the Series 2026 Bonds. Moneys held for the credit of the Cost of Issuance Fund may also be disbursed by the City to pay the fees, interest and other amounts owing any Fiduciaries as they become due and any other administrative fees and expenses with respect to the Series 2026 Bonds.

In addition, in connection with refunding of the Refunded Bonds, a portion of the proceeds of the Series 2026 Bonds, together with other legally available moneys, will be deposited into an escrow deposit fund created pursuant to an Escrow Deposit Agreement by and between the City and Zions Bancorporation, National Association, Denver, Colorado, as Escrow Agent (the "Escrow Deposit Agreement"), such proceeds and other moneys will be applied to the purchase of certain United States Treasury obligations (the "Escrow Securities") which, together with the interest earnings thereon and cash deposit therein, will be sufficient to pay the principal of, and interest on, the Refunded Bonds to the Redemption Date.

Each of the Funds and Accounts created and established in the Bond Resolution and the Escrow Deposit Agreement shall be held in trust solely for the purposes provided in the Bond Resolution and the Escrow Deposit Agreement, respectively.

Application of Moneys in Principal Account and Interest Account

On or before each interest or principal date, the City will withdraw from the moneys then on deposit in the Interest Account and Principal Account, as applicable, and transfer to the Paying Agent or Paying Agents for the Series 2026 Bonds such amounts as will be sufficient to enable the Paying Agent or Paying Agents to remit to (i) each Holder the amounts required for paying the interest on the Series 2026 Bonds on such Interest Payment Date, and (ii) each Holder on or before each principal payment date the amounts required to pay the principal or Amortization Requirements of the Series 2026 Bonds due on such principal payment date. To the extent moneys in the Principal Account for the payment of principal or Amortization Requirements of the Series 2026 Bonds are in excess of the amount required for payment of Series 2026 Bonds theretofore matured, said moneys may be used by the City to purchase Series 2026 Bonds maturing on the next succeeding principal payment date at a purchase price not exceeding the principal amount thereof, or to the extent said moneys are in excess of the amount required for payment of the Series 2026 Bonds theretofore matured and the total amount of principal scheduled to become due either at maturity or as a result of Amortization Requirements on the next succeeding principal payment date, to purchase any other Series 2026 Bonds.

No Debt Service Reserve Account

No debt service reserve account has been or will be established to secure the Series 2026 Bonds.

Issuance of Other Obligations

Existing Debt. In connection with the acquisition and improvement of property in the City, the City has issued bonds and notes and entered into other obligations to finance the costs of such acquisition and improvement. Although certain of such bonds, notes and other obligations are generally payable from the City's non-ad valorem revenues, those notes and other obligations do not constitute a lien on any specific non-ad valorem revenues of the City. See "NON-AD VALOREM REVENUES — Obligations Payable from Non-Ad Valorem Revenues" herein.

Anti-Dilution Covenant. Under the Bond Resolution, the City may only incur Covenant Obligations that are payable from all or a portion of the Non-Ad Valorem Revenues only if the total amount of Available Non-Ad Valorem Revenues for the most recent Fiscal Year of the City for which audited financial statements are available (as reflected in such audited financial statements) were at least 1.50 times the aggregate Maximum Annual Debt Service Requirement on all outstanding Series 2026 Bonds, outstanding Prior Obligations, and all other Covenant Obligations, if any, then outstanding, plus any proposed Covenant Obligations to be paid from Non-Ad Valorem Revenues.

Subject to the paragraph above, nothing shall limit the ability of the City to incur any indebtedness secured by any one or more source of Non-Ad Valorem Revenues or otherwise, or to create any debt, lien, pledge, assignment, encumbrance or charge upon any one or more source of Non-Ad Valorem Revenues; provided, however, that no such debt, lien, pledge, assignment, encumbrance or charge upon any one or more source of Non-Ad Valorem Revenues shall (a) affect the obligation of the City to make payments on the Series 2026 Bonds from the Pledged Funds as required by the Bond Resolution or the Series 2026 Bonds, or (b) have payment priority over the Series 2026 Bonds from the Pledged Funds, or (c) limit in any way the obligation of the City to make deposits of Non-Ad Valorem Revenues into the Debt Service Fund as required by the Bond Resolution.

"Covenant Obligations" means, obligations evidencing indebtedness for borrowed money, whether heretofore or hereafter issued or incurred, including, without limitation, the Prior Obligations, any Capital Leases and the Series 2026 Bonds issued under the Bond Resolution, (i) the primary security for which is provided by a covenant of the City to budget and appropriate Non-Ad Valorem Revenues of the City for the payment of debt service on such obligations, or (ii) primarily secured or payable from another source of funds, but with respect to which the City has also covenanted to budget and appropriate Non-Ad Valorem Revenues of the City for the payment of debt service on such obligations, provided that obligations described in clause (ii) shall be considered Covenant Obligations to the extent the City has budgeted (by amendment or otherwise) the payment of such Non-Ad Valorem Revenues pursuant to such covenant in the current or during the immediately preceding Fiscal Year to pay debt service on such obligations. See "APPENDIX C - The Bond Resolution" herein for certain terms and conditions applicable to the incurrence of Covenant Obligations.

"Available Non-Ad Valorem Revenues" means Non-Ad Valorem Revenues less Net Essential Services and Senior Secured Debt Service.

"Net Essential Services" means the City's expenditures for "General Government" and "Public Safety" paid from the City's General Fund, less the amount of ad valorem taxes (denoted as "Taxes – Ad Valorem") received by the City for operating (as opposed to voted debt service) purpose for the same period, all as reflected in the audited financial statements of the City.

"Senior Secured Debt Service" means the Maximum Annual Debt Service Requirement on indebtedness of the City secured by an express lien on or a direct pledge of any portion of Non-Ad Valorem Revenues.

"Maximum Annual Debt Service Requirement" means, at any time, with respect to the Series 2026 Bonds, the Prior Obligations and any other Covenant Obligations, the greatest Principal and Interest Requirements due or coming due in the then current or any subsequent Fiscal Year.

See "NON-AD VALOREM REVENUES — General Fund Revenues by Source and Debt Service Coverage" herein.

Limited Liability

The Series 2026 Bonds will not be and will not be deemed to constitute a debt, liability or obligation of the City, the County, the State or any political subdivision thereof within the meaning of any constitutional, statutory or charter provisions or limitations, or a pledge of the faith and credit of the City, the County, the State or any political subdivision thereof, but will be payable from and solely secured by the Pledged Funds. No Holder or Holders of any Series 2026 Bonds will ever have the right to compel the exercise of the ad valorem taxing power of the City, the County, the State or any political subdivision thereof, or taxation in any form of any real or personal property therein, or the application of any funds of the City, the County, the State or any political subdivision thereof to pay the Series 2026 Bonds or the interest thereon, other than the Pledged Funds. The Series 2026 Bonds and the obligations evidenced thereby shall not constitute a lien upon any property owned by or situated within the corporate territory of the City, but shall constitute a lien only on the Pledged Funds, to the extent, in the manner, and with the priority of application provided in the Bond Resolution. See "APPENDIX C - The Bond Resolution."

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DEBT SERVICE SCHEDULE

The following table sets forth the estimated debt service for each Fiscal Year for the Series 2026 Bonds, all other outstanding Prior Obligations and the total combined debt service on the Series 2026 Bonds and all other Prior Obligations outstanding immediately following the issuance of the Series 2026 Bonds.

Fiscal Year Ending September 30	Outstanding Debt Service*	Series 2026 Bonds			Aggregate Debt Service
		Principal	Interest**	Total**	
2026	$7,739,770				
2027	7,738,998				
2028	7,730,495				
2029	7,702,014				
2030	6,264,527				
2031	5,570,663				
2032	5,572,100				
2033	5,573,975				
2034	4,402,500				
2035	1,546,900				
2036	1,551,100				
2037	1,548,000				
2038	1,549,400				
2039	1,550,200				
2040	1,550,400				
Total	$67,591,041	$	$	$	$

* Includes all Prior Obligations, including the Refunded Bonds. See "NON-AD VALOREM REVENUES – Obligations Payable from Non-Ad Valorem Revenues – Lease and Other Financings." Assumes gross debt service on the Series 2010 Bonds (as herein defined) and does not include any federal subsidy payments that may be received.

** Numbers may not add due to rounding.

NON-AD VALOREM REVENUES

General

The City collects a wide range of taxes and revenues to fund its annual operations. Among the revenues collected by the City are certain non-ad valorem revenues, which include public service taxes (which are also sometimes referred to as utility taxes or utility services taxes), taxes on certain insurance premiums and franchise taxes, fees for licenses and permits, including business tax receipts, funds received from the State under the State Revenue Sharing Act, funds distributed to local governments from the State collected sales tax, charges for certain City services, fines and forfeitures, interest earned on invested cash, federal and state categorical grants, and other miscellaneous revenues. However, non-ad valorem revenues derived from taxes on insurance premiums are not legally available funds which can be included in the definition of Non-Ad Valorem Revenues. See "NON-AD VALOREM REVENUES - Sources of Non-Ad Valorem Revenues" herein.

The amounts and availability of any of the City's non-ad valorem revenues are subject to change, including reduction or elimination by change of State law or changes in the facts or circumstances according to which certain of the City's non-ad valorem revenues are allocated. See "SECURITY AND SOURCES OF PAYMENT - Pledged Funds" herein. In addition, the amount of certain of the City's non-ad valorem revenues collected by or distributed to the City are directly related to the general economy of the City, and the State. Accordingly, adverse economic conditions could have a material adverse effect on the amount of non-ad valorem revenues collected or received by the City in any Fiscal Year.

In addition to the Series 2026 Bonds, the City has outstanding, and may incur in the future, other indebtedness for the payment of which the City has covenanted, or in the future may covenant, to budget and appropriate Non-Ad Valorem Revenues. See "INTRODUCTION" and "SECURITY AND SOURCES OF PAYMENT - Issuance of Other Obligations" herein. Further, the City has pledged for past obligations (which are no longer outstanding), and may pledge in the future, certain specified non-ad valorem revenues to obligations that it issues. Such non-ad valorem revenues would be required to be applied to said obligations and, to the extent so applied, would not be available for use as Non-Ad Valorem Revenues under the Bond Resolution. See "NON-AD VALOREM REVENUES - Historical Debt Service Coverage" herein.

Sources of Non-Ad Valorem Revenues

Set forth below is a description of each of the categories of Non-Ad Valorem revenues collected or received by the City.

Public Service Tax Revenues

Sections 166.231 - 166.235, Florida Statutes, as amended (the "Public Service Tax Law") authorizes any municipality within the State to levy a public service tax on the purchase of electricity, metered natural gas, liquefied petroleum gas (either metered or bottled), manufactured gas (either metered or bottled) and water services, as well as any service competitive with the services specifically enumerated. The Communications Services Tax Simplification Law, being Chapter 202, Florida Statutes, as amended (the "Communications Services Tax Law"), implemented on October 1, 2001, replaced the authority previously provided local governments under Chapter 166, Florida Statutes, as amended, to levy a public service tax on the purchase of telecommunications services. Except for certain exceptions for water services, as provided in Section 166.231, Florida Statutes, as amended, public service taxes shall be levied only upon purchases within the City and shall not exceed ten percent (10%) of the payments received by the seller of the taxable item from the purchaser for the purchase of such service; provided, however, that fuel oil shall be taxed at a rate which shall not exceed four cents ($0.04) per gallon.

City Levy and Exemptions. The City levies its public service tax under the provisions of the Code of Ordinances, City of Coral Springs, Florida (the "City Code"), Chapter 17, Article II, Section 17-13 et seq. Under such provisions of the City Code, the City established a public service tax rate of ten percent (10%), representing the maximum rate allowed under Florida law. Section 166.231, Florida Statutes, as amended, allows a municipality to exempt from the public service tax the first 500 kilowatts of electricity per month purchased for residential use. The City does not currently grant such an exemption. The City Code, however, does exclude from public service taxation:

(i) purchases of the United States of America, the State and any political subdivision or agency of the State;

(ii) sales of bottled water; and

(iii) purchases by any recognized church in the State for use exclusively for church purposes.

Collections. Public service taxes must be collected by the seller from purchasers at the time of sale and remitted to the cash management coordinator of the City, as prescribed by City Code. Thus, for example, the tax will appear on the periodic bills rendered to consumers by Florida Power & Light Company ("FPL") for electricity and by the City for water service. A failure by a consumer to pay the portion of the bill attributable to the public service tax will result in a suspension of such consumer's utility service in the same fashion as the failure to pay that portion of the bill attributable to the particular utility service.

Communications Services Tax Revenues

The Communications Services Tax Law authorizes counties and municipalities in the State to levy a local tax on all communications services, as such term is defined in Section 202.11, Florida Statutes, as amended. The Communications Services Tax Law contains provisions that are designed to ensure that the revenues collected by a municipality under its provisions are similar in amount to the revenues collected by such municipality under the provisions which provided for the levy of public service taxes on the purchase of telecommunications services. Communications services means the transmission, conveyance, or routing of voice, data, audio, video, or any other information or signals, including cable services, to a point, or between or among points, by or through any electronic, radio, satellite, cable, optical, microwave, or other medium or method now in existence or hereafter devised, regardless of protocol used for such transmission or conveyance. For charter counties and municipalities, communications services taxes may not exceed 5.10% of the payments received by the providers of such communications services from purchasers. The maximum rate, however, does not include permitted add-ons of up to 0.12%, nor do they supersede conversion or emergency rates authorized by Section 202.20, Florida Statutes, as amended, which are in excess of the maximum rate.

City Levy and Exemptions. The City levies its communications services taxes under the provisions of Section 202.20, Florida Statutes, as amended, and City Code Chapter 17, Article III, Section 17-19 et seq. The Communications Services Tax Law consolidates taxes imposed on retail sales of communications services. The tax is comprised of a State portion and a local portion. The local communications services tax rate for the City is seven percent (7%). The City Code exempts from the levy of communications services taxes the sale of communications services to:

(i) the United States government;

(ii) the State, the County, a municipality;

(iii) any recognized religious institution in the State if used exclusively for church purposes; and

(iv) purchases of local telephone service or other telecommunications service for use in the conduct of a telecommunications service for hire or otherwise for resale.

Collections. The communications services tax must be collected by the provider from purchasers and remitted to the State of Florida Department of Revenue (the "FDOR"). The proceeds of the communications services tax, less FDOR's costs of administration, are transferred to the Local Communications Services Tax Clearing Trust Fund held by FDOR and distributed to the City on a monthly basis. The FDOR distributes to the appropriate local governments the amount of revenue collected pursuant to the Communications Services Tax Law which each local government is entitled to receive.

Intergovernmental Revenues

Intergovernmental revenues constitute amounts received by the City pursuant to federal, State and County statutory requirements or initiatives and local programs that are designed to fund specific needs and services within the City. Such revenues include, without limitation, amounts received from: (i) federal grants for emergency management, homeland security, economic development, transportation and technology; (ii) the State pursuant to (a) the Half-Cent Sales Tax Act (as hereinafter defined), (b) the State Revenue Sharing Act (as hereinafter defined), (c) the gasoline tax refund under Chapter 206, Part I, Florida Statutes, as amended, and (d) State grants for emergency management and community affairs; (iii) the County from (a) business tax license, hazard materials cleanup and grants for emergency management, security and other City services, (b) operation of two community buses; (iv) Broward Sheriff's Office for providing 911 call and response services; (v) Seminole Coconut Creek Casino; and (vi) other local entities.

Sales Tax Revenues

Pursuant to Chapter 212, Florida Statutes, as amended, and Part VI of Chapter 218, Florida Statutes, as amended (the "Half-Cent Sales Tax Act"), retail sales of tangible personal property and other taxable transactions described in Chapter 212 are taxed at a rate of 6% of the sales price of each item or transaction (the "Sales Tax") and 8.9744% of the proceeds of the Sales Tax (the "Half-Cent Sales Tax") collected by the State in each county is required to be deposited in the Local Government Half-Cent Sales Tax Clearing Trust Fund in the State Treasury.

Calculation and Distribution. The Half-Cent Sales Tax is distributed to each county and each participating municipality within each county in the State in accordance with the following formula:

$$\text{County's share (\% of total Half-Cent Sales Tax)} = \frac{\text{unincorporated area population}}{\text{total county population}} + \frac{\text{2/3 incorporated area population}}{\text{2/3 incorporated area population}}$$

$$\text{Municipality's share (\% of total Half-Cent Sales Tax)} = \frac{\text{municipality population}}{\text{total county population}} \quad \frac{}{\text{2/3 incorporated area population}}$$

The formula is revised each year based upon the population estimates prepared by the University of Florida, Bureau of Economic and Business Research.

Revenues from the collection of Sales Taxes are required to be remitted to the State of Florida Department of Revenue (the "FDOR") each month. Half-Cent Sales Tax revenues are deposited by the FDOR into the Local Government Half-Cent Sales Tax Clearing Trust Fund and earmarked for distribution to the governing body of the county and participating municipalities within the county from which the Sales Taxes were received. Distributions to local governments from the Local Government Half-Cent Sales Tax Clearing Trust Fund are made to eligible counties and municipalities monthly.

Eligibility to Participate. To be eligible to participate in Half-Cent Sales Tax distributions, a county or municipality must satisfy various statutory requirements set forth in Section 218.23(1), Florida Statutes, as amended. For a description of such requirements, see "NON-AD VALOREM REVENUES - Sources of Non-Ad Valorem Revenues - State Revenue Sharing Revenues - Eligibility to Participate" herein. If the City does not comply with the eligibility requirements, the City would lose its Half-Cent Sales Tax distributions for twelve (12) months following a "determination of noncompliance" by FDOR. The City has continuously maintained its eligibility to receive the Half-Cent Sales Tax.

The amount of Half-Cent Sales Tax revenues received by the City is subject to increase or decrease due to (i) increases or decreases in the dollar volume of taxable sales within the State, (ii) legislative changes relating to the overall sales tax, which may include changes in the scope of taxable sales, changes in the tax rate and changes in the amount of sales tax revenue deposited into the Half- Cent Sales Tax Clearing Trust Fund, (iii) changes in the relative population of the City to the County, which affect the percentage of Local Government Half-Cent Sales Tax received by the City, and (iv) other factors which may be beyond the control of the City, including but not limited to the potential for increased use of electronic commerce and other internet-related sales activity that could have a material adverse impact upon the amount of sales tax collected by the State and then distributed to the City.

In September, 2025, the City received a distribution of Half-Cent Sales Tax revenues from the State relating to August, 2025 collections within the City of $2,342,370.16. The amount of Half-Cent Sales Tax revenues received by the City for the seven month period ending April 30, 2026 was $4,112,854.57 (unaudited), which when compared to the same seven month period ended April 30, 2025 ($4,393,893.55) reflects an approximate 6.39% decrease in collections.

State Revenue Sharing Revenues

Pursuant to an allocation formula established in the Florida Revenue Sharing Act of 1972, as amended, being Chapter 218, Part II, Florida Statutes, as amended (the "State Revenue Sharing Act") the State is required to share with the cities and counties of the State certain non-ad valorem revenues derived from State sales and use tax collections, State alternative fuel user decal fee collections and from the one-cent municipal fuel tax collections. From such collections the State is required to share with eligible municipalities no less than the aggregate amount such municipality received from the State during fiscal year 1971-1972 under the provisions of State law then existing for (i) the tax on cigarettes, (ii) the road tax and (iii) the tax on motor fuel and, additionally, the amount received by eligible municipalities each year may not decrease from the aggregate amount received by such municipality the preceding State fiscal year (collectively, the "Guaranteed Entitlement").

Calculation and Distribution. The State Revenue Sharing Act creates an apportionment factor for the participation in revenue sharing by eligible counties and a separate apportionment factor for the participation in revenue sharing by eligible municipalities. For eligible municipalities, the apportionment factor is composed of various criteria, including the following:

(i) the proportion of the population of a given municipality to the total population of all eligible municipalities in the State, as adjusted by certain factors according to the population of the given municipality;

(ii) the proportion of the Sales Tax collected within a given municipality to the total Sales Tax collected within all the eligible municipalities in the State. The Sales Tax collected within a given municipality is derived by allocating the amount of Sales Tax collections for the county in which the municipality is located to each municipality in the county on the basis of the proportion of each municipality's population to the total population of the county; and

(iii) additional criteria relating to the relative ability of the given municipality to raise revenue, based upon the population of the given municipality and its assessed property values.

These factors are also used to determine the amount of revenue sharing funds that will be shared with the municipalities in each State fiscal year.

Collections received and to be distributed to local governments are deposited into the Revenue Sharing Trust Fund for Counties or the Revenue Sharing Trust Fund for Municipalities. Distributions from the respective trust funds are made to eligible counties and municipalities monthly.

The Revenue Sharing Trust Fund for Municipalities receives 1.3653 percent of sales and use tax collections, the net collections from the one-cent municipal fuel tax and, beginning January 1, 2025, has received 25 percent of the four-cent fuel tax on natural gas used as motor fuel. Municipalities must use the funds derived from the one-cent municipal fuel tax for transportation-related expenditures.

Eligibility to Participate. The Revenue Sharing Act specifically provides that each unit of local government will receive annually its minimum entitlement. "Minimum entitlement" is defined as "the amount of revenue, as certified by a unit of local government and determined by the FDOR, which must be shared with a unit of local government so that such unit will receive the amount of revenue necessary to meet its obligations as a result of pledges or assignments or trusts entered into which obligated funds received from revenue sources or proceeds which, by the terms of the State Revenue Sharing Act, shall henceforth be distributed out of revenue sharing trust funds."

The Revenue Sharing Act imposes certain requirements on units of local government described below that must be met to participate in revenue sharing beyond the minimum entitlement. To be eligible to participate in revenue sharing under the State Revenue Sharing Act beyond the minimum entitlement, a county or municipality must satisfy various statutory requirements set forth in Section 218.23(1), Florida Statutes, as amended. Such requirements include, without limitation, obligations to comply with State financial reporting requirements, a requirement for the production of ad valorem tax revenues at no less than a three (3) mills ad valorem tax levy, exclusive of taxes levied for debt service or other special millages authorized by voters, and requirements relating to the qualifications of enforcement personnel and firefighters. The City complies with such requirements and, although no assurance can be given, the City expects to continue to comply with such requirements in the future.

Gasoline Tax Revenues

Local governments are authorized by Sections 206.41(1)(d)-(e), 206.87(1)(b)-(c), 336.021, and 336.025, Florida Statutes to levy up to twelve-cents per gallon of local option fuel taxes in the form of three (3) separate levies. The first option is a tax of one to six cents on every net gallon of motor and diesel fuel sold within a county. This tax may be authorized by an ordinance adopted by a majority vote of the governing body of the county or voter approval in a countywide referendum. The proceeds from the one to six cents fuel tax, generally, may only be used to fund transportation expenditures.

The second tax is a one to five cents levy upon every net gallon of motor fuel sold within a county. Diesel fuel is not subject to this tax. This additional tax may be authorized by an ordinance adopted by a majority plus one vote of the governing body of the county or voter approval in a countywide referendum. Proceeds from the additional one to five cents fuel tax may only be used for transportation expenditures needed to meet the requirements of the capital improvements element of an adopted local government comprehensive plan.

The third tax is a one cent levy on every net gallon of motor and diesel fuel sold within a county. This tax is referred to as the "Ninth-Cent Fuel Tax." The Ninth-Cent Fuel Tax may be authorized by an ordinance adopted by an extraordinary vote of the governing body of the county or voter approval in a countywide referendum. Generally, the proceeds from the Ninth-Cent Fuel Tax may only be used to fund transportation expenditures.

Calculation and Distribution. A county's proceeds from the one to six cents and the one to five cents fuel taxes are distributed by the FDOR according to the distribution factors determined at the local level by interlocal agreement between the county and municipalities within the county's boundaries. If no interlocal agreement is established, then a local government's distribution is based on the transportation expenditures of that local government for the immediately preceding five (5) fiscal years as a proportion of the sum total of such expenditures for the respective county and all municipalities within the county.

Broward County levies the full twelve cents of fuel tax authorized to be levied by counties under Florida law. The amount of fuel tax revenues distributed to municipalities in Broward County is determined by interlocal agreement. Pursuant to such agreements, the City receives 2.54% of the one to six cents fuel taxes collected in the County and 3.5% of the one to five cents fuel taxes collected in the County. With regard to the Ninth-Cent Fuel Tax, counties may, but are not required to, share the proceeds of such tax with the municipalities in the county. As a result, the City does not receive revenue from the Ninth-Cent Fuel Tax levy in Broward County.

The FDOR administers the collection and distribution of local option fuel tax revenues. Local option fuel taxes remitted to the FDOR are deposited into the Local Option Fuel Tax Trust Fund. Distributions from the Local Option Fuel Tax Trust Fund to counties and municipalities are made monthly.

Eligibility to Participate. To be eligible to participate in local option fuel tax distributions, a county or municipality must satisfy various statutory requirements set forth in Section 218.23(1), Florida Statutes, as amended. For a description of such requirements, see "NON-AD VALOREM REVENUES - Sources of Non-Ad Valorem Revenues - State Revenue Sharing Revenues - Eligibility to Participate" herein.

Motor Fuel Tax Rebate

Local governments are authorized to receive a reimbursement of a portion of the taxes paid on motor or diesel fuel used in motor vehicles operated by the local government pursuant to Section 206.625, Florida Statutes. Fuel purchases are made by the City Police Department and the City Fire Department, in large quantities. Each quarter, the City submits a report of the quantities of fuel purchased and used to FDOR for reimbursement.

Alcoholic Beverage License Tax Revenues

Pursuant to Section 561.342, Florida Statutes, local governments are authorized to receive a portion of the annual State license tax levied on and collected from manufacturers, distributors, vendors, brokers, bottle club operators, sales agents and importers of alcoholic beverages that operate within the boundaries of the local government. The Department of Business and Professional Regulation's Division of Alcoholic Beverages and Tobacco (the "DABT") administers and collects the tax. Alcoholic beverage license taxes remitted to the DABT are deposited into the Alcoholic Beverage and Tobacco Trust Fund. Distributions from the Alcoholic Beverage and Tobacco Trust Fund to counties and municipalities are made quarterly. Pursuant to Florida Statutes, the City receives 38% of the alcoholic beverage license taxes collected within the boundaries of the City, which was $59,512.40 for Fiscal Year 2025 and approximately $416.02 for Fiscal Year 2026 through March 31, 2026 (paid quarterly).

Indian Gaming Revenues

A gaming compact previously in place between the State and the Seminole Tribe of Florida (the "Tribe") expired on July 31, 2015. The compact allowed for select gaming activity in tribal facilities and required the Tribe to share a portion of the revenues with the State for the concession of operating seven gaming facilities located in Broward, Collier, Glades, Hendry, and Hillsborough counties. Three percent of the monies paid by the Tribe to the State were designated as the local government share and distributed to select municipal governments in those counties where the gaming facilities are located. The Tribe operates the Seminole Coconut Creek Casino in the neighboring City of Coconut Creek. The City's Police

and Fire Departments are impacted by the Seminole Coconut Creek Casino due to automatic and mutual aid agreements between the City and the City of Coconut Creek. Prior to the expiration of the compact, the City received 12% of the local government share of the revenues that the Seminole Coconut Creek Casino contributed to the State. Due to the expiration of the gaming contract, the City has not budgeted any revenues from this source after Fiscal Year 2016. However, the Tribe has continued to make voluntary payments to the City, with such amounts equaling $200,267.11 in Fiscal Year 2025 and $344,100.12 through April 30, 2026. No assurance can be given, however, that the Tribe will continue to make such voluntary payments in the future or as to the amount of any such payments that the Tribe may make.

Licenses and Permits

Revenues from licenses and permits constitute amounts received by the City for fees charged (i) to obtain certain business licenses and permits and business taxes and to satisfy penalties assessed in connection with certain licenses or permits, (ii) to obtain certain nonbusiness licenses and permits, and (iii) for certain registrations, inspections or certifications of use.

Business Tax Revenues

Sections 205.013 - 205.1975, Florida Statutes, as amended (the "Local Business Tax Act") authorizes any municipality within the State to levy a business tax for the privilege of engaging in or managing any business, profession or occupation within its jurisdiction (the "Business Tax"). The Business Tax may be levied upon businesses, professions or occupations within the City, excluding customary religious, charitable or educational activities of nonprofit religious, nonprofit charitable and nonprofit educational institutions, and excluding any business, occupation or profession if a business tax thereon is prohibited by Section 8, Article I of the United States Constitution.

The taxes authorized by the Local Business Tax Act do not include fees or licenses paid to any board, commission or officer for permits, registrations, examinations or inspections. Unless otherwise provided by law, such fees or licenses are deemed to be regulatory and in addition to, but not in lieu of, Business Taxes authorized under the Local Business Tax Act. Such fees and licenses collected by Broward County and remitted to the City and fees for business certifications of use are recorded by the City in the licenses and permits category.

The Business Tax is required to be based upon reasonable classifications and must be uniform throughout each classification. Business Taxes are required to be paid annually and receipts evidencing payment of the Business Tax are effective from October 1 for the Fiscal Year paid, through September 30 of the following year. The Local Business Tax Act provides conditions for the establishment of the rate each municipality may charge as Business Taxes. Increases in the established Business Tax rate may only occur every other year, may not exceed five percent (5%) per rate increase, and must be enacted by ordinance by a vote of at least a majority, plus one, of the governing body of the municipality.

Exemptions. The Local Business Tax Act provides exemptions from the imposition of Business Taxes on:

(i) veterans honorably discharged, spouses or unremarried surviving spouses of such veterans and certain servicemembers, and low-income persons receiving public assistance or having a household income below 130 percent of the federal poverty level based on the current year's federal poverty guidelines;

(ii) vehicles used for the sale and delivery of tangible personal property for a business that has paid its Business Tax;

(iii) certain businesses conducting farm, horticultural and related activities, except when the product manufactured from such activities is intoxicating liquors, wine, or beer;

(iv) temporary or transitory businesses or occupations regulated by the State's Department of Business and Professional Regulation when a Business Tax has been paid for the permanent business location;

(v) employees of any business that has paid its Business Tax, except for counties and municipalities that, pursuant to resolution or ordinance, imposed a Business Tax on employees prior to October 13, 2010;

(vi) individuals licensed and operating as a broker associate or sales associate under Chapter 475, Florida Statutes, as amended;

(vii) certain disabled persons physically incapable of manual labor, widows with minor dependents and persons 65 years of age or older, meeting all of the other conditions provided as qualifications for the exemption in the Local Business Tax Act; and

(viii) certain activities of religious and charitable organizations and mobile home operators relating to mobile home installation.

City Levy and Collections. The City levies its Business Tax under the provisions of City Land Development Code (the "Land Development Code") Chapter 10, Sections 1001-1031. Under such provisions of the Land Development Code, the City imposes a Business Tax on every person engaging in, carrying on, managing or practicing any business, profession or occupation who maintains a permanent business location or branch office within the City. Such persons are required to pay the Business Tax for such business to the City's business tax official on or before September 30 of each year.

Franchise Taxes

Franchise taxes are derived from revenues received by the City pursuant to franchise agreements that the City has entered into with private entities to provide certain services within the City. Such services may include electric, gas, water, solid waste, telephone, cable television, towing and rolloff container services. However, franchise taxes for telephone and cable television services are included by the City as amounts received for public services taxes or utility services taxes. Section 337.401, Florida Statutes, as amended, also authorizes the City to grant public rights-of-way for the placing and maintaining along, across or on any road or publicly owned rail corridors within the jurisdiction of the City, electric transmission or other communication service lines or poles or pipelines, fences, gasoline tanks and pumps or other structures for any "utility," as such term is defined in Section 337.401, Florida Statutes, as amended. The City is authorized to charge franchise fees in connection with the granting of such public rights-of-way in accordance with Section 337.401, Florida Statutes, as amended. The City has entered into franchise agreements for electricity, solid waste collection, natural gas and towing services.

Electric Franchise Fees

Pursuant to a 30-year non-exclusive franchise agreement with FPL, which expires on February 17, 2039, the City has authorized FPL to provide electrical service in exchange for a franchise fee to reimburse the City for use of rights-of-way and other public services. The City receives a percentage of the billing collected by FPL which is calculated by multiplying the franchise fee rate of 5.9% times net revenues (gross revenues less uncollectibles) on a monthly basis. The City received $8,911,421.89 in Fiscal Year 2025 and approximately $3,359,697.36 in Fiscal Year 2026 through April 30, 2026 under the FPL franchise agreement.

Solid Waste Collection Franchise Fees

The City has entered into an exclusive franchise agreement with Coastal Waste and Recycling of Florida, Inc. ("Coastal") to provide residential and commercial collection of solid waste within the City.

The franchise agreement with Coastal will expire on September 30, 2031. Under the franchise agreement, the City receives approximately a percentage of commercial and residential billings based on tonnage collected. The residential fees effective October 1, 2025 through September 30, 2026 are $7.55 for garbage collection, $3.18 for yard waste & bulk and $2.34 for recyclables.

Natural Gas Franchise Fees

The City has entered into a non-exclusive franchise agreement with People's Gas System, a division of Tampa Electric Company, to provide natural gas service within the City. The franchise agreement with People's Gas System will expire on June 5, 2031 (with two consecutive renewal terms of five years each). The City received $59,806.00 and $43,282.50 (unaudited) in Fiscal Years 2025 and 2026 through April 30, 2026, respectively, in natural gas franchise fees, based on a calculation of 6% of the gross receipts for the sale and transportation of natural gas to residential, commercial and industrial customers within the City.

Towing Franchise Fees

The City has entered into non-exclusive franchise agreements with Emerald Transportation Corp. and Sal's Towing Service to provide towing services within the City. The City Police Department uses the contractors to deal with illegally parked and abandoned vehicles and vehicles immobilized as a result of traffic accidents. Under the franchise agreements, the City receives a negotiated rate split evenly between the franchisees. The base rate is $80,000 with a minimum 5% annual increase. The City received approximately $62,053.12 and $0.00 in Fiscal Years 2025 and 2026 year to date, respectively, in towing franchise fees.

Although the City currently intends to take all action necessary to extend or renew the franchise agreements described above prior to their respective expirations, or to seek a new or additional franchisees for the provision of such services, there is no assurance that such franchises will be extended or renewed or that the City will be successful in seeking new or additional franchisees. There is also no guarantee that these services will continue to be provided by private entities in the future rather than by governmental entities, including the City, in which case no franchise fees would be received. Additionally, continued receipt of all of the franchise fees is dependent upon the continued financial viability of the City's franchisees and the continued need by the City's citizens for the services provided.

Insurance Premium Taxes

Insurance premium taxes constitute revenues collected pursuant to a levy of taxes on premiums paid to insurers within the City for insurance policies issued by such insurers. Revenues generated from insurance premium taxes are collected by the FDOR and deposited into the Department of Revenue Premium Tax Clearing Trust Fund. After subtracting an administration fee, the FDOR distributes to the appropriate local governments the amount of revenue generated from insurance premium taxes which each local government is entitled to receive. Such distributions are made by the FDOR within fifteen (15) days after the receipt of the insurance premium taxes. Under Chapter 624, Florida Statutes, as amended, insurance premium taxes are required to be paid quarterly.

Pursuant to Chapter 175, Florida Statutes, as amended, a portion of the insurance premium taxes available to the City are distributed to the Employees' Retirement Plan and held as a separate benefit for the City's firefighters under the Firefighters' Retirement Plan. In addition, pursuant to Chapter 185, Florida Statutes, as amended, a portion of the insurance premium taxes available to the City are held as a separate benefit under the Police Officers' Retirement Plan for the City's police officers. As a result, the insurance premium taxes are not available as Non-Ad Valorem Revenues under the Bond Resolution to pay debt service on the Series 2026 Bonds.

Charges for Services

The City collects revenue from fees it charges for certain services it provides. Such fees include, without limitation: (i) fees received for administrative services provided by the City, (ii) funds from internal services, (iii) charges for lien searches, lien collections, certifications and general photocopying, (iv) building, permitting, planning and zoning fees, (v) election filing fees, (vi) other specific police department service fees, (vii) fire inspection and other specific fire department service fees, (viii) fees for emergency medical services and (ix) fees for the use of parks, playgrounds and related facilities and equipment. The City collected a total of approximately $30,088,364 and $21,666,837 for Fiscal Years 2025 and 2026 year to date, respectively, from charges for services.

The City operates a satellite City Hall in the Mall located near the southwest entrance of the Coral Square Mall. Services include passport services, fingerprinting, bicycle registration, fax and photocopy and notary services among others. The City collected approximately $1,223,268.22 and $694,748.94 for Fiscal Years 2025 and 2026 through April 30, 2026, respectively, from City Hall in the Mall.

Fines and Forfeitures

Revenues from fines and forfeitures constitute amounts received by the City from fines assessed by the courts, charges imposed for municipal code violations, fines and penalties imposed for the commission of statutory offenses, violations for neglect of official duty and of administrative rules and regulations, including, without limitation, fines for parking or traffic violations and charges for false alarms. Revenues from forfeitures include amounts resulting from confiscation of deposits or bonds held as performance guarantees and proceeds from the sale of contraband property seized by law enforcement agencies.

Interest

Revenues from interest constitute amounts received by the City as interest earnings on (i) the investment of moneys in the City's General Fund, (ii) current or delinquent taxes, (iii) cash advances made by the City, and (iv) liens on property.

Rents and Royalties

Revenues from rents and royalties constitute amounts received by the City from its grant of licenses to provide certain services in the City and from its lease of certain property owned by the City, including, without limitation, fees received from its telecommunications license and rents paid for the lease of various properties throughout the City.

Miscellaneous

Miscellaneous revenues include, without limitation, amounts received by the City from the sale of surplus property and contributions made to the City.

Obligations Payable from Non-Ad Valorem Revenues

As of June 1, 2026, the City has $53,854,155 in total indebtedness payable from its non-ad valorem revenues. The aggregate maximum annual debt service on these outstanding obligations prior to their respective maturity dates is approximately $7,739,770. See "SECURITY AND SOURCES OF PAYMENT - Issuance of Other Obligations" herein.

Set forth below is a description of the current obligations which have been entered into by the City that are payable from and secured by a pledge of the City's covenant to budget and appropriate, on an

annual basis, available Non-Ad Valorem Revenues. The City currently does not have any obligations outstanding that are secured by a specific source of the City's Non-Ad Valorem Revenues.

Capital Revenue Bonds

The City issued its Capital Revenue Bonds, Series 2010 (Federally Taxable-Build America Bonds-Recovery Zone Economic Development Bonds - Direct Subsidy) in the aggregate principal amount of $5,913,000 (the "Series 2010 Bonds") for the purpose of financing downtown improvements. The Series 2010 Bonds were issued as part of the 2009 Federal stimulus (American Recovery Reinvestment Act) for which the City receives a rebate of 45% of the taxable interest paid net of the current sequestration amount. The Series 2010 Bonds mature in Fiscal Year 2030 and are currently outstanding in the aggregate principal amount of $1,514,604.

The Series 2010 Bonds are payable from and secured by the City's covenant to budget and appropriate on an annual basis its legally available non-ad valorem revenues.

Special Obligation Bonds

The City issued its Special Obligation Bonds, Series 2016A (Municipal Complex Project) in the aggregate principal amount of $18,460,000 (the "Series 2016A Bonds") and its Special Obligation Bonds, Federally Taxable Series 2016B (Municipal Complex Project) in the aggregate principal amount of $3,770,000 (the "Series 2016B Bonds" and, together with the Series 2016A Bonds, the "Series 2016 Bonds") for the purpose of financing the acquisition, construction, improving and equipping of the City's municipal complex project, including a new City Hall building and a 600 space multi-story parking garage facility. The Series 2016A Bonds mature in Fiscal Year 2034, all of which are currently outstanding. The Series 2016B Bonds mature in Fiscal Year 2026, of which $1,905,000 is currently outstanding. No principal payments were due on the Series 2016A Bonds and the Series 2016B Bonds until Fiscal Year 2027 and 2025, respectively. The Series 2016A Bonds are being refunded with a portion of the proceeds of the Series 2026 Bonds.

The City issued its Special Obligation Bonds, Series 2017 in the aggregate principal amount of $10,000,000 (the "Series 2017 Bonds") for the purpose of financing the acquisition, construction, improving and equipping of a building for municipal purposes. The Series 2017 Bonds mature in Fiscal Year 2033 and are currently outstanding in the aggregate principal amount of $5,958,000.

The City issued its Special Obligation Note, Series 2019 in the aggregate principal amount of $4,800,000 (the "Series 2019 Note") for the purpose of financing the acquisition and installation of an enterprise resource planning software system. The Series 2019 Note matures in Fiscal Year 2029 and is currently outstanding in the aggregate principal amount of $2,077,000.

The City issued its Special Obligation Bonds, Series 2020 in the aggregate principal amount of $22,135,000 (the "Series 2020 Bonds") for the purpose of financing the design, acquisition, construction, demolition, improvement, upgrade, renovation, equipping and furnishing of certain public works, public safety, fire safety and parks and creations projects within the City. The Series 2020 Bonds mature in Fiscal Year 2040 and are currently outstanding in the aggregate principal amount of $18,835,000.

Lease and Other Financings

The City entered into a lease agreement in 2024 to borrow an aggregate principal amount of $4,142,817 (the "2024 Body Camera and Taser Lease Financing"), $2,493,551 of which is currently outstanding, for the purpose of financing the acquisition and purchase of body cameras and tasers. The 2024 Body Camera and Taser Lease Financing final payment is scheduled on October 1, 2028.

The City entered into a master equipment lease/purchase agreement in 2019 to borrow an aggregate principal amount of $6,104,000 (the "2019 Turf Lease"), $2,611,000 of which is currently outstanding, for

the purpose of financing the installation of synthetic turf for seven municipal fields at City parks. The 2019 Turf Lease final payment is scheduled on September 1, 2029.

The 2019 Turf Lease and 2024 Body Camera and Taser Lease Financing are payable from and secured by the City's covenant to budget and appropriate on an annual basis its legally available non-ad valorem revenues.

Set forth below is a table that shows all of the currently outstanding debt of the City that is payable from available non-ad valorem revenues of the City.

Outstanding Obligation	Final Maturity (Fiscal Year)	Outstanding Principal Amount
Capital Revenue Bonds, Series 2010 (BAB-RZED)	2030	$ 1,514,604
Special Obligation Bonds, Series 2016A*	2034	18,460,000
Special Obligation Bonds, Series 2016B	2026	1,905,000
Special Obligation Bonds, Series 2017	2033	5,958,000
Special Obligation Note, Series 2019	2029	2,077,000
Master Equipment Lease Purchase Financing 2019 (Turf Lease)	2030	2,611,000
Special Obligation Bonds, Series 2020	2040	18,835,000
Body Camera and Taser Lease Financing 2024	2029	2,493,551
Total		$53,854,155

*Expected to be refunded in whole by the Series 2026 Bonds.
Source: City of Coral Springs Financial Services Department

Other Indebtedness

Other indebtedness of the City includes general obligation debt and water and sewer system debt. In 2013, the City issued its General Obligation Refunding Bonds, Series 2013 (the "Series 2013 GO Bonds") in the aggregate principal amount of $14,302,475 for the purpose of refunding its General Obligation Bonds, Series 2006. The Series 2013 GO Bonds are secured by and payable from ad-valorem taxes. In 2015, the City issued its Public Safety General Obligation Bonds, Series 2015 (the "Series 2015 GO Bonds") in the aggregate principal amount of $12,450,000, for the purpose of financing various public safety projects, including public safety communications system improvements, two fire station replacements and crime scene investigation and evidence storage facility improvements and a safety town building. The Series 2015 GO Bonds were approved by voter referendum in November 2014 and are secured by and payable from ad-valorem taxes. In 2012, the City issued its Water and Sewer Revenue Bond, Series 2012 (the "Series 2012 Water and Sewer Bond") in the aggregate principal amount of $8,745,000 for the purpose of financing various water and sewer system improvements. The City also issued its Water & Sewer State Revolving Loans (the "SRF Loans") in the aggregate principal amount of $14,687,689 for the purpose of financing capital improvements to its water and sewer system. The Series 2012 Water and Sewer Bond and the SRF Loans are secured by and payable from water and sewer revenues. For more detailed information regarding other indebtedness of the City, see "APPENDIX B – Annual Comprehensive Financial Report of the City of Coral Springs, Florida for the Fiscal Year Ended September 30, 2025" and, in particular, "Note 10 — Long-Term Liabilities" to the Basic Financial Statements.

Historical General Fund Revenues by Source and Debt Service Coverage

Set forth on the following page is a table that shows the historical General Fund revenues of the City by source, essential services expenditures, the debt service on obligations of the City that are payable from the City's Non-Ad Valorem Revenues and the debt service coverage provided by the historical Non-Ad Valorem Revenues for the last five Fiscal Years and for the seven month period ended April 30, 2026. Results for the seven month period ended April 30, 2026 are not necessarily reflective of the results of the Fiscal Year ending September 30, 2026. This table is essentially a presentation of the anti-dilution covenant described under "SECURITY AND SOURCES OF PAYMENT — Issuance of Other Obligations."

Certain of the Non-Ad Valorem Revenues may hereinafter be specifically pledged to secure other indebtedness of the City. Any such debt would be payable from such specific revenue sources prior to payment of debt service on the Series 2026 Bonds. Additionally, as noted previously and described under "SECURITY AND SOURCES OF PAYMENT -- Covenant to Budget and Appropriate," the City's covenant and agreement to appropriate Non-Ad Valorem Revenues to pay the Series 2026 Bonds is also subject to other conditions, including the payment of essential services related to the health, welfare and safety of the inhabitants of the City or which are mandated by applicable law, and the obligation of the City to have a balanced budget. Certain categories of Non-Ad Valorem Revenues may cease to exist altogether and new sources may come about from time to time.

Continued consistent receipt of Non-Ad Valorem Revenues is dependent upon a variety of factors, including the City's continuing compliance with eligibility requirements and formulas specified under Florida law for the distribution of certain of such funds which take into consideration the ratio of residents in the City to total County residents. Greater growth in the unincorporated areas of the County or in other municipalities as compared to the City could have an adverse effect on certain Non-Ad Valorem Revenues. The amounts and availability of any of the Non-Ad Valorem Revenues to the City are also subject to change, including reduction or elimination by change of State law or changes in the facts or circumstances according to which certain of the Non-Ad Valorem Revenues are allocated. In addition, the amount of certain of the Non-Ad Valorem Revenues collected by the City is directly related to the general economy of the State and the City. Accordingly, adverse economic conditions could have a material adverse effect on the amount of Non-Ad Valorem Revenues collected by the City.

The table below includes both Non-Ad Valorem Revenues and ad valorem property taxes that are accounted for in the General Fund of the City. As noted previously, the Series 2026 Bonds are only payable from Non-Ad Valorem Revenues budgeted and appropriated in accordance with the applicable provisions of the Bond Resolution. While the Series 2026 Bonds are not secured by or payable from ad valorem property taxes, such taxes may be used to pay for expenditures allocable to the General Fund. To the extent ad valorem taxes are negatively impacted, the City may be required to use more Non-Ad Valorem Revenues to pay for expenditures, including those for essential public purposes. Future legislative or constitutional changes adversely impacting ad valorem tax collections could require the City to use more Non-Ad Valorem Revenues for payment of expenditures.

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General Fund Revenues by Source and Historical Coverage[1]

Revenue Source	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Six Months Ended March 31, 2026 (Unaudited)[16]
Ad Valorem Taxes	$ 67,740,663	$ 73,962,797	$ 80,576,220	$ 87,534,565	$ 87,142,318[17]
Franchise Fees:					
Electric Franchise Fees	$ 8,142,195	$ 9,244,954	$ 8,803,530	$ 8,911,422	$ 3,959,697
Solid Waste Franchise Fees	5,926,511	6,482,288	5,658,235	5,547,576	3,673,227
Other Franchise Fees[2]	55,063	55,879	73,173	152,911	43,283
Total Franchise Fees	14,123,769	$ 15,783,121	$ 14,534,938	$ 14,611,909	$ 7,676,207
Utility Tax	12,411,961	14,167,898	14,812,120	15,224,592	7,550,509
Intergovernmental Revenues:					
State Revenue Sharing[3]	6,262,784	6,864,112	6,644,369	6,691,760	3,051,622
Local Option Fuel Taxes[4]	2,239,284	2,341,840	2,237,613	2,222,503	1,050,773
Communication Service Tax[5]	3,237,445	3,434,925	3,453,820	3,343,794	1,588,986
Half Cent Sales Tax[6]	10,781,496	11,272,955	10,674,218	10,293,493	4,912,855
Other Intergovernmental[7]	4,378,245	5,310,348	5,462,019	5,674,020	670,037
Total Intergovernmental Revenues	$ 26,899,254	$ 29,224,180	$ 28,472,039	$ 28,225,570	$ 11,274,273
Licenses and Permits	5,819,656	6,336,274	7,020,208	4,592,407	2,414,705
Charges for Services[8] [9] [10]	21,253,123	24,041,068	30,066,178	30,088,364	18,358,067
Fines & Forfeitures	2,063,115	2,125,669	2,058,373	1,800,512	723,319
Other Miscellaneous[11]	4,227,309	7,177,409	8,748,513	8,425,595	3,925,206
Total General Fund Revenues	$ 154,538,850	$ 172,818,416	$ 186,288,589	$ 190,503,514	$ 139,064,604
Essential Services Expenditures					
General Government[12]	23,920,724	26,043,597	27,380,173	32,133,123	18,106,649
Public Safety[13]	76,461,590	79,719,489	84,896,884	86,957,517	48,472,755
Total Essential Services	100,382,314	105,763,086	112,277,057	119,090,640	66,579,404
Less Ad Valorem Taxes	67,740,663	73,962,797	80,576,220	87,534,565	87,142,318
Net Essential Services	32,641,651	31,800,289	31,700,837	31,556,075	-20,562,914
Available Non Ad Valorem Revenues[14]	$ 54,156,536	$ 67,055,330	$ 74,011,532	$ 71,412,874	$ 72,485,200
Maximum Annual Debt Service for Covenant Obligations[15]	$ 9,882,896	$ 9,876,989	$ 9,869,347	$ 10,306,523	$ 7,739,770
Coverage	5.48	6.79	7.50	6.93	9.37

(1) The Series 2026 Bonds are secured solely by the Pledged Funds under the Bond Resolution. This depiction of coverage is provided solely for illustrative purposes. None of the General Fund Revenues listed in this table are directly pledged to secure the Series 2026 Bonds and some of the revenues identified may be restricted as to use by law or contract. Information for Fiscal Years 2021-2025 is derived from audited financial statements. Information for Fiscal Year 2026 is from estimates of the City based on actual collections and expenses through March 31, 2026.
(2) Includes Natural Gas and Towing Franchise Fees.
(3) Includes State Revenue Sharing moneys under Chapter 218, Part II, Florida Statutes.
(4) Includes distribution of the City's share of Local Option Gas Taxes under Interlocal Agreement with Broward County.
(5) Includes the City's share of Communication Service Tax collected and distributed by the Department of Revenue pursuant to Section 212.20, Florida Statutes.
(6) Half-cent Sales Tax distributed by the Department of Revenue under Chapter 218, Part IV, Florida Statutes.
(7) Includes all other Intergovernmental Revenues such as the Motor Fuel Tax Rebate, Alcoholic Beverage License Tax Revenues, and Indian Gaming Revenues.
(8) These charges are for specific services such as police towing and storage, emergency medical services and fire inspection fees, among others. The charges do not include the City's special assessment charges for fire services, which are deposited into the Fire Fund.
(9) The City offers passport, fingerprinting, notary and other services at the Coral Square Mall.
(10) Includes rental income received from the leasing of various City owned property, as well as revenue from certain licensing.
(11) Includes amount received from the sale of surplus property, interest income, contributions and other miscellaneous revenue sources.
(12) General Government expenditures as shown in the Statement of Revenue, Expenditures and Statement of Change in Fund Balances in the 2025 audited financial statements.
(13) Includes Police and Fire expenditures paid from General Fund as shown in the City's Statement of Revenue, Expenditures and Statement of Change in Fund Balances in the 2025 audited financial statements and similar tables in prior audits.
(14) Calculated as Total General Fund Revenues, less Ad Valorem Taxes and less Net Essential Services.
(15) Does not include impact from the issuance of the Series 2026 Bonds. Includes debt service on all outstanding Prior Obligations, including the Refunded Bonds.
(16) The Fiscal Year 2026 coverage calculation is based on only six (6) months of revenues and expenses.
(17) Full amount of Ad Valorem Taxes were collected early in the Fiscal Year.

THE CITY

Government

The City currently operates under a "Commission/Manager" form of government. The City Commission is the governing body and consists of five (5) Commissioners, including the Mayor. The Mayor is elected at-large for a two-year term until, beginning on the 2026 election and all elections thereafter, the Mayor shall be elected to a four-year term. The Commissioners are elected at-large for staggered four-year terms. The Commissioners may not hold any other elective office at the same time and must be residents of the City. Commissioners may hold office for no more than two consecutive four-year terms. The City Commission has the power to pass ordinances and adopt resolutions to govern the affairs of the City. The Commissioners currently elect from among themselves a Commissioner to act as Vice Mayor for a one-year term. The Mayor presides at all meetings of the City Commission, executes legal instruments and other necessary writings, and is recognized as the official head of the City for service of civil process and for all ceremonial purposes.

The City Charter provides that the Mayor hold office for no more than eight consecutive years and must reside within the City. The City Charter provides that the City Commission appoints the City Manager and City Attorney. The City Manager has the exclusive power to hire and remove all division and department directors, officers and other employees of the City.

Administration

The City Manager is responsible for the administration, operation and maintenance of the entire City government, excepting those responsibilities specifically delegated to other appointed officials. The current City Manager is Catherine Givens. Her term as City Manager began in January 2025.

The City Attorney acts as the legal advisor, attorney and counsel for the City and all of its officials in matters relating to their official duties. The current City Attorney for the City is John J. Hearn, Esquire. His term as City Attorney began in December 2010.

The Director of Financial Services is appointed by and works under the direction and supervision of the City Manager. The responsibilities of the Director of Financial Services include furnishing the City Manager (i) such data and information as may be necessary to fully inform the City Manager as to the financial condition of the City, and (ii) such estimates of the revenues and expenses of the City government as may be necessary to form the basis of the annual budget and to determine the revenue necessary to be raised each year. The current Director of Financial Services for the City is Kim Moskowitz, Certified Public Accountant. Her term as Director of Financial Services began in June 2018.

Accounting and Administrative Controls

City management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse. Furthermore, management ensures that accounting data is adequate for the preparation of financial statements in conformity with generally accepted accounting principles. Internal accounting controls are designed to provide reasonable but not absolute assurance regarding the safe-guarding of assets against loss from unauthorized use or disposition. The controls are also intended to provide assurance as to the reliability of financial records for preparing financial statements and accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived and that the evaluation of costs and benefits requires estimates and judgments by management.

In addition to the examination of controls performed by members of the Financial Services Department, the City's external auditors review and assess the soundness and adequacy of all the accounting and budgetary aspects of the City's financial system. Financial transactions and related data are examined for accuracy, completeness and authorization. Furthermore, data processing applications and systems are analyzed to ensure that necessary controls are in effect.

Budgetary Controls

The City also maintains budgetary controls, the objective of which is to ensure compliance with legal provisions contained in the annual appropriated budget approved by the City Commission. Annual budgets are legally adopted for activities of the general fund, special revenue funds, capital project funds, debt service funds, internal services funds, trust and agency funds, fire fund and enterprise funds. Budgets are controlled at the category level and expenditures may not legally exceed appropriations at the department level without Commission approval. Encumbrance accounting is utilized in all funds in order to reserve the encumbered portion of the appropriation.

PENSION PLANS

The amounts and percentages set forth in this Official Statement relating to the City's pension plans are based upon numerous demographic and economic assumptions, including investment return rates, inflation rates, salary increase rates, cost of living adjustments, postemployment mortality, active member mortality, and rates of retirement. Prospective purchasers of the Series 2026 Bonds are advised to review and carefully assess the reasonableness of the assumptions set forth in the documents that are cited as the sources of such information. In addition, the prospective purchasers of the Series 2026 Bonds are advised that such sources and the underlying assumptions speak as of their respective dates, and are subject to change.

General

The City's retirement plans include three separate single employer defined benefit plans and eight defined contribution plans for general employees and City management and a defined contribution plan for the City Commission. The three defined benefit pension plans include the General Employees' Retirement Plan, which has been closed to new employees since 1988 (the "Employees' Retirement Plan"), the Police Officers' Retirement Plan (the "Police Officers' Retirement Plan") and the Firefighters' Retirement Plan (the "Firefighters' Retirement Plan"). Each defined benefit pension plan is administered by an independent board of trustees. The Police Officers' Retirement Plan and the Firefighters' Retirement Plan each issue separate financial reports which may be obtained by contacting the City's Director of Financial Services, 9500 West Sample Road, Coral Springs, Florida 33065, telephone number: (954) 344-1092, https://www.coralsprings.gov/Government/Departments/Financial-Services. The eight defined contribution plans for general employees and City management are under contract with the International City Management Association Retirement Corporation ("ICMA-RC"), for which the City acts as an agent for participants.

Defined Benefit Plans

General Employees' Retirement Plan

Description. The City's General Employees' Retirement Plan was established in 1973. The General Employees' Retirement Plan provides retirement benefits for City employees who were employed by the City prior to January 1, 1988. All members of the General Employees' Retirement Plan are retired,

therefore there are no employee contributions, and the plan is closed to new members. Benefit provisions and contribution requirements are established and may be amended by the City Commission.

Funding Policy. There are no employee contributions. The City contributes periodic amounts to the General Employees' Retirement Plan based on an annual actuarial valuation performed at October 1, 2024. The City's contributions was $100,000 for Fiscal Year 2025. Administrative costs of the General Employees' Retirement Plan are paid from plan assets.

Additional financial and actuarial information relating to the General Employees' Retirement Plan may be obtained from the City by contacting the City's Director of Financial Services, 9500 West Sample Road, Coral Springs, Florida 33065, telephone number: (954) 344-1092, https://www.coralsprings.gov/Government/Departments/Financial-Services.

Police Officers' Retirement Plan

Description. The Police Officers' Retirement Plan was also created in 1973. The Police Officers' Retirement Plan provides retirement benefits for its members, full-time sworn police officers, and is maintained through contributions from such members, contributions from the City and from investment earnings. In addition, pursuant to Chapter 185, Florida Statutes, as amended, the State collects locally authorized insurance premium surcharges on casualty insurance policies within the corporate limits of the City. These surcharges are distributed to the City after the State ascertains that the City has met its actuarial funding requirement for the Police Officers' Retirement Plan for the most recently completed fiscal year. The payment received from the State was $1,874,408 in fiscal year 2025, the City expects to receive the payment from the State for fiscal year 2026 in August 2026. The payments are recognized as revenues and expenses of the City's General Fund and are used to supplement the Police Officers' Retirement Plan's Annual Required Contribution. Benefit provisions and contribution requirements for the Police Officers' Retirement Plan are established and may be amended by the City Commission.

Funding Policy. Members of the Police Officers' Retirement Plan are required to contribute 11.5% of their respective pensionable earnings. Contributions for the fiscal year ending September 30, 2025, totaling $17,560,540, were made in accordance with actuarially determined contribution requirements determined through an actuarial valuation performed at October 1, 2023. Of these contributions, $13,220,862 were from the employer and $2,465,270 were from the employees. In addition, contributions in the amount of $1,874,408 were received from the State in accordance with Florida Statutes. Administrative costs are paid from plan assets.

Additional financial and actuarial information relating to the Police Officers' Retirement Plan, including a publicly available financial report containing financial statements and required supplementary information, may be obtained from the City by contacting the City's Director of Financial Services, 9500 West Sample Road Coral Springs, Florida 33065, telephone number: (954) 344-1092.

Firefighters' Retirement Plan

Description. The Firefighters' Retirement Plan (the "Firefighters' Retirement Plan") was established by the City Commission with an effective date of December 31, 2002 and is also governed by certain provisions of Chapters 112 and 175, Florida Statutes, as amended. The Firefighters' Retirement Plan provides retirement benefits for its members, full-time certified firefighters, and is maintained through contributions from its members, contributions from the City and investment earnings. In addition, pursuant to Chapter 175, Florida Statutes, as amended, the State collects locally authorized insurance premium surcharges on property insurance policies within the corporate limits of the City. These surcharges are distributed to the City after the State ascertains that the City has met its actuarial funding requirement for

the Firefighters' Retirement Plan for the most recently completed Fiscal Year. The payments are recognized as revenues and expenses of the City's General Fund and are used to supplement the Firefighters' Retirement Plan's Annual Required Contribution. Benefit provisions and contribution requirements for the Firefighters' Retirement Plan are established and may be amended by the City Commission.

Funding Policy. Members of the Firefighters' Retirement Plan make regular contributions to the fund at a rate equal to 9.25% of their respective annual earnings. Contributions to the Firefighters' Retirement Plan for the fiscal year ending September 30, 2025, totaling $9,622,359, were made in accordance with actuarially determined contribution requirements determined through an actuarial valuation performed at October 1, 2023. Of these contributions, $5,452,768 were from the City and $1,635,437 were from the employees. In addition, contributions in the amount of $2,534,154 were received from the State in accordance with Florida Statutes. Administrative costs are paid from plan assets.

Additional financial and actuarial information relating to the Firefighters' Retirement Plan, including a publicly available financial report containing financial statements and required supplementary information, may be obtained from the City by contacting the City's Director of Financial Services, 9500 West Sample Road, Coral Springs, Florida 33065, telephone number: (954) 344-1092, website: https://www.coralsprings.gov/Government/Departments/Financial-Services.

The following table summarizes net pension asset, net pension liability, and deferred inflow/outflow of resourced and pension expense for the each of the defined benefit pension plans as of September 30, 2025

Plan	Net Pension Asset	Net Pension Liability	Deferred Inflow of Resources	Deferred Outflow of Resources	Pension Expense (Credit)
General Employees	$ 1,233,772	$ -	$ 444,316	$ 100,000	$ (924,261)
Police Officers	-	41,735,327	13,793,492	23,642,895	11,592,934
Firefighters	10,042,272	-	13,974,532	13,877,317	4,704,886
Total	$11,276,044	$41,735,327	$28,212,340	$37,620,212	$15,373,559

Source: City of Coral Springs, Florida Annual Comprehensive Financial Report Fiscal Year Ended September 30, 2025

Defined Contribution Plans

The City makes available four defined contribution plans for its general employees (collectively, the "Employee Contribution Plan") which covers all full-time employees of the City except as otherwise specified. The City also makes available three defined contribution plans for its managers and directors (collectively, the "Management Contribution Plan") and one defined contribution plan for its City Manager and City Attorney (the "City Manager's Contribution Plan") (collectively, the "Contribution Plans"). All eight defined contribution plans are administered by the City through ICMA-RC. Assets of the Contribution Plans are held in trust and are the sole property of the Contribution Plans participants. No balances or financial information relative to the Contribution Plans are reported in the City's basic financial statements.

New employees are eligible to participate in the Employee Contribution Plan from the date of employment. Employees are considered fully vested upon completion of five years of continuous service with the City. The City's required and actual contributions represent 7.0% for the first seven years of service and 9.0% of each participant's salary thereafter. Employee participants are required to contribute 6%, 8% or 10% of earnings (depending on plan selection) for the plan year. For the year ended September 30, 2025, the City's and employees' contributions to the three defined contribution plans were $2,164,640 and $2,246,466, respectively.

The City's required and actual contributions to the Management Contribution Plan represent 11.0% for the first seven years of service and 13.0% of each participant's salary thereafter. Management Contribution Plan participants are required to contribute 0%, 5% or 10% of earnings (depending on plan selection) for the plan year. Employees are eligible to participate in the Management Contribution Plan from the date of employment. Employees are considered fully vested in the Management Contribution Plan at the time of contribution. The City's and employees' actual contributions for Fiscal Year 2025 were $71,403 and $0 for the Management Contribution Plan – 0%; $327,140 and $136,447 for the Management Contribution Plan – 5%; $894,859 and $799,579 for the Management Contribution Plan – 10%, respectively.

The City's required and actual contributions to the City Manager's Contribution Plan represent 20% of the City Manager and City Attorney's salary for each plan year. The City Manager and City Attorney may each contribute up to 10% of their salary for a plan year. The City's contribution is considered fully vested in the Management Contribution Plan at the time of contribution. The City's and employees' actual contributions for Fiscal Year 2025 were $162,702 and $25,433, respectively.

Deferred Retirement Option Plan

The Deferred Retirement Option Plan (DROP) is available to all Firefighters' Retirement Plan and Police Officers' Retirement Plan participants who have attained their normal retirement age. Upon electing to participate in the DROP, members are considered to have retired for pension purposes of the pension plan but continue to remain in active employment with the City. Their benefits accumulate in a DROP account and continue to accrue interest until they retire from the City at which time DROP benefits will be paid. The maximum duration of participation is seven years for Police Officers' Retirement Plan participants and seven years for Firefighters' Retirement Plan participants and the election is irrevocable. The balance held by the Firefighters' Retirement Plan at September 30, 2025 pursuant to the DROP was $13,936,351. The balance held by the Police Officers' Retirement Plan at September 30, 2025 pursuant to the DROP was $24,576,059.

For more complete information concerning the City's pension plans through September 30, 2025, including detailed information relating to the actuarial methods and assumptions used to determine the Annual Required Contributions for each of the Defined Benefit Retirement Plans, see "APPENDIX B – Annual Comprehensive Financial Report of the City of Coral Springs, Florida for the Fiscal Year Ended September 30, 2025" and, in particular, "Note 15 - Employee Retirement Plans" to such Basic Financial Statements.

Other Post Employment Benefits

Retiring employees of the City and their eligible dependents are eligible to continue their participation in one of the City's health insurance plans if enrolled at the time of retirement. Because no differential exists in premiums between active and retired members, there is an implicit rate subsidy for retirees who continue their coverage. However, the City does not provide retirees who participate in the PPO with any subsidy for this benefit. The City covers 50% of the cost for those retirees who participate

in the HMO up to age 65. The City Commission is authorized to establish and amend benefit levels, subject to the minimum requirements set forth by Florida Statutes, and to approve the actuarial assumptions used in the determination of contribution levels. The City Commission establishes the contribution requirements of plan members and the City. These contributions are neither mandated nor guaranteed.

The City applies GASB Statement No. 75, *Accounting and Financial Reporting for Post-Employment Benefit Plans Other Than Pensions*, for the measurement, recognition and disclosure of OPEB expenditures or expenses, liabilities and assets. The City's OPEB Trust Fund was established in July 2008. An actuarial valuation of the City's OPEB plan was performed as of October 1, 2023. The City's net OPEB liability was $14,772,748 with an annual OPEB cost for Fiscal Year 2025 of $755,518. No employee or retiree contributions to the OPEB Trust Fund were required or paid in Fiscal Year 2025. Future contributions to the OPEB Trust Fund will be budgeted by the City Commission based on actuarially determined amounts. As of September 30, 2025, the City's OPEB Trust Fund had a net asset value of $9,249,010.03.

For more detailed information concerning OPEB through September 30, 2025, see "APPENDIX B – Annual Comprehensive Financial Report of the City of Coral Springs, Florida for the Fiscal Year Ended September 30, 2025" and, in particular, "Note 15 - Other Post-Employment Benefits (OPEB)" to such Basic Financial Statements.

INVESTMENT CONSIDERATIONS

The purchase of the Series 2026 Bonds involves a degree of risk, as is the case with all investments. Factors that could affect the City's ability to perform its obligations under the Bond Resolution, including the timely payment of principal of and interest on the Series 2026 Bonds, include, but are not limited to, the following:

General

During recent years and in the current 2026 legislative session, various other legislative proposals and constitutional amendments relating to ad valorem taxation have been introduced in the State Legislature. Many of these proposals provide for new or increased exemptions to ad valorem taxation, limit increases in assessed valuation of certain types of property or otherwise restrict the ability of local governments in the State to levy ad valorem taxes at recent, historical levels. Other proposals have sought to restrict the ability of local governments to use certain revenues for payment of debt service, to provide for additional procedures and notices to issue tax-supported debt. There can be no assurance that similar or additional legislative or other proposals will not be introduced or enacted in the future that would, or might apply to, or have a material adverse effect upon, the City or its finances. **The Series 2026 Bonds are <u>not</u> secured by ad valorem taxation.**

Infectious Disease Outbreak

The outbreak of COVID-19 in early calendar year 2020 ("COVID-19"), along with various governmental measures taken to protect public health in light of the pandemic, adversely affected the City's financial results and resulted in a federally declared "national emergency." COVID-19 is ever evolving and the potential for future resurgence of COVID-19 at a pandemic level is unknown and, should there be a future resurgence of the pandemic or other pandemic, the City cannot predict with certainty the impacts of such an outbreak on the City's future operations, revenues or expenses.

Climate Change

The State is naturally susceptible to the effects of extreme weather events and natural disasters, including floods, droughts and hurricanes. The occurrence of such events and natural disasters can produce significant negative ecological, environmental and economic impacts. Such impacts can be exacerbated by a longer-term shift in the climate over several decades (commonly referred to as climate change), including increasing global temperatures and rising sea levels.

Numerous scientific studies on global climate change conclude that, among other effects on global ecosystems, extreme and abnormal temperature fluctuations have occurred globally and, without the implementation of measures to address the phenomenon, will continue to occur. Such occurrences have been determined by scientific studies to be the primary reason for current and projected increases in sea levels and for extreme weather events to occur in higher frequency and intensity. While the City is not a coastal city, projected changes in weather and tidal patterns could place the City at risk of substantial wind or flood damage over time, affecting private development and public infrastructure, including roads, utilities, emergency services, schools, and parks. As a result, global climate change increases the potential for considerable financial loss to the City, including, without limitation, substantial losses in tax revenues and Non-Ad Valorem Revenues. In addition, many residents, businesses and governmental operations could be severely disabled for significant periods of time or displaced, and the City could be required to mitigate these effects at a potentially material cost.

The City is keenly aware of the risks from hurricanes and sea level rise, as are officials at the County. Consequently, advanced emergency management procedures and more stringent construction codes were implemented by the County and the State to reduce risks from hurricanes and flooding.

Cybersecurity

Computer networks and systems used for information transmission and collection are vital to the efficient operations of the City. City systems provide support to departmental operations and constituent services by collecting and storing sensitive information, including intellectual property, security information, proprietary business process information, information regarding suppliers and business partners, and personally identifiable information of customers, constituents and employees (collectively, "Computer Information"). The secure processing, maintenance and transmission of Computer Information is critical to effective departmental operations and the appropriate provision of citizen services. Increasingly, governmental entities are being targeted by cyber-attacks seeking to obtain Computer Information or disrupt critical services. A rapidly changing cyber risk landscape may introduce new vulnerabilities that attackers and hackers can exploit in their efforts to effect breaches or service disruptions. Employee error and/or malfeasance may also contribute to a loss of Computer Information or other system disruptions.

Protocols. A successful cybersecurity approach has multiple layers of protection spread across the computers, networks, programs, and Computer Information that is to be protected. The City endeavors to integrate its employees, computer processes, and technology to create an effective defense against cyber-attacks. For its core infrastructure, the City relies on, among other protections, a combination of industry leading, enterprise grade firewalls, web filtering, and endpoint protections. The City provides yearly security training for all City staff. The City reviews its cybersecurity protocols on an ongoing basis to stay abreast of emerging and effective procedures and measures.

Threat Response. The City can respond to cybersecurity threats in many ways, depending on the severity and mode of attack. The City monitors computer and network logs for cybersecurity issues.

The City regularly refines and seeks to improve its cybersecurity risk management policies and procedures and trains employees to comply with cybersecurity regulatory requirements. It maintains cyber risk insurance to help mitigate its exposure to security attacks that are known to cripple an organization's technology system and/or fraudulently confiscate funds.

While City cybersecurity and operational safeguards are periodically tested, no assurances can be given that such measures will ensure against all cybersecurity threats or attacks. Cybersecurity breaches could damage or compromise the City's computer network and the confidentiality, integrity, or availability of the City's computer system or the Computer Information. The potential disruption, access, modification, disclosure or destruction of Computer Information could result in the interruption of City commerce, the initiation of legal claims or proceedings, liability under laws that protect the privacy of personal information, regulatory penalties, and the loss of confidence in City functions, which could adversely affect City revenues or cause a material disruption in the City's operations or the appropriate provision of City services. The costs of remedying any such damage or protecting against future attacks could be substantial and in excess of the maximum amount of the City's cyber risk insurance policy. Further, the litigation to which the City could be exposed following a cybersecurity breach could be significant, which could cause the City to incur material costs related to such legal claims or proceedings.

FINANCIAL STATEMENTS

The Annual Comprehensive Financial Report of the City for the Fiscal Year ended September 30, 2025 and the report of RSM US LLP, independent certified public accountants, in connection therewith, dated April 10, 2026, are included in APPENDIX B as part of the public records of the City. RSM US LLP, the independent auditor, has not been engaged to perform, and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. RSM US LLP also has not performed any procedures relating to this Official Statement.

LEGAL MATTERS

Certain legal matters incident to the issuance of the Series 2026 Bonds and with regard to the tax-exempt status of the interest on the Series 2026 Bonds (see "TAX MATTERS" herein) are subject to the legal opinion of Greenberg Traurig, P.A., Miami, Florida, Bond Counsel to the City. The signed legal opinions of Bond Counsel, substantially in the form attached hereto as APPENDIX D, dated and premised on law in effect as of the date of issuance of the Series 2026 Bonds, will be delivered on the date of issuance of the Series 2026 Bonds. The actual legal opinion to be delivered may vary from the form attached hereto to reflect facts and law on the date of delivery. The opinion will speak only as of its date, and subsequent distribution by recirculation of this Official Statement or otherwise shall create no implication that Bond Counsel has reviewed or expresses any opinion concerning any of the matters referenced in the opinion subsequent to its date of issuance.

Certain legal matters incident to the issuance of the Series 2026 Bonds relating to disclosure will be passed on for the City by Greenberg Traurig, P.A., Miami, Florida, whose legal services as Disclosure Counsel have been retained by the City. The signed legal opinion, dated and premised on law in effect as of the date of original delivery of the Series 2026 Bonds, will be delivered to the City by Disclosure Counsel at the time of original delivery of the Series 2026 Bonds. The proposed text of the form of the legal opinion of Disclosure Counsel is set forth as APPENDIX E to this Official Statement. The actual legal opinion to be delivered may vary from that text if necessary to reflect facts and law on the date of delivery. The opinion will speak only as of its date, and subsequent distribution of it by recirculation of this Official Statement or otherwise shall create no implication that Disclosure Counsel has reviewed or expresses any opinion concerning any of the matters referenced in the opinion subsequent to its date of issuance.

Certain legal matters with respect to the City and incident to the issuance of the Series 2026 Bonds will be passed on for the City by John J. Hearn, Esquire, Coral Springs, Florida, City Attorney.

The legal opinions and other letters of counsel to be delivered concurrently with the delivery of the Series 2026 Bonds express the professional judgment of the attorneys rendering the opinions or advice regarding the legal issues and other matters expressly addressed therein. By rendering a legal opinion or advice, the giver of such opinion or advice does not become an insurer or guarantor of the result indicated by that opinion, or the transaction on which the opinion or advice is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

LITIGATION

There is no litigation pending that seeks to restrain or enjoin the issuance or delivery of the Series 2026 Bonds or contesting the proceedings or authority under which they are to be issued or the creation, organization or existence of the City or, if determined adversely to the City, would have a material adverse impact on the ability of the City to generate sufficient Non-Ad Valorem Revenues to pay debt service on the Series 2026 Bonds.

The City experiences routine litigation and claims incidental to the conduct of its affairs. In the opinion of the City Attorney, there are no lawsuits presently pending or, to the best of his knowledge, threatened, the adverse outcome of which would impair the City's ability to perform its obligations to the owners of the Series 2026 Bonds.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Series 2026 Bonds upon the occurrence of a default under the Bond Resolution are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including specifically the federal bankruptcy code, the remedies specified by the Bond Resolution and the Series 2026 Bonds may not be readily available or may be limited. For example, the Series 2026 Bonds are likely to be treated as unsecured obligations of the City under Chapter 9 of the federal bankruptcy code and the ability of a Bondholder to seek and obtain a writ of mandamus may be limited if a Chapter 9 proceeding was instituted by the City, which in Florida requires the approval of the Governor. The various legal opinions to be delivered concurrently with the delivery of the Series 2026 Bonds (including Bond Counsel's approving opinion) will be qualified, as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by general principles of equity, bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. See "APPENDIX C — The Bond Resolution" attached hereto for a description of events of default and remedies.

TAX MATTERS

General

The Internal Revenue Code of 1986, as amended (the "Code"), includes requirements which the City must continue to meet after the issuance of the Series 2026 Bonds in order that the interest on the Series 2026 Bonds be and remain excludable from gross income for federal income tax purposes. The City's failure to meet these requirements may cause the interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Series 2026 Bonds. The City has covenanted to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Series 2026 Bonds.

In the opinion of Bond Counsel, under existing statutes, regulations, rulings and court decisions and assuming the accuracy of certain representations and certifications of the City and continuing compliance with the covenants described in the preceding paragraph, interest on the Series 2026 Bonds is excludable from gross income of the owners thereof for federal income tax purposes, and, furthermore, interest on the Series 2026 Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Code on applicable corporations (as defined in Section 59(k) of the Code), interest on the Series 2026 Bonds is not excluded from the determination of adjusted financial statement income. Bond Counsel is also of the opinion that the Series 2026 Bonds and the income thereon are not subject to taxation under the laws of the State of Florida, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in Chapter 220, Florida Statutes. Bond Counsel will express no opinion as to any other tax consequences regarding the Series 2026 Bonds. Prospective purchasers of the Series 2026 Bonds should consult their own tax advisors as to the status of interest on the Series 2026 Bonds under the tax laws of any state other than the State of Florida.

The above opinion on federal tax matters with respect to the Series 2026 Bonds will be based on and will assume the accuracy of certain representations and certifications of the City and compliance with certain covenants of the City to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Series 2026 Bonds will be and will remain obligations, the interest on which is excludable from gross income of the owners thereof for federal income tax purposes. Bond Counsel will not independently verify the accuracy of those representations and certifications. Bond Counsel will express no opinion as to any other consequences regarding the Series 2026 Bonds.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on factual representations made to Bond Counsel as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of a particular result, and are not binding on the Internal Revenue Service or the courts. Rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

Except as described above under this heading "TAX MATTERS," Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the receipt or accrual of the interest on the Series 2026 Bonds, or the ownership or disposition of the Series 2026 Bonds. Prospective purchasers of Series 2026 Bonds should be aware that the ownership of Series 2026 Bonds may result in other collateral federal tax consequences, including (a) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry the Series 2026 Bonds, (b) the reduction of the loss reserve deduction for property and casualty insurance companies by the applicable statutory percentage of certain items, including the interest on the Series 2026 Bonds, (c) the inclusion of the interest on the Series 2026 Bonds in the earnings of certain foreign corporations doing business in the United States of America for purposes of a branch profits tax, (d) the inclusion of the interest on the Series 2026 Bonds in the passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year, and (e) the inclusion of interest on the Series 2026 Bonds in the determination of the taxability of certain Social Security and Railroad Retirement benefits to certain recipients of such benefits. The nature and extent of the other tax consequences described above will depend on the particular tax status and situation of each owner of the Series 2026 Bonds. Prospective purchasers of the Series 2026 Bonds should consult their own tax advisors as to the impact of these other tax consequences.

Original Issue Discount and Premium

Certain of the Series 2026 Bonds (collectively, the "Discount Bonds") were offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Series 2026 Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Bond.

Certain of the Series 2026 Bonds (collectively, the "Premium Bonds") were offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount Bonds and Premium Bonds should consult their own tax advisors as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable in any period with respect to the Discount Bonds or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

Information Reporting and Backup Withholding

Interest paid on tax-exempt obligations such as the Series 2026 Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2026 Bonds from gross income for federal income tax purposes. However, in connection with that information reporting requirement, the Code subjects certain noncorporate owners of Series 2026 Bonds, under certain circumstances, to "backup withholding" at the rates set forth in the Code, with respect to payments on the Series 2026 Bonds and proceeds from the sale of Series 2026 Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Series 2026 Bonds. This withholding generally applies if the owner of Series 2026 Bonds (a) fails to furnish the payor such owner's social security number or other taxpayer identification number, (b) furnishes the payor an incorrect taxpayer identification number, (c) fails to properly report interest, dividends or other "reportable payments" as defined in the Code or, (d) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the taxpayer identification number

provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2026 Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to under this heading "TAX MATTERS" or adversely affect the market value of the Series 2026 Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the Series 2026 Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Series 2026 Bonds or the market value thereof would be impacted thereby. Purchasers of the Series 2026 Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based on existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series 2026 Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

PROSPECTIVE PURCHASERS OF THE SERIES 2026 BONDS ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS PRIOR TO ANY PURCHASE OF THE SERIES 2026 BONDS AS TO THE IMPACT OF THE CODE UPON THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE SERIES 2026 BONDS.

CONTINUING DISCLOSURE

In the Bond Resolution, the City has covenanted, and will also agree in a Disclosure Dissemination Agent Agreement between the City and Digital Assurance Certification LLC, as dissemination agent (the "Disclosure Dissemination Agent Agreement") for the benefit of the Holders (as defined in such agreement) of the Series 2026 Bonds to provide certain financial information and operating data relating to it and the Series 2026 Bonds in each year (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The undertaking only applies so long as the Series 2026 Bonds remain Outstanding under the Bond Resolution. The Annual Report will be provided by the City to the centralized information repository developed and operated by the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System ("EMMA") described in the Form of the Disclosure Dissemination Agent Agreement attached as APPENDIX F hereto. The specific nature of the information to be contained in the Annual Report and the notices of material events are described in "APPENDIX F — Form of Disclosure Dissemination Agent Agreement," which shall be executed by the City at the time of issuance of the Series 2026 Bonds.

With respect to the Series 2026 Bonds, no party other than the City is obligated to provide, nor is expected to provide, any continuing disclosure information. The City has undertaken certain continuing disclosure obligations in prior continuing disclosure certificates in connection with its outstanding debt and its outstanding bonds to provide certain financial and operating information and notices to EMMA. To the best knowledge of the City, it is presently in compliance with its prior continuing disclosure undertakings entered into pursuant to the Rule in all material respects and within the last five years has complied in all material respects with its prior continuing disclosure undertakings entered into pursuant to the Rule. The City has implemented procedures to assure future compliance with all of its continuing disclosure obligations.

RATINGS

S&P Global Ratings, a division of Standard & Poor's Financial Services LLC ("S&P") and Fitch Ratings ("Fitch") have assigned ratings of "____," with a "____" outlook and "____," with a "____" outlook, respectively, to the Series 2026 Bonds. The ratings and outlooks assigned by the rating agencies reflect the view of such organizations. An explanation of the significance of such ratings and outlooks may be obtained only from S&P and Fitch, respectively. An explanation of the rating and outlook assigned by S&P may be obtained from S&P at 55 Water Street, 38th Floor, New York, New York 10041, (212) 438-2124. An explanation of the rating and outlook assigned by Fitch may be obtained from Fitch at 33 Whitehall Street, New York, New York 10004, (212) 908-0500.

Generally, a rating agency bases its rating and outlook on the information and materials furnished to it and on investigations, studies and assumptions of its own. A securities rating and outlook is not a recommendation to buy, sell or hold securities. There is no assurance that the ratings and outlooks provided by S&P and Fitch, respectively, will continue for any given period of time or that they will not be revised downward or withdrawn entirely by such rating agencies if, in their judgment, circumstances so warrant. Any downward revision or withdrawal of any such ratings or outlooks may have an adverse effect on the market price of the Series 2026 Bonds.

UNDERWRITING

The Series 2026 Bonds are being purchased by _____, as successful bidder for the Series 2026 Bonds pursuant to the Official Notice of Bond Sale relating to the Series 2026 Bonds (the "Underwriter").

The Underwriter has submitted a winning bid to purchase the Series 2026 Bonds at a purchase price of $_____ (representing the par amount of $_____ [plus][less][net] original issue [premium][discount] of $_____ and less Underwriter's discount of $_____).

The Underwriter will purchase all of the Series 2026 Bonds, if any Series 2026 Bonds are purchased. The yields set forth on the inside cover of this Official Statement, which reflect the initial public offering prices of the Series 2026 Bonds were provided by the Underwriter and may be changed by the Underwriter and the Underwriter may offer and sell the Series 2026 Bonds to certain dealers (including dealers depositing the Series 2026 Bonds into investments trusts) and others at prices to produce yields higher than the yields set forth on the inside cover of this Official Statement.

In the ordinary course of their various business activities, the Underwriter and its respective affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities, which may include credit default swaps) and financial instruments (including bank loans) for its own account and for the accounts of its customers and may at any time hold long and short positions in such securities and instruments. Such investment and securities activities may involve securities and instruments of the City.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC, Coral Gables, Florida, as municipal advisor with respect to the authorization and issuance of the Series 2026 Bonds (the "Municipal Advisor"). The Municipal Advisor has acted as advisor to the City in connection with the preparation of this Official Statement and in other matters relating to the planning, structuring and issuance of the Series 2026 Bonds. The Municipal Advisor is not obligated to undertake and has not undertaken to make an independent

verification or to assume responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement.

The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal or other public securities.

CONTINGENT FEES

The City has retained Bond Counsel, Disclosure Counsel and the Municipal Advisor with respect to the authorization, sale, execution and delivery of the Series 2026 Bonds. Payment of the fees of such professionals and an underwriting discount to the Underwriter are each contingent upon the issuance of the Series 2026 Bonds.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and Rule 3E400.003, Florida Administrative Code, requires the City to disclose each and every default as to payment of principal and interest after December 31, 1975 with respect to obligations issued or guaranteed by the City. Rule 3E400.003 further provides, however, that if the City in good faith believes that such disclosure would not be considered material by reasonable investors, such disclosure may be omitted. The City is not in default and has not been in default since December 31, 1975 in the payment of principal or interest with respect to any obligations issued or guaranteed by the City.

AUTHORIZATION CONCERNING OFFICIAL STATEMENT

The delivery of this Official Statement has been duly authorized by the City Commission. At the time of the delivery of the Series 2026 Bonds, the Mayor and the Director of Financial Services of the City will furnish a certificate to the effect that nothing has come to their attention which would lead them to believe that this Official Statement, as of its date and as of the date of delivery of the Series 2026 Bonds, contains an untrue statement of a material fact or omits to state a material fact which should be included therein for the purpose for which this Official Statement is intended to be used, or which is necessary to make the statements contained herein, in the light of the circumstances under which they were made, not misleading, other than information contained under the headings "THE SERIES 2026 BONDS — Book-Entry-Only System" and "UNDERWRITING" as to which no statement will be made.

A limited number of copies of the final Official Statement will be provided to the Underwriter, at the City's expense, on a timely basis.

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CONCLUDING STATEMENT

All information included in this Official Statement has been provided by the City, except where attributed to other sources. The summaries of and references to all documents, statutes, reports, and other instruments referred to herein do not purport to be complete, comprehensive or definitive, and each such reference or summary is qualified in its entirety by reference to each such document, statute, report or other instrument. The information in this Official Statement has been compiled from official and other sources and, while not guaranteed by the City, is believed to be correct. To the extent that any statements made in this Official Statement and the appendices attached hereto involve matters of opinion or of estimates, whether or not expressly stated, they are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

This Official Statement has been duly executed and delivered by the Mayor and the Director of Financial Services of the City of Coral Springs, Florida.

CITY OF CORAL SPRINGS, FLORIDA

_____

Mayor

_____

Director of Financial Services

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APPENDIX A

GENERAL INFORMATION AND ECONOMIC DATA REGARDING THE CITY OF CORAL SPRINGS, FLORIDA AND BROWARD COUNTY, FLORIDA

The following information concerning the City of Coral Springs, Florida (the "City") and Broward County, Florida (the "County") is included only for the purpose of providing general background information. The information has been compiled on behalf of the City, and such compilation involved oral and written communication with various sources indicated. The information is subject to change, although efforts have been made to update the information where practicable.

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THE CITY

General

The City is a planned municipality located approximately 12 miles northwest of the City of Fort Lauderdale in the County. The City, incorporated in 1963 under the provisions of Chapter 63-1248, Laws of Florida, Acts of 1963 as amended and supplemented, encompasses an area of 23.93 square miles. The 2025 population estimate was 136,062 residents as of April 2025, according to the University of Florida Bureau of Economic and Business Research. There is a wide range of housing types as well as retail and commercial properties and a corporate park within the City. Coral Springs is a city of young families, approximately 25.45% of the households have children under the age of 18. The principal reasons families move to Coral Springs are the excellent reputation of the public schools, the low crime rate and the diverse recreational facilities and opportunities. The City is convenient to three international airports and three deep-water ports.

Government

A five-member City Commission is the policy making body of the City government, which includes the Mayor and four Commission members, each of whom is elected at-large. All Commission members serve for staggered four (4) year terms except for the Mayor who serves for a two (2) year term. Elections are held on the first Tuesday of November in each even-numbered year.

Elected Officials	Term Expires
Scott J. Brook, Mayor	November 2026
[Vacant], Vice Mayor	November 2028
Shawn Cerra, Commissioner	November 2026
Joseph McHugh, Commissioner	November 2028
Joshua Simmons, Commissioner	November 2026

Administration

Catherine Givens, the City Manager, is the Chief Executive Officer of the City and is appointed by the City Commission. Ms. Givens has been employed by the City in this capacity since January 2025. Ms. Givens holds a Bachelor's Degree in Finance and an MBA in Global Entrepreneurship and Finance. Prior to joining the City, she spent over a decade at Franklin Templeton Investments, where she managed global performance and risk analytics teams across India, England, Poland, and other regions.

Kim Moskowitz is the Director of Financial Services with responsibilities for all financial affairs of the City including financial reporting, purchasing, water billing and collections, accounting and internal controls. Ms. Moskowitz has served the City in this capacity since June 2018. Ms. Moskowitz has been employed with the City for more than 18 years in several capacities, including Assistant Finance Director and City Controller. A Certified Public Accountant, Ms. Moskowitz graduated with Bachelor's Degrees in both Accounting and Finance from Florida State University.

The Budget

The City is required by law to formulate and adopt a budget annually for all departments and activities and to hold required public hearings. Department heads review current budget and submit proposed budgets and personnel changes to the City Manager and the Director of Budget & Strategy in June and July. The City Manager and Director of Budget & Strategy, in consultation with department

heads, prepare a proposed balanced budget. On or about August 1, the City Manager submits the proposed budget to the City Commission. Throughout the months of May and June, workshops are held by the City Commission to review the budget with the City Manager and the department heads. Public hearings are then held and the proposed budget is adopted by September 30.

Culture and Recreation

The City's Parks and Recreation Department operates 3 community parks and more than 46 neighborhood parks that encompass over 675 acres and include a wide variety of amenities and facilities. The City operates the Sportsplex at Coral Springs on more than 180.8 acres, which includes the Coral Springs Aquatic Complex, Tennis Center of Coral Springs, Florida Panthers Ice Den, Sawgrass Nature Center & Wildlife Hospital, Dr. Steven G. Paul Dog Park, as well as 16 tennis courts, 4 swimming pools (including 1 diving pool), playground, jog/walk trail, picnic tables, and meeting rooms.

In 2003, the City appointed its first Public Art Committee as an advisory board to the City's Public Art Program. Since 2003, the City's vibrant Public Arts Program has strategically placed more than 30 public art pieces throughout the City that reflect the character, heritage, and diversity of the City. Other cultural amenities include the Coral Springs Center for the Arts, and the Coral Springs Museum of Art.

Education

According to the Broward County School District website (accessed 05/01/26), the Broward County School District is the second largest in Florida and the 6th largest nationwide with nearly 240,000 students and approximately 125,000 adult students in 239 schools, centers and technical colleges, and 86 charter schools**.** There are 12 public elementary schools, 4 public middle schools and 4 public high schools in the City. There are 6 public charter schools (all grades) serving students within the City.

Higher education is offered at three Broward College campuses and several other satellite sites, three Florida Atlantic University sites (State University System), Nova Southeastern University and Keiser University.

The Broward County Library provides library services for residences in the unincorporated areas of the County and certain municipalities. The library system operates 37 branch locations, including one branch within the City, that host over 10 million visitors and circulate nine million items annually.

Self-Insurance Program

The City is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City Self-Insurance Internal Service Fund is used to account for and finance both uninsured and insured risks of loss. Coverage is provided for workers' compensation, general liability, auto liability, property, and health and dental. The City is a qualified self-insurer in the State of Florida, and as such, meets all requirements pursuant to the Statutes in the State of Florida. All City employees are covered pursuant to Statute 440 governing Workers' Compensation though the City's self-insurance retention. The City purchases commercial stop loss policies for health claims in excess of $325,000 with an aggregate stop loss of $22,654,347. The City has an excess general liability contract with a $3,000,000 limit of liability after satisfaction of a self-insured retention of $25,000, inclusive of defense costs. Settled claims have not exceeded the City's retention and excess coverage in force for the last three years.

CITY OF CORAL SPRINGS, FLORIDA

Property Tax Levies and Collections

Last Ten Fiscal Years

Fiscal Year	Total Tax Levy	Amount Collected	Percent of Levy Collected	Delinquent Tax Collections	Total Tax Collections	Percent of Total Tax
2016	$41,174,819	$39,281,224	95.4%	$32,841	$39,314,065	95.5%
2017	43,502,299	41,748,731	96.0	72,843	41,821,574	96.1
2018	57,345,167	54,345,793	94.8	180,325	54,526,119	95.1
2019	60,622,404	57,763,993	95.3	23,645	57,787,638	95.3
2020	63,543,462	60,328,923	94.9	99,456	60,428,379	95.1
2021	66,314,852	63,355,989	95.5	(41,199)	63,314,790	95.5
2022	71,173,914	67,799,438	95.3	57,070	67,856,508	95.3
2023	77,314,186	73,956,711	95.7	24,305	73,981,016	95.7
2024	84,368,713	80,593,926	95.5	12,296	80,606,222	95.5
2025	91,624,078	87,513,523	95.5	-	87,513,523	95.5

Source: Broward County, Florida Revenue Collector

Just and Estimated Taxable Values of Property

Last Ten Fiscal Years

Fiscal Year	Real Property Just Value	Personal Property Just Value	Less: Tax-Exempt Property	Total Taxable Value
2016	$12,303,061,250	$322,402,623	$4,151,263,806	$8,484,200,067
2017	13,071,314,270	355,396,855	4,401,497,852	9,025,213,273
2018	13,807,106,290	360,143,069	4,557,398,241	9,609,851,118
2019	14,635,264,170	357,134,278	4,797,928,766	10,194,469,682
2020	15,278,134,920	368,636,405	4,987,063,088	10,659,708,237
2021	15,820,606,100	362,875,428	4,999,538,391	11,183,943,137
2022	16,569,788,220	366,368,717	5,282,044,000	11,681,112,937
2023	19,594,689,200	366,583,817	7,225,898,947	12,735,374,070
2024	22,691,117,030	407,629,186	9,225,264,767	13,873,481,449
2025	24,326,277,070	443,197,178	9,699,253,593	15,070,220,655

Source: Broward County Property Appraiser

Note: Properties must be assessed at 100% of Market Value; Just Value is Market Value less reasonable fees and costs of purchase for Real Property

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CITY OF CORAL SPRINGS, FLORIDA

Demographic Statistics
Last Ten Fiscal Years

Fiscal Year	Population[1]	Per Capita Personal Income	Median Age[2]	School Enrollment[3]	Unemployment Rate[4]
2016	126,264	$31,373	36.5	30,809	4.5%
2017	127,381	31,373	36.5	31,064	3.2
2018	128,757	33,639	37.8	30,903	2.7
2019	129,067	33,639	38.2	30,419	2.7
2020	129,263	35,237	37.3	30,419	6.7
2021	134,394	35,237	37.4	26,634	3.9
2022	134,394	41,190	38.3	29,016	2.3
2023	133,693	41,190	38.3	28,972	2.9
2024	133,801	42,624	39.3	27,472	3.2
2025	136,062	42,624	39.3	28,180	4.0

Source:
(1) Bureau of Economic and Business Research
(2) U.S. Census Bureau- ESRI - information is updated biennially (every 2 years)
(3) School Board of Broward County, Florida
(4) U.S. Bureau of Labor Statistics

Building Permit Activity

Fiscal Year	Number of Permits
2016	9,928
2017	9,902
2018	10,667
2019	11,323
2020	10,037
2021	10,467
2022	8,876
2023	8,490
2024	7,914
2025	8,656

Source: City of Coral Springs, Florida

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CITY OF CORAL SPRINGS, FLORIDA

Principal Taxpayers
as of September 30, 2025

Taxpayer	Fiscal 2025 Assessed Value	Percentage of Total City Taxable Assessed Value
Florida Power & Light	$148,918,008	0.98%
Pool 3 Industrial FL LLC	139,774,260	0.92
Mid-America Apartments LP	112,296,418	0.74
Spa the Grove LLC	89,889,731	0.59
MCREF III Coral Springs Apartments	88,488,110	0.58
Wyndham Lakes XIV LLC	85,890,738	0.57
AMFP III Sherwood Forest LLC	83,990,262	0.55
Knickerbocker Properties Inc.	83,364,540	0.55
Sample Road Investments LLC	63,710,656	0.42
Club Mira Lago Trust Cort	63,335,120	0.42
Total	$959,657,843	6.32%

Source: Annual Comprehensive Financial Report of the City of Coral Springs, Florida for the Fiscal Year Ended September 30, 2025

Principal Employers
as of September 30, 2025

Company	Employees	Percentage of Total City Employment
Broward County Schools	1,752	2.33%
City of Coral Springs	1,349	1.79
Publix Supermarkets	1,331	1.77
Fiserv	1,002	1.33
Broward Health Coral Springs	985	1.31
Walmart	877	1.16
ABB Optical	416	0.55
CTS Engines	412	0.55
Costco	237	0.31
Decimal Engineering	150	0.20
Total	8,511	11.30%

Source: Annual Comprehensive Financial Report of the City of Coral Springs, Florida for the Fiscal Year Ended September 30, 2025

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THE COUNTY

General

The County, created in October 1915 by the legislature of the State of Florida, is located on the southeast coast of Florida and has an area of approximately 1,225 square miles. The County is bordered on the south by Miami-Dade County and on the north by Palm Beach County. Located within the County are 31 municipalities. The County ranks second in Florida and 17th in the nation with a 2025 population of approximately 1.97 million. Approximately 50% of the County's population lives in its seven largest cities: Fort Lauderdale, Pembroke Pines, Hollywood, Miramar, Coral Springs, Pompano Beach and Davie. Four airports, including Fort Lauderdale-Hollywood International Airport, are located in the County. Port Everglades, Florida's deepest harbor and a leading international cruise port, is located less than two miles from Fort Lauderdale-Hollywood International Airport.

County Population

In the 100 years since it began as an agricultural community of 5,000, the County has steadily grown and is the second largest county in the State and the 17th largest county in the nation according to the 2025 census estimates.

Population

	Broward County		State of Florida		United States	
Year	Population	Change [1]	Population	Change [1]	Population	Change [1]
1960	333,946	–	4,951,560	–	179,323,000	–
1970	620,100	85.7%	6,789,443	37.1%	203,212,000	13.3%
1980	1,018,257	64.2	9,747,061	43.6	226,505,000	11.5
1990	1,255,488	23.3	13,003,362	33.4	249,632,692	10.2
2000	1,623,018	29.3	15,982,378	22.9	281,421,906	12.7
2010	1,748,066	7.7	18,801,310	17.6	308,745,538	9.7
2020[2]	1,944,376	11.2	21,538,187	14.6	334,735,155	8.4
2025[3]	2,013,317	3.5	23,462,518	8.9	341,784,857	2.1

Source: U.S. Department of Commerce, Bureau of Census.
[1] Percentage increase over the preceding period.
[2] 2020 represents the last year data is available at the County level from the U.S. Census Bureau.
[3] 2025 data is estimated by the U.S. Department of Commerce, Bureau of Census.

County Labor Force and Unemployment Rates

		Unemployment Rates		
Year Ended December 31	Estimated Broward County Civilian Labor Force	Broward County	Florida	United States
2015	992,392	5.0%	5.4%	5.3%
2016	1,010,074	4.4	4.9	4.9
2017	1,025,093	4.0	4.2	4.4
2018	1,036,212	3.4	3.6	3.9
2019	1,049,519	3.0	3.1	3.7
2020	999,935	5.0[1]	6.2[1]	6.7[1]
2021	1,030,094	2.9	3.6	3.9
2022	1,059,234	2.9	2.8	3.5
2023	1,081,248	3.2	3.1	3.8
2024	1,083,109	2.9	3.5	4.1
2025	1,086,564	4.2	3.9	4.3

Source: U.S. Department of Labor, Bureau of Labor Statistics.
[1] Unemployment Rate increase was due in part to the COVID-19 Pandemic.

Broward County, Florida
Average Annual Private Employment by Major Industry Group
(in thousands)

Industry	Average Employment 2024	2025
Total, All Industries*	941.3	919.2
Trade, Transportation and Utilities	212.0	200.0
Professional and Business Services	174.7	171.9
Educational and Health Services	122.4	125.9
Government	111.1	112.1
Leisure and Hospitality	100.0	98.2
Financial Activities	74.6	71.3
Construction	55.9	54.1
Other Services, Ex. Public Admin	38.0	35.0
Manufacturing	32.5	32.4
Information	20.0	18.3

*Totals may not add due to editing and/or rounding.
Source: Florida Insight.

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County Largest Employers

The County has a diversified economy with a balance among technology, manufacturing, financial, international and domestic tourism, residential and commercial construction, and retail trade. According to the most recent Economic Census conducted by the United States Census Bureau, approximately 89% of firms within the County have fewer than 20 employees; additionally, approximately 200 businesses have corporate, division, or regional headquarters in the County. The table below shows the principal employers in the County for 2025 and 2016.

	2025			2016		
Employer	Employees	Rank	Percent of Total County	Employees	Rank	Percentage of Total County
Broward County School Board	31,472	1	2.87%	32,600	1	3.19%
Memorial Healthcare System	16,927	2	1.55	11,500	3	1.12
Broward County Government	13,081	3	1.20	11,679	2	1.14
Broward Health	9,151	4	0.84	8,234	4	0.81
Nova Southeastern University	5,313	5	0.48	7,610	5	0.74
FirstService Residential	4,869	6	0.44			
City of Fort Lauderdale	3,003	7	0.27	2,479	9	0.24
Spirit Airlines	2,700	8	0.25			
American Express	2,600	9	0.24	3,500	6	0.34
Autonation	2,469	10	0.23	3,381	7	0.33
Ultimate Software				2,550	8	0.25
Interbond Corp of America d/b/a Brandsmart				2,400	10	0.24
TOTAL:	91,585		8.53%	85,933		8.40%

Source: Broward County, Florida Annual Comprehensive Financial Report for Fiscal Year End 2025.

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Broward County, Florida, and United States

Per Capita Personal Income [1]

Year Ended December 31	Broward County	Percent of Florida	Percent of U.S.	State of Florida	Percent of U.S.	United States
2015	$46,097	101.8	94.1	$45,287	92.5	$48,978
2016	46,394	101.6	93.0	45,684	91.6	49,870
2017	47,977	100.2	92.5	47,869	92.3	51,885
2018	50,269	100.4	92.3	50,070	92.0	54,446
2019	53,607	99.9	96.5	53,666	96.9	55,560
2020	56,878	100.6	96.1	56,539	95.6	59,160
2021	63,382	101.8	98.0	62,238	96.3	64,658
2022	66,842	104.0	100.9	64,171	96.8	66,259
2023	71,592	105.6	102.3	67,821	97.0	69,967
2024	74,506	105.8	101.7	70,390	96.1	73,232

Source: Bureau of Economic Analysis; U.S. Department of Commerce.
[1] Stated in current dollars (i.e., actual dollars for each year with no adjustment for inflation).

Taxable Sales for the County

The following table shows the taxable sales within the County for the calendar years 2016-2024 and the percentage increase in such sales for each year.

Taxable Sales
($ in Thousands)

Year Ended December 31	Taxable Sales	Percent Change from Prior Year
2016	$36,886,556	3.08
2017	37,703,391	2.21
2018	39,924,754	5.89
2019	40,092,708	0.42
2020	36,253,850	-9.57
2021	45,421,730	25.29
2022	50,732,297	11.69
2023	51,558,278	1.63
2024	52,103,100	1.06

Source: State of Florida, Department of Revenue.

Assessed Property Value

The following table shows the assessed and actual value of taxable property within the County for the last ten Fiscal Years.

Assessed Value and Actual Value of County Taxable Property
Last Ten Fiscal Years (Dollars in Thousands)

	Real Property							Exemptions					
Fiscal Year Ended Sept 30	Residential Property	Commercial Property	Industrial Property	Other Property	Total	Personal Property	Total Assessed Value	Real Property	Personal Property	Net Assessed Value	Total [1] Direct Tax Rate	Estimated Actual Value	Net Assessed Value as a Percentage of Estimated Actual Value
2016	$124,808,083	$27,883,728	$ 9,328,117	$20,545,574	$182,565,502	$8,088,741	$190,654,243	$38,958,355	$1,072,735	$150,623,153	5.723%	$224,087,009	67.22%
2017	133,796,047	30,338,019	9,946,186	20,874,377	194,954,629	8,549,428	203,504,057	39,534,398	1,100,229	162,869,430	5.669	243,327,482	66.93
2018	143,662,173	32,975,458	10,824,645	21,462,385	208,924,661	10,034,353	218,959,014	40,808,963	1,047,175	177,102,876	5.669	262,092,504	67.57
2019	153,351,118	34,876,625	11,768,457	21,875,155	221,871,355	10,278,694	232,150,049	41,951,470	1,051,244	189,147,335	5.669	278,028,614	68.03
2020	162,616,082	36,775,896	12,596,978	22,249,166	234,238,122	10,182,860	244,420,982	42,962,138	1,063,814	200,395,030	5.669	293,553,744	68.27
2021	171,146,314	38,256,690	13,573,196	22,957,749	245,933,949	10,295,935	256,229,884	44,300,634	1,038,780	210,890,470	5.669	304,043,134	69.36
2022	180,669,438	38,929,482	14,628,518	23,593,366	257,820,804	10,195,632	268,016,436	45,464,207	1,029,658	221,522,571	5.669	319,625,904	69.31
2023	201,059,298	41,120,275	16,280,075	24,228,176	282,687,824	10,583,055	293,270,879	46,825,707	1,003,310	245,441,862	5.669	372,739,834	65.85
2024	223,216,991	43,953,078	17,928,709	24,962,966	310,061,744	12,012,311	322,074,055	48,298,404	1,010,301	272,765,350	5.669	434,142,113	62.83
2025	243,085,946	46,478,401	19,996,050	26,152,821	335,713,218	12,290,091	348,003,309	50,459,661	1,028,686	296,514,962	5.669	470,426,900	63.03

Source: Broward County, Florida Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2025.
Note: The basis of assessed value is approximately one hundred percent (100%) of actual value.
[1] Per $1,000 of assessed value.

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County Tourism

Tourism and the related service industries are an important economic factor in the County, employing approximately 180,000 people in travel related jobs. The combination of favorable climate (Fort Lauderdale has a mean temperature of 77.5 degrees Fahrenheit), together with diverse recreational opportunities, including theaters, parks, pristine public beaches, yacht basins, fishing, golf, tennis, restaurants, thoroughbred racing, jai alai and water recreational facilities, have made the County a major tourist center. The County's multipurpose convention center currently offers a total of 600,000 gross square feet of space.

The County recently redeveloped the Broward County Convention Center (the "Convention Center") taking full advantage of the unique waterfront setting to further establish the Broward County Convention Center as a competitive convention, tradeshow and meeting venue. The Convention Center boasts more than 1.2 million square feet of event space including the new 65,000 sq. ft waterfront ballroom, an expansive 6.5-acre outdoor plaza with a restaurant, and landscaping to create a parklike atmosphere. The expansion also included the addition of an inter-connected 801-room, 29-story Omni headquarter hotel.

Tourists continue to visit the County over the entire year instead of merely during winter months and the tourism industry is currently drawing from a worldwide market. The County welcomed approximately 20.9 million visitors in calendar year 2025, which had an economic impact of over $12 billion. The County's 2025 hotel occupancy rate was 71.3%, a slight increase of 1.1% from the previous year.

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County Building Permits

According to U.S. Census Bureau data, household growth has steadily climbed from post-recession lows. During the past year, with a more stable economy, household growth has finally returned to a more normal pace. The County is maturing as an urban area, and little undeveloped property remains available. Redevelopment will be a primary focus of the County in the years ahead, but future population growth and new development may depend on national economic trends and employment opportunities. The yearly data for building permits in the County is presented in the following table:

Building Permits Issued in Broward County

($ in Thousands)

Calendar Year	Single Family Units	Multi-Family Units	Total Residential Units	Total Residential Valuation
2016	1,535	2,570	4,105	$ 846,723
2017	1,748	3,286	5,034	991,062
2018	1,580	1,752	3,332	719,415
2019	1,635	3,495	5,130	1,090,448
2020	1,431	2,997	4,428	776,309
2021	1,629	2,440	4,069	786,842
2022	1,090	1,236	2,326	563,157
2023	865	2,182	3,047	592,704
2024	697	958	1,655	408,729

Source: Broward County, FL, Environmental Protection and Growth Management Department, Building Code Services Division.

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EXHIBIT E

FORM OF ESCROW DEPOSIT AGREEMENT

CITY OF CORAL SPRINGS, FLORIDA

and

ZIONS BANCORPORATION, NATIONAL ASSOCIATION,
as Escrow Agent

ESCROW DEPOSIT AGREEMENT

Relating to Defeasance of

$18,460,000 aggregate principal amount of
City of Coral Springs, Florida
Special Obligation Bonds, Series 2016A
(Municipal Complex Project)

Dated as of _____ __, 2026

ESCROW DEPOSIT AGREEMENT

THIS ESCROW DEPOSIT AGREEMENT (the "Agreement") made and entered into as of _____ __, 2026 by and between the CITY OF CORAL SPRINGS, FLORIDA (the "City"), and ZIONS BANCORPORATION, NATIONAL ASSOCIATION, a national banking association organized and existing under the laws of the United States of America, as escrow agent (the "Escrow Agent").

W I T N E S S E T H:

WHEREAS, the City has previously issued its $18,460,000 original aggregate principal amount of Special Obligation Bonds, Series 2016A (Municipal Complex Project) dated September 14, 2016 (the "Series 2016A Bonds"), pursuant to Resolution No. 2016-024 adopted by the City Commission of the City (the "City Commission") on August 17, 2016 (the "2016A Bond Resolution"); and

WHEREAS, on June 17, 2026, the City Commission adopted Resolution No. 2026-015 (the "Bond Resolution") pursuant to which the City is issuing its $_____ aggregate principal amount of Special Obligation Refunding Bonds, Series 2026 (the "Series 2026 Bonds"), to provide funds, together with other available moneys, to refund on a current basis and defease the Refunded Bonds (as hereinafter defined); and

WHEREAS, the City desires to refund on a current basis and defease the outstanding Series 2016A Bonds, which bonds are currently outstanding in the aggregate principal amount of $18,460,000, as more particularly described in Schedule A hereto (the "Refunded Bonds"); and

WHEREAS, a portion of the proceeds derived from the sale of the Series 2026 Bonds, together with other available moneys, will be deposited with the Escrow Agent in such amount as will be sufficient to pay the principal of and interest on the Refunded Bonds on their redemption date, as more specifically set forth in this Agreement; and

WHEREAS, it is necessary for the City to enter into this Agreement in order to establish an irrevocable escrow fund held for the deposit of such proceeds of the Series 2026 Bonds and other available moneys deposited with the Escrow Agent hereunder and to provide for the proper and timely application of the moneys deposited hereunder to the payment of the Refunded Bonds; and

WHEREAS, the Escrow Agent has received a copy of a verification report from Bingham Arbitrage Rebate Services, confirming that the money deposited in the Escrow Deposit Trust Fund, as provided in this Agreement, is sufficient to provide for the timely payment of the principal of and interest on the Refunded Bonds on their redemption date;

NOW, THEREFORE, the parties hereto, in consideration of the foregoing and the mutual covenants set forth in this Agreement and in order to secure the payment of the principal of and interest on the Refunded Bonds on their redemption date, do hereby agree as follows:

ARTICLE I

CREATION AND CONVEYANCE OF TRUST ESTATE

Section 1.01. Creation and Conveyance of Trust Estate. The City hereby grants, warrants, remises, releases, conveys, assigns, transfers, aliens, pledges, sets over and confirms unto the Escrow Agent and to its successors in the trust hereby created, and to it and its assigns forever, for the sole benefit and security of the Holders from time to time of the Refunded Bonds, the City's interest in the following property (collectively, the "Trust Estate"):

DIVISION I

All right, title and interest in and to (i) $_____ in moneys derived from the proceeds of the Series 2026 Bonds and (ii) $_____ in moneys derived from the Principal Account and the Interest Account in the Debt Service Fund established under the 2016A Bond Resolution (the "Other Moneys"), and in each case deposited directly with the Escrow Agent upon issuance and delivery of the Series 2026 Bonds and the execution and delivery of this Agreement.

DIVISION II

All right, title and interest in and to the Government Obligations described in Schedule B hereto, together with the income and earnings on such Government Obligations, purchased by the Escrow Agent at the direction of the City as provided in this Agreement.

DIVISION III

Any and all other property of every kind and nature conveyed, pledged, assigned or transferred as and for additional security under this Agreement by the City, or by anyone on behalf of the City to the Escrow Agent for the benefit of the Holders of the Refunded Bonds.

The Trust Estate shall be held by the Escrow Agent, and its successors and assigns, forever in trust, for the sole benefit and security of the Holders from time to time of the Refunded Bonds, but if the principal of and interest on all of the Refunded Bonds shall be fully and promptly paid when due on their redemption date, in accordance with their terms and Section 3.06 hereof, then this Agreement shall be and become void and of no further force and effect except as otherwise provided in this Agreement; otherwise the same shall remain in full force and effect, and upon the trusts and subject to the covenants and conditions hereinafter set forth.

ARTICLE II

DEFINITIONS

Section 2.01. Definitions. In addition to words and terms defined elsewhere in this Agreement, the following words and terms as used in this Agreement shall have the following meanings, unless some other meaning is plainly intended. Capitalized terms not otherwise defined in this Agreement shall have the meanings set forth in the Resolution.

"Government Obligations" shall have the meaning ascribed to such term in the Bond Resolution.

"Holders" means the registered owners from time to time of the Refunded Bonds.

"Paying Agent" means Zions Bancorporation, National Association, in its capacity as Paying Agent for the Refunded Bonds.

Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Words importing the singular number shall include the plural number and vice versa unless the context shall otherwise indicate. The word "person" shall include corporations, associations, natural persons and public bodies unless the context shall otherwise indicate. Reference to a person other than a natural person shall include its successors.

ARTICLE III

ESTABLISHMENT OF ESCROW DEPOSIT TRUST FUND; FLOW OF FUNDS

Section 3.01. Creation of Escrow Deposit Trust Fund and Deposit of Moneys. There is created and established with the Escrow Agent a special and irrevocable trust fund designated "City of Coral Springs, Florida Special Obligation Bonds, Series 2016A Escrow Deposit Trust Fund" (the "Escrow Deposit Trust Fund"), to be held by the Escrow Agent for the sole benefit of the Holders of the Refunded Bonds and accounted for separate and apart from the other funds of the City and, to the extent required by law, of the Escrow Agent.

Concurrently with the delivery of this Agreement, the City causes to be deposited with the Escrow Agent and the Escrow Agent acknowledges receipt of immediately available moneys for deposit in the Escrow Deposit Trust Fund in the amount of $_____ from the proceeds of the Series 2026 Bonds and $_____ from the Other Moneys, all of which (other than $____ from the Other Moneys to be held uninvested) shall be held by the Escrow Agent and applied to the payment of the principal of and interest on the Refunded Bonds on their redemption date, as more particularly described in Section 3.06 hereof and Schedule C.

Section 3.02. Payment of Bonds. The proceeds of the Series 2026 Bonds and the Other Moneys received by the Escrow Agent, excluding the uninvested portion of $____, will be sufficient to purchase $_____ par amount of Government Obligations, all as listed in Schedule B, which will mature in a principal amount and earn income at such time, all as described in Schedule B, so that, together with the uninvested moneys, sufficient moneys will be available to pay all principal of and interest on the Refunded Bonds on their redemption date.

Section 3.03. Irrevocable Trust Created. The deposit of moneys or other property in the Escrow Deposit Trust Fund shall constitute an irrevocable deposit of said moneys and other property for the sole benefit of the Holders of the Refunded Bonds, subject to the provisions of this Agreement. The Holders of the Refunded Bonds, subject to the provisions of this Agreement, shall have an express lien on all moneys and principal of and earnings, if any, thereon and other property in the Escrow Deposit Trust Fund. The moneys deposited in the Escrow Deposit Trust Fund and other property and interest earnings thereon, if any, shall be held in trust by the Escrow

Agent, and shall be transferred in the necessary amounts to the Paying Agent for the Refunded Bonds for the payment of the redemption price of and accrual interest on the Refunded Bonds on their redemption date, as more specifically set forth in Section 3.06 hereof and Schedule C hereto.

Section 3.04. Purchase of Government Obligations.

(a) The Escrow Agent is hereby directed immediately to purchase the Government Obligations listed in Part I of Schedule B from the proceeds of the Series 2026 Bonds and the Government Obligations listed in Part II of Schedule B from the Other Moneys deposited in the Escrow Deposit Trust Fund. The Escrow Agent shall purchase the Government Obligations solely from the moneys deposited in the Escrow Deposit Trust Fund. The Escrow Agent shall apply the moneys deposited in the Escrow Deposit Trust Fund and the Government Obligations purchased therewith, together with all income or earnings thereon, in accordance with the provisions of this Agreement. The Escrow Agent shall have no power or duty to invest any moneys held hereunder or to make substitutions of the Government Obligations held hereunder or to sell, transfer or otherwise dispose of the Government Obligations held hereunder except as provided in this Agreement. The Escrow Agent is directed not to invest $____ of the Other Moneys deposited in the Escrow Deposit Trust Fund.

(b) The City covenants to take no action in the investment, reinvestment or security of the Escrow Deposit Trust Fund in violation of this Agreement and recognizes that any such action in contravention of this Agreement might cause the Refunded Bonds or the Series 2026 Bonds to be classified as "arbitrage bonds" under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder, as applicable (collectively, the "Code").

Section 3.05. Substitution of Certain Government Obligations.

(a) If so directed in writing by the City on the date of delivery of this Agreement, the Escrow Agent shall accept in substitution for all or a portion of the Government Obligations listed in Schedule B, other Government Obligations (the "Substituted Securities"), the principal of and interest on which, together with any Government Obligations listed in Schedule B for which no substitution is made and moneys held uninvested by the Escrow Agent, will be sufficient to pay all principal of and interest due on the Refunded Bonds on their redemption date, as set forth in Schedule C. The foregoing notwithstanding, the substitution of Substituted Securities for any of the Government Obligations listed in Schedule B may be effected only upon compliance with Section 3.05(b)(1) and (2) below.

(b) If so directed in writing by the City at any time during the term of this Agreement, the Escrow Agent shall sell, transfer, exchange or otherwise dispose of, or request the redemption of, all or a portion of the Government Obligations then held in the Escrow Deposit Trust Fund and shall substitute for such Government Obligations the Substituted Securities, designated by the City, and acquired by the Escrow Agent with the proceeds derived from the sale, transfer, disposition or redemption of or by the exchange of such Government Obligations held in the Escrow Deposit Trust Fund, but only upon the receipt by the Escrow Agent of:

(1) an opinion of nationally recognized counsel in the field of law relating to municipal bonds stating that such substitution will not adversely affect the exclusion from

gross income for federal income tax purposes of interest on the Refunded Bonds and the Series 2026 Bonds and is not inconsistent with the statutes and regulations applicable to the Refunded Bonds and the Series 2026 Bonds; and

(2) verification from an independent certified public accountant stating that the principal of and interest on the Substituted Securities, together with any Government Obligations and any uninvested moneys remaining in the Escrow Deposit Trust Fund will be sufficient, without reinvestment, to pay the principal of and interest on the Refunded Bonds as set forth in Schedule C.

Any moneys resulting from the sale, transfer, disposition or redemption of the Government Obligations and the substitution of the Substituted Securities for Government Obligations not required to be applied to the payment of such principal of and interest on the Refunded Bonds (as shown in the verification report described in Section 3.05(b)(2) delivered in connection with such substitution), shall be returned to the City for deposit in the Bond Service Subaccount established by the Bond Resolution. Upon any such substitution of the Substituted Securities for Government Obligations pursuant to this Section 3.05, Schedule B shall be appropriately amended by the City to reflect such substitution.

The Escrow Agent shall be under no duty to inquire whether the Government Obligations as deposited in the Escrow Deposit Trust Fund are properly invested under the Code, except as specifically set forth in this Section 3.05, and provided further that the Escrow Agent may rely on all specific directions in this Agreement providing for the investment or reinvestment of the Escrow Deposit Trust Fund.

Section 3.06. Transfers from Escrow Deposit Trust Fund. From the moneys in the Escrow Deposit Trust Fund, the Escrow Agent shall transfer to the Paying Agent sufficient moneys to pay the redemption price and accrued interest on such Refunded Bonds on their redemption date. The Refunded Bonds shall be redeemed on September 1, 2026, at a redemption price of 100% of the principal amount thereof plus accrued interest to the redemption date. The City hereby irrevocably determines to call the Refunded Bonds on their redemption date as set forth herein.

Section 3.07. Investment of Certain Moneys Remaining in Escrow Deposit Trust Fund. Subject to the provisions of Section 3.04, the Escrow Agent shall invest and reinvest, at the written direction of the City, in Government Obligations any moneys remaining from time to time in the Escrow Deposit Trust Fund until such time as they are needed. Such moneys shall be reinvested in such Government Obligations for such periods and at such interest rates, as the Escrow Agent shall be directed to invest by the City, which periods and interest rates shall be set forth in an opinion from nationally recognized counsel in the field of law relating to municipal bonds to the City and to the Escrow Agent, which opinion shall also be to the effect that such reinvestment of such moneys in such Government Obligations for such period and at such interest rates will not, under the statutes and regulations applicable to the Refunded Bonds and the Series 2026 Bonds, cause the interest on such Refunded Bonds or Series 2026 Bonds to be included in gross income for federal income tax purposes and that such investment is not inconsistent with the statutes and regulations applicable to the Refunded Bonds and the Series 2026 Bonds. Any interest income resulting from reinvestment of moneys pursuant to this Section 3.07 not required to be applied for the payment of the principal of and interest on the Refunded Bonds shall be returned to the City

for deposit into the Bond Service Subaccount of the Sinking Fund Account established by the Bond Resolution.

Section 3.08. Escrow Deposit Trust Fund Constitutes Trust Fund. The Escrow Deposit Trust Fund created and established pursuant to this Agreement shall be and constitute a trust fund for the purposes provided in this Agreement and shall be kept separate and distinct from all other funds of the City and, to the extent required by law, of the Escrow Agent and used only for the purposes and in the manner provided in this Agreement.

Section 3.09. Transfer of Funds After All Payments Required by this Agreement are Made. After all of the transfers by the Escrow Agent to the Paying Agent for payment of the principal of and interest on the Refunded Bonds provided in Schedule C have been made, all remaining moneys and securities, together with any income and interest thereon, in the Escrow Deposit Trust Fund immediately shall be returned to the City for deposit into the Bond Service Subaccount of the Sinking Fund Account established by the Bond Resolution; provided, however, that no such transfers (except transfers made in accordance with Section 3.07) shall be made until all of the principal of and interest on the Refunded Bonds have been paid.

ARTICLE IV

CONCERNING THE ESCROW AGENT

Section 4.01. Liability of Escrow Agent. The Escrow Agent shall not be liable in connection with the performance of its duties under this Agreement except for its own negligence or default. The Escrow Agent shall not be liable for any loss resulting from any investments made pursuant to the terms of this Agreement. The Escrow Agent shall not be liable for the accuracy of the calculations as to the sufficiency of moneys deposited in the Escrow Deposit Trust Fund to pay the Refunded Bonds. So long as the Escrow Agent applies any moneys, Government Obligations and interest earnings therefrom to pay the Refunded Bonds as provided in this Agreement, and complies fully with the terms of this Agreement, the Escrow Agent shall not be liable for any deficiencies in the amounts necessary to pay the Refunded Bonds caused by such calculations.

To the extent permitted by law, the City agrees to indemnify the Escrow Agent for, and to hold it harmless against, any loss, liability or expense incurred without negligence or willful misconduct on its part, arising out of or in connection with acceptance or administration of this Agreement, including reasonable counsel fees and costs and expenses of defending itself against such claim or liability in connection with the exercise or performance of any of its powers or duties hereunder. Without limiting the foregoing, the Escrow Agent shall not be liable for any action taken or omitted in good faith reliance on any notice, direction, consent, certificate, affidavit, statement, designation purported to be genuine and to have been duly and properly signed or presented to it by the City. Notwithstanding any provision in this Agreement, the Escrow Agent's rights to immunities and protection from liability hereunder and its rights to payment of its fees, expenses and indemnities shall survive the termination of this Agreement.

The Escrow Agent may conclusively rely and shall be fully protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request,

direction, consent, order, bond, debenture or other paper or document believed by it in good faith to be genuine and to have been signed or presented by the proper party or parties.

The Escrow Agent may consult with counsel and the advice of such counsel or any opinion of counsel shall be full and complete authorization and protection in respect of any action taken, suffered or omitted by it hereunder in good faith and in reliance thereon.

Section 4.02. Permitted Acts. The Escrow Agent and its affiliates may become the owner of all or may deal in the Refunded Bonds as fully and with the same rights as if it were not the Escrow Agent.

Section 4.03. Payment to Escrow Agent. The City shall pay to the Escrow Agent reasonable compensation agreed to by the City as set forth in Schedule D hereto for all services rendered by it and also its reasonable expenses, charges and other disbursements and those of its attorneys, agents and employees incurred in and about the administration and execution of the trusts created pursuant to this Agreement, and the performance of its powers and duties, including, without limitation, all advances, counsel fees and other expenses reasonably made or incurred by the Escrow Agent in connection with such services.

The Escrow Agent shall have no lien, security interest or right of set-off whatsoever upon any of the moneys or investments in the Escrow Deposit Trust Fund for the payment of fees or expenses for the services rendered by the Escrow Agent under this Agreement.

Section 4.04. Termination, Resignation and Removal of Escrow Agent.

(a) This Agreement shall terminate when all transfers and payments required to be made by the Escrow Agent under the provisions hereof shall have been made.

(b) The Escrow Agent may evidence its intent to resign by giving written notice to the City. Such resignation shall take effect only upon delivery of the Trust Estate to a successor Escrow Agent designated in writing by the City, and the Escrow Agent shall thereupon be discharged from all obligations under this Agreement and shall have no further duties or responsibilities in connection herewith. The Escrow Agent shall deliver the Trust Estate without unreasonable delay after receiving the City's designation of a successor Escrow Agent and upon payment of all of its fees and expenses.

(c) The City may evidence its intent to remove the Escrow Agent by giving written notice to the Escrow Agent. Such removal shall take effect only upon delivery of the Trust Estate to a successor Escrow Agent designated in writing by the City, and the Escrow Agent shall thereupon be discharged from all obligations under this Agreement and shall have no further duties or responsibilities in connection herewith. The Escrow Agent shall deliver the Trust Estate without unreasonable delay after receiving the City's designation of a successor Escrow Agent and upon payment of all of its fees and expenses.

(d) If after thirty (30) days from the date of delivery of its written notice of intent to resign or of the City's notice of intent to remove, the Escrow Agent has not received a written designation of a successor Escrow Agent, the Escrow Agent's sole responsibility shall be in its sole discretion either to retain custody of the Trust Estate and apply the Trust Estate in accordance

with this Agreement without any obligation to reinvest any part of the Trust Estate until it receives such designation, or to apply to a court of competent jurisdiction for the appointment of a successor Escrow Agent and after such appointment to have no further duties or responsibilities in connection herewith.

(e) Notwithstanding any of the foregoing provisions of this Section, any bank or trust company having power to perform the duties and execute the trusts of this Agreement, and otherwise qualified to act as Escrow Agent hereunder, with or into which the bank or trust company acting as Escrow Agent may be merged or consolidated, or to which the assets or corporate trust business of such bank or trust company may be sold, shall be deemed the successor of the Escrow Agent.

ARTICLE V

MISCELLANEOUS

Section 5.01. Amendments to this Agreement. This Agreement is made for the benefit of the Holders from time to time of the Refunded Bonds and shall not be repealed, revoked, altered or amended without the written consent of all such Holders of the Refunded Bonds, the Escrow Agent and the City; provided, however, that the City and the Escrow Agent may, without the consent of, or notice to, such Holders, enter into such agreements supplemental to this Agreement which shall not adversely affect the rights of such Holders and shall not be inconsistent with the terms and provisions of this Agreement for any one or more of the following purposes:

(a) to cure any ambiguity or formal defect or omission in this Agreement; or

(b) to grant to or confer upon the Escrow Agent for the benefit of the Holders of the Refunded Bonds any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Escrow Agent.

The Escrow Agent shall be entitled to rely upon an unqualified opinion of a nationally recognized counsel in the field of law relating to municipal bonds with respect to compliance with this Section.

Section 5.02. Severability. If any one or more of the covenants or agreements provided in this Agreement on the part of the City or the Escrow Agent to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreements contained in this Agreement and shall in no way affect the validity of the remaining provisions of this Agreement.

Section 5.03. Agreement Binding. All the covenants, proposals and agreements in this Agreement contained by or on behalf of the City or by or on behalf of the Escrow Agent shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.

Section 5.04. Notices to Escrow Agent and the City. Any notice, demand, direction, request or other instrument authorized or required by this Agreement to be given to or filed with the Escrow Agent or the City, shall be deemed to have been sufficiently given or filed for all

purposes of this Agreement if personally delivered and receipted for, or if sent by registered or certified United States mail, return receipt requested, addressed as follows:

(a) As to the City –

City of Coral Springs, Florida
9500 W. Sample Road
Coral Springs, Florida 33065
Attention: City Manager

(b) As to the Escrow Agent –

Zions Bancorporation, National Association
7390 N Academy Boulevard
Colorado Springs, Colorado 80920
Attn: Corporate Trust Services

Any party to this Agreement may, by notice sent to the other parties to this Agreement, designate a different or additional address to which notices under this Agreement are to be sent.

Section 5.05. Notice of Defeasance; Notice of Redemption. The Escrow Agent is hereby instructed to (a) publish a notice of defeasance of the Refunded Bonds as soon as practicable and (b) send a copy of such notice of defeasance to the Registered Owners of the Refunded Bonds and to the Municipal Securities Rulemaking Board through EMMA. The notice of defeasance for the Refunded Bonds shall be substantially in the form thereof attached hereto as Schedule E.

The Escrow Agent is also hereby instructed to send notice of the redemption of the Refunded Bonds to the Registered Owners thereof (as such Registered Owners appear on the registration books of the Bond Registrar for the Refunded Bonds) at least thirty (30) but not more than sixty (60) days prior to the redemption date for the Refunded Bonds, all in accordance with the provisions of Section 303 of the 2016A Series Resolution. The notice of redemption for the Refunded Bonds shall be substantially in the form thereof attached hereto as Schedule F.

The City shall reimburse the Escrow Agent for actual costs incurred in providing such notices in accordance with Section 4.03 hereof.

Section 5.06. Termination. This Agreement shall terminate when all transfers and payments required to be made by the Escrow Agent under the provisions of this Agreement shall have been made.

Section 5.07. Execution by Counterparts. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

Section 5.08. Governing Law. This Agreement shall be governed by and construed in accordance with the applicable laws of the State of Florida.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed by its duly authorized officers and the City's official seal to be affixed to this Agreement and attested as of the date first above written.

ATTEST:

(SEAL)

By:_____
Georgia Elliott
City Clerk

CITY OF CORAL SPRINGS, FLORIDA

By:_____
Scott J. Brook
Mayor

ZIONS BANCORPORATION, NATIONAL ASSOCIATION as Escrow Agent

By:_____
Name:
Title:

[Signature Page for Escrow Deposit Agreement dated _____ __, 2026 between the City of Coral Springs and Zions Bancorporation]

SCHEDULE A

REFUNDED BONDS

Maturity Date (September 1)	Principal Amount	Interest Rate
2027	$1,935,000	5.000%
2028	2,030,000	5.000
2029	2,130,000	5.000
2030	2,240,000	5.000
2031	2,350,000	5.000
2032	2,465,000	5.000
2033	2,590,000	5.000
2034	2,720,000	5.000

SCHEDULE B

INVESTMENT OF BOND PROCEEDS AND OTHER MONEYS

Type of Security	Maturity Date	Par Amount	Rate

SCHEDULE C

SCHEDULE OF PAYMENTS ON THE REFUNDED BONDS

Date	Principal	Interest	Principal Redeemed	Total

SCHEDULE D

ESCROW AGENT FEES AND EXPENSES

SCHEDULE E

NOTICE OF DEFEASANCE

City of Coral Springs, Florida
Special Obligation Bonds, Series 2016A
(Municipal Complex Project)
dated September 14, 2016

NOTICE IS HEREBY GIVEN that all of the City of Coral Springs, Florida Special Obligation Bonds, Series 2016A (Municipal Complex Project), dated September 14, 2016 (the "Series 2016A Bonds"), outstanding in the aggregate principal amount of $18,460,000, have been defeased. The Series 2016A Bonds are to be irrevocably called for redemption on September 1, 2026. The maturity dates, CUSIP numbers and interest rates on such Series 2016A Bonds are as set forth below.

Maturity Date (September 1)	Principal Amount	Interest Rate	CUSIP Number*
2027	$1,935,000	5.000%	218054AA2
2028	2,030,000	5.000	218054AB0
2029	2,130,000	5.000	218054AC8
2030	2,240,000	5.000	218054AD6
2031	2,350,000	5.000	218054AE4
2032	2,465,000	5.000	218054AF1
2033	2,590,000	5.000	218054AG9
2034	2,720,000	5.000	218054AH7

*The City and Escrow Agent shall not be responsible for the use of the CUSIP number(s) selected, nor is any representation made as to their correctness indicated in the notice or as printed on any Series 2016A Bond. They are included solely for the convenience of the holders of the Series 2016A Bonds.

Payment of the redemption price (as described above) on the Series 2016A Bonds will be made on or after their redemption date of September 1, 2026, upon the presentation of said Series 2016A Bonds at the offices of Zions Bancorporation, National Association, as the Paying Agent for the Series 2016A Bonds, at [Address]. Interest on such Series 2016A Bonds will cease to accrue from and after September 1, 2026.

THIS IS NOT A NOTICE OF REDEMPTION.

Zions Bancorporation, National Association,
as Escrow Agent

Date: July __, 2026*

[*Defeasance Notice to be dated and issued immediately after closing]

SCHEDULE F

NOTICE OF REDEMPTION

City of Coral Springs, Florida
Special Obligation Bonds, Series 2016A
(Municipal Complex Project)
dated September 14, 2016

NOTICE IS HEREBY GIVEN that the City of Coral Springs, Florida Special Obligation Bonds, Series 2016A (Municipal Complex Project), dated September 14, 2016 (the "Series 2016A Bonds"), outstanding in the aggregate principal amount of $18,460,000, which are redeemable at the option of the City at a redemption price equal to 100% of the principal amount of such Series 2016A Bonds to be redeemed plus interest accrued to the date of redemption, have been irrevocably called for redemption on September 1, 2026. The maturity dates, CUSIP numbers and interest rates of such Series 2016A Bonds are as set forth below.

Maturity Date (September 1)	Principal Amount	Interest Rate	CUSIP Number*
2027	$1,935,000	5.000%	218054AA2
2028	2,030,000	5.000	218054AB0
2029	2,130,000	5.000	218054AC8
2030	2,240,000	5.000	218054AD6
2031	2,350,000	5.000	218054AE4
2032	2,465,000	5.000	218054AF1
2033	2,590,000	5.000	218054AG9
2034	2,720,000	5.000	218054AH7

*The City and Escrow Agent shall not be responsible for the use of the CUSIP number(s) selected, nor is any representation made as to their correctness indicated in the notice or as printed on any Series 2016A Bond. They are included solely for the convenience of the holders of the Series 2016A Bonds.

Payment of the redemption price (as described above) will be made on or after said redemption date of September 1, 2026 upon the presentation of said Series 2016A Bonds at the offices of Zions Bancorporation, National Association, as the Paying Agent for the Series 2016A Bonds, at [Address]. Interest on such Series 2016A Bonds to be redeemed will cease to accrue from and after September 1, 2026.

Notice

Federal law requires the payor to withhold at the current rate of withholding from the payment if a certified taxpayer (social security) number is not provided. Please furnish a properly completed Form W-9 or exemption certificate or equivalent when presenting your securities.

Zions Bancorporation, National Association,
as Escrow Agent

Date: _____, 2026*

[*Redemption Notice to be dated and issued after July 27, 2026 and no later than July 31, 2026]

EXHIBIT F

FORM OF DISCLOSURE DISSEMINATION AGENT AGREEMENT

DISCLOSURE DISSEMINATION AGENT AGREEMENT

This Disclosure Dissemination Agent Agreement (the "Disclosure Agreement"), dated as of _____ __, 2026, is executed and delivered by the City of Coral Springs, Florida (the "City") and Digital Assurance Certification LLC, as exclusive Disclosure Dissemination Agent (the "Disclosure Dissemination Agent" or "DAC") for the benefit of the Holders (hereinafter defined) of the Bonds (hereinafter defined) and in order to provide certain continuing disclosure with respect to the Bonds in accordance with Rule 15c2-12 of the United States Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time (the "Rule").

The services provided under this Disclosure Agreement solely relate to the execution of instructions received from the City through use of the DAC system and do not constitute "advice" within the meaning of the Dodd-Frank Wall Street Reform and Consumer Protection Act (the "Act"). DAC will not provide any advice or recommendation to the City or anyone on the City's behalf regarding the "issuance of municipal securities" or any "municipal financial product" as defined in the Act and nothing in this Disclosure Agreement shall be interpreted to the contrary. DAC is not a "Municipal Advisor," as such term is defined in Section 15B of the Securities Exchange Act of 1934, as amended, and related rules.

SECTION 1. Definitions. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Official Statement (hereinafter defined). The capitalized terms shall have the following meanings:

"Annual Filing Date" means the date, set in Sections 2(a) and 2(f), by which the Annual Report is to be filed with the MSRB.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(a) of this Disclosure Agreement.

"Annual Report" means an Annual Report described in and consistent with Section 3 of this Disclosure Agreement.

"Audited Financial Statements" means the financial statements (if any) of the City for the prior Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles ("GAAP") or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(b) of this Disclosure Agreement.

"Bonds" means the bonds as listed on the attached Exhibit A, with the 9-digit CUSIP numbers relating thereto.

"Certification" means a written certification of compliance signed by the Disclosure Representative stating that the Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice or Failure to File Event notice delivered to the Disclosure Dissemination Agent is the Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice or Failure to File Event notice required to be submitted to the MSRB under this Disclosure Agreement. A Certification shall accompany each such document submitted to the Disclosure

Dissemination Agent by the City and include the full name of the Bonds and the 9-digit CUSIP numbers for all Bonds to which the document applies.

"Disclosure Dissemination Agent" means Digital Assurance Certification LLC, acting in its capacity as Disclosure Dissemination Agent hereunder, or any successor Disclosure Dissemination Agent designated in writing by the City pursuant to Section 9 hereof.

"Disclosure Representative" means the Director of Financial Services of the City or his or her designee, or such other person as the City shall designate in writing to the Disclosure Dissemination Agent from time to time as the person responsible for providing Information to the Disclosure Dissemination Agent.

"Failure to File Event" means the City's failure to file an Annual Report on or before the Annual Filing Date.

"Financial Obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as a security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Force Majeure Event" means: (i) acts of God, war, or terrorist action; (ii) failure or shut-down of the Electronic Municipal Market Access system maintained by the MSRB; or (iii) to the extent beyond the Disclosure Dissemination Agent's reasonable control, interruptions in telecommunications or utilities services, failure, malfunction or error of any telecommunications, computer or other electrical, mechanical or technological application, service or system, computer virus, interruptions in Internet service or telephone service (including due to a virus, electrical delivery problem or similar occurrence) that affect Internet users generally, or in the local area in which the Disclosure Dissemination Agent or the MSRB is located, or acts of any government, regulatory or any other competent authority the effect of which is to prohibit the Disclosure Dissemination Agent from performance of its obligations under this Disclosure Agreement.

"Holder" means any person (a) having the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries) or (b) treated as the owner of any Bonds for federal income tax purposes.

"Information" means the Annual Financial Information, the Annual Report, the Audited Financial Statements, the Notice Event notices, the Failure to File Event notices and the Voluntary Reports.

"MSRB" means the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934.

"Notice Event" means any of the events enumerated in paragraph (b)(5)(i)(C) of the Rule and listed in Section 4(a) of this Disclosure Agreement.

"Obligated Person" means any person, including the City, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities).

"Official Statement" means that Official Statement prepared by the City in connection with the Bonds.

"Voluntary Report" means the information provided to the Disclosure Dissemination Agent by the City pursuant to Section 7.

SECTION 2. Provision of Annual Reports.

(a) The City shall provide, annually, an electronic copy of the Annual Report and Certification to the Disclosure Dissemination Agent, not later than thirty (30) days prior to the Annual Filing Date. Promptly upon receipt of an electronic copy of the Annual Report and the Certification, the Disclosure Dissemination Agent shall provide an Annual Report to the MSRB not later than each April 30th with respect to the report for the preceding Fiscal Year, commencing with the Fiscal Year ending September 30, 2026, and each Fiscal Year thereafter. Such date and each anniversary thereof is the Annual Filing Date. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 3 of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to the Annual Filing Date, the Disclosure Dissemination Agent has not received a copy of the Annual Report and Certification, the Disclosure Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the City of its undertaking to provide the Annual Report pursuant to Section 2(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Disclosure Dissemination Agent with an electronic copy of the Annual Report and the Certification no later than two (2) business days prior to the Annual Filing Date, or (ii) instruct the Disclosure Dissemination Agent in writing that the City will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the date by which the Annual Report for such year will be provided and instruct the Disclosure Dissemination Agent that a Failure to File Event has occurred and to immediately send a notice to the MSRB in substantially the form attached as Exhibit B.

(c) If the Disclosure Dissemination Agent has not received an Annual Report and Certification by 10:00 a.m. Eastern time on the Annual Filing Date (or, if such Annual Filing Date falls on a Saturday, Sunday or holiday, then the first business day thereafter) for the Annual Report, a Failure to File Event shall have occurred and the City irrevocably directs the Disclosure Dissemination Agent to immediately send a Failure to File Event notice to the MSRB in substantially the form attached as Exhibit B, without reference to the anticipated filing date for the Annual Report.

(d) If Audited Financial Statements of the City are prepared but not available prior to the Annual Filing Date, the City may provide an electronic copy of its unaudited financial statements to the Disclosure Dissemination Agent and shall, when the Audited Financial Statements are available, provide in a timely manner an electronic copy of the Audited Financial

Statements to the Disclosure Dissemination Agent, accompanied by a Certification, in each case for filing with the MSRB. Compliance with the provisions of this Section 2(d) shall constitute the City's filing of the Annual Report until the Audited Financial Statements are filed.

(e) The Disclosure Dissemination Agent shall:

(i) verify the filing specifications of the MSRB each year prior to the Annual Filing Date;

(ii) upon receipt, promptly file each Annual Report received under Sections 2(a) and 2(b) with the MSRB;

(iii) upon receipt, promptly file each of the unaudited financial statements and each of the Audited Financial Statements received under Section 2(d) with the MSRB;

(iv) upon receipt, promptly file the text of each Notice Event received under Sections 4(a) and 4(b)(ii) with the MSRB, identifying the Notice Event as instructed by the City pursuant to Section 4(a) or 4(b)(ii) (being any of the categories set forth below) when filing pursuant to Section 4(c) of this Disclosure Agreement indicated:

1. "Principal and interest payment delinquencies;"

2. "Non-Payment related defaults, if material;"

3. "Unscheduled draws on debt service reserves reflecting financial difficulties;"

4. "Unscheduled draws on credit enhancements reflecting financial difficulties;"

5. "Substitution of credit or liquidity providers, or their failure to perform;"

6. "Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;"

7. "Modifications to rights of securities holders, if material;"

8. "Bond calls, if material, and tender offers;"

9. "Defeasances;"

10. "Release, substitution, or sale of property securing repayment of the securities, if material;"

11. "Rating changes;"

12. "Bankruptcy, insolvency, receivership or similar event of the Obligated Person;"

13. "The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;"

14. "Appointment of a successor or additional trustee or the change of name of a trustee, if material;"

15. "Incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect security holders, if material;" and

16. "Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties."

(v) upon receipt (or irrevocable direction pursuant to Section 2(c) of this Disclosure Agreement, as applicable), promptly file a completed copy of Exhibit B to this Disclosure Agreement with the MSRB, identifying the filing as "Failure to provide annual information as required" when filing pursuant to Section 2(b)(ii) or Section 2(c) of this Disclosure Agreement;

(vi) upon receipt, promptly file the text of each Voluntary Report received under Section 7 with the MSRB.

(vii) provide the City evidence of the filings of each of the above when made, which shall be by means of the DAC system, for so long as DAC is the Disclosure Dissemination Agent under this Disclosure Agreement.

(f) The City may adjust the Annual Filing Date upon change of its Fiscal Year by providing written notice of such change and the new Annual Filing Date to the Disclosure Dissemination Agent and the MSRB, provided that the period between the existing Annual Filing Date and new Annual Filing Date shall not exceed one year.

(g) Any Information received by the Disclosure Dissemination Agent before 6:00 p.m. Eastern time on any business day that it is required to file with the MSRB pursuant to the terms of this Disclosure Agreement and that is accompanied by a Certification and all other information required by the terms of this Disclosure Agreement will be filed by the Disclosure Dissemination Agent with the MSRB no later than 11:59 p.m. Eastern time on the same business day; provided, however, the Disclosure Dissemination Agent shall have no liability for any delay in filing with the MSRB if such delay is caused by a Force Majeure Event, provided that the Disclosure Dissemination Agent uses reasonable efforts to make any such filing as soon as possible.

SECTION 3. Content of Annual Reports.

(a) Each Annual Report shall contain the following Annual Financial Information with respect to the City for the prior Fiscal Year, including updates of the information in the Official Statement in the following tables:

(i) the table under the caption, "Obligations Payable from Non-Ad Valorem Revenues;" and

(ii) the table entitled, "General Fund Revenues by Source and Historical Coverage" (without having to separately state the unaudited financial information for the nine month period ending June 30 in such Fiscal Year).

(b) Audited Financial Statements prepared in accordance with GAAP will be included in the Annual Report, but may be provided in accordance with Section 2(d).

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues with respect to which the City is an Obligated Person, which have been previously filed with the Securities and Exchange Commission or available to the public on the MSRB Internet Website. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The City will clearly identify each such document so incorporated by reference.

Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

SECTION 4. Reporting of Notice Events.

(a) The occurrence of any of the following events with respect to the Bonds constitutes a Notice Event:

1. Principal and interest payment delinquencies;

2. Non-payment related defaults, if material;

3. Unscheduled draws on debt service reserves reflecting financial difficulties;

4. Unscheduled draws on credit enhancements relating to the Bonds reflecting financial difficulties;

5. Substitution of credit or liquidity providers, or their failure to perform;

6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

7. Modifications to rights of Bond holders, if material;

8. Bond calls, if material, and tender offers;

9. Defeasances;

10. Release, substitution, or sale of property securing repayment of the Bonds, if material;

11. Rating changes on the Bonds;

12. Bankruptcy, insolvency, receivership or similar event of the Obligated Person;

Note: for the purposes of the event identified in this subsection 4(a)(12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

13. The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

15. Incurrence of a financial obligation of an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of an Obligated Person, any of which affect Bond holders, if material; and

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of an Obligated Person, any of which reflect financial difficulties.

The City shall, in a timely manner not in excess of ten (10) business days after its occurrence, notify the Disclosure Dissemination Agent in writing of the occurrence of a Notice Event. Such notice shall instruct the Disclosure Dissemination Agent to report the occurrence pursuant to subsection (c) of this Section 4 and shall be accompanied by a Certification. Such notice or Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the date the City

desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth (10th) business day after the occurrence of the Notice Event).

(b) The Disclosure Dissemination Agent is under no obligation to notify the City or the Disclosure Representative of an event that may constitute a Notice Event. In the event the Disclosure Dissemination Agent so notifies the Disclosure Representative, the Disclosure Representative will within two business days of receipt of such notice (but in any event not later than the tenth (10th) business day after the occurrence of the Notice Event, if the City determines that a Notice Event has occurred), instruct the Disclosure Dissemination Agent that (i) a Notice Event has not occurred and no filing is to be made or (ii) a Notice Event has occurred and the Disclosure Dissemination Agent is to report the occurrence pursuant to Section 4(c), together with a Certification. Such notice or Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the City desires to make, contain the written authorization of the City for the Disclosure Dissemination Agent to disseminate such information, and identify the date the City desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth (10th) business day after the occurrence of the Notice Event).

(c) If the Disclosure Dissemination Agent has been instructed by the City as prescribed in subsection (a) or (b)(ii) of this Section 4 to report the occurrence of a Notice Event, the Disclosure Dissemination Agent shall promptly file a notice of such occurrence with the MSRB in accordance with Section 2(e)(iv) hereof.

SECTION 5. CUSIP Numbers. Whenever providing information to the Disclosure Dissemination Agent, including but not limited to Annual Reports, documents incorporated by reference to the Annual Reports, Audited Financial Statements, notices of Notice Events, Failure to File Events and Voluntary Reports filed pursuant to Section 7(a), the City shall indicate the full name of the Bonds and the 9-digit CUSIP numbers for the Bonds as to which the provided information relates.

SECTION 6. Additional Disclosure Obligations. The City acknowledges and understands that other state and federal laws, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the City, and that the failure of the Disclosure Dissemination Agent to so advise the City shall not constitute a breach by the Disclosure Dissemination Agent of any of its duties and responsibilities under this Disclosure Agreement. The City acknowledges and understands that the duties of the Disclosure Dissemination Agent relate exclusively to execution of the mechanical tasks of disseminating information as described in this Disclosure Agreement.

SECTION 7. Voluntary Reports.

(a) The City may instruct the Disclosure Dissemination Agent to file information with the MSRB from time to time pursuant to a Certification of the Disclosure Representative accompanying such information (a "Voluntary Report").

(b) Nothing in this Disclosure Agreement shall be deemed to prevent the City from disseminating any other information through the Disclosure Dissemination Agent using the

means of dissemination set forth in this Disclosure Agreement or including any other information in any Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice or Failure to File Event notice, in addition to that required by this Disclosure Agreement. If the City chooses to include any information in any Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice, or Failure to File Event notice in addition to that which is specifically required by this Disclosure Agreement, the City shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice or Failure to File Event notice.

SECTION 8. Termination of Reporting Obligation. The obligations of the City and the Disclosure Dissemination Agent under this Disclosure Agreement shall terminate with respect to the Bonds upon the earliest of the legal defeasance, prior redemption or payment in full of all of the Bonds, when the City is no longer an Obligated Person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Disclosure Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required.

SECTION 9. Disclosure Dissemination Agent. The City has appointed Digital Assurance Certification LLC as exclusive Disclosure Dissemination Agent under this Disclosure Agreement. The City may, upon thirty (30) days prior written notice to the Disclosure Dissemination Agent, replace or appoint a successor Disclosure Dissemination Agent. Upon termination of DAC's services as Disclosure Dissemination Agent, whether by notice of the City or DAC, the City agrees to appoint a successor Disclosure Dissemination Agent or, alternately, agrees to assume all responsibilities of Disclosure Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. Notwithstanding any replacement or appointment of a successor, the City shall remain liable until payment in full for any and all sums owed and payable to the Disclosure Dissemination Agent. The Disclosure Dissemination Agent may resign at any time by providing thirty (30) days prior written notice to the City.

SECTION 10. Remedies in Event of Default. In the event of a failure of the City or the Disclosure Dissemination Agent to comply with any provision of this Disclosure Agreement, any Holder's rights to enforce the provisions of this Disclosure Agreement shall be limited solely to a right, by action in mandamus or for specific performance, to compel performance of the parties' obligation under this Disclosure Agreement. Any failure by a party to perform in accordance with this Disclosure Agreement shall not constitute a default on the Bonds or under any other document relating to the Bonds, including the Resolution, and all rights and remedies shall be limited to those expressly stated herein.

SECTION 11. Duties, Immunities and Liabilities of Disclosure Dissemination Agent.

(a) The Disclosure Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement. The Disclosure Dissemination Agent's obligation to deliver the information at the times and with the contents described herein shall be limited to the extent the City has provided such information to the Disclosure Dissemination Agent as required by this Disclosure Agreement. The Disclosure Dissemination Agent shall have no duty with respect to the content of any disclosures or notice made pursuant to the terms hereof. The Disclosure Dissemination Agent shall have no duty or obligation to review or verify

any Information or any other information, disclosures or notices provided to it by the City and shall not be deemed to be acting in any fiduciary capacity for the City, the Holders of the Bonds or any other party. The Disclosure Dissemination Agent shall have no responsibility for the City's failure to report to the Disclosure Dissemination Agent a Notice Event or a duty to determine the materiality thereof. The Disclosure Dissemination Agent shall have no duty to determine, or liability for failing to determine, whether the City has complied with this Disclosure Agreement. The Disclosure Dissemination Agent may conclusively rely upon certifications of the City at all times.

(b) The Disclosure Dissemination Agent may, from time to time, consult with legal counsel (either in-house or external) of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its respective duties hereunder, and shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

(c) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an electronic format and accompanied by identifying information as prescribed by the MSRB.

SECTION 12. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the City and the Disclosure Dissemination Agent may amend this Disclosure Agreement and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to both the City and the Disclosure Dissemination Agent to the effect that such amendment or waiver does not materially impair the interests of Holders of the Bonds and would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule; provided neither the City nor the Disclosure Dissemination Agent shall be obligated to agree to any amendment modifying their respective duties or obligations without their consent thereto.

Notwithstanding the preceding paragraph, the Disclosure Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission from time to time by giving not less than twenty (20) days written notice of the intent to do so together with a copy of the proposed amendment to the City. No such amendment shall become effective if the City shall, within ten (10) days following the giving of such notice, send a notice to the Disclosure Dissemination Agent in writing that it objects to such amendment.

SECTION 13. No Personal Liability. No covenant, stipulation, obligation or agreement of the City contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future officer, agent or employee of the City in other than that person's official capacity.

SECTION 14. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the City, the Disclosure Dissemination Agent, the Underwriter, and the Holders from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 15. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Florida.

SECTION 16. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

The Disclosure Dissemination Agent and the City have caused this Disclosure Agreement to be executed, on the date first written above, by their respective officers duly authorized.

DIGITAL ASSURANCE CERTIFICATION
LLC, as Disclosure Dissemination Agent

By: _____
Name: _____
Title: _____

CITY OF CORAL SPRINGS, FLORIDA

By: _____
Kim Moskowitz
Director of Financial Services

EXHIBIT A

NAME AND CUSIP NUMBERS OF BONDS

Name of City:	City of Coral Springs, Florida
Obligated Person:	City of Coral Springs, Florida
Name of Bond Issue:	$_____ City of Coral Springs, Florida Special Obligation Refunding Bonds, Series 2026
Date of Issuance:	_____ __, 2026
Date of Official Statement:	_____ __, 2026

CUSIP Numbers:

Due (September 1)	Principal Amount	Initial CUSIP Number
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		

EXHIBIT B

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT

Name of City:	City of Coral Springs, Florida
Obligated Person:	City of Coral Springs, Florida
Name of Bond Issue:	$_____ City of Coral Springs, Florida Special Obligation Refunding Bonds, Series 2026 (the "Series 2026 Bonds")
Date of Issuance:	_____ __, 2026

NOTICE IS HEREBY GIVEN that the City has not provided an Annual Report with respect to the above-named Series 2026 Bonds as required by the Disclosure Dissemination Agent Agreement, dated as of _____ __, 2026, between the City and Digital Assurance Certification LLC, as Disclosure Dissemination Agent. The City has notified the Disclosure Dissemination Agent that it anticipates that the Annual Report will be filed by _____.

Dated: _____

Digital Assurance Certification LLC, as Disclosure Dissemination Agent, on behalf of the City

_____

cc: City of Coral Springs, Florida

Summary Sheet

Agenda Item: 27.

Meeting Date: June 17, 2026

Subject: External Audit Services (Kim Moskowitz)

Requested Action: Request to renew contract for RFP #21-A-287, External Audit Services to **RSM US, LLP** of Chicago, Illinois from October 1, 2026 through September 30, 2031 for an estimated award of $722,600; and to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO RENEW, AUTHORIZE)

Funding Source: Approved Operating Budget

Placement: Policy Formation and Direction

Attachments: Summary Sheet
#1 - Amendment with RSM US, LLP

Background / Description: The City is required to contract with a firm to perform annual external audits. The firm must be a qualified and experienced independent Certified Public Accountant firm, licensed to practice in the State of Florida. These audit services provide an annual examination of the financial statements and records of the City. As a result of these audits, the external auditor forms an opinion of the basic financial statements taken as a whole and determines whether operations were conducted in accordance with legal and regulatory requirements.

The City Commission voted unanimously on September 1, 2021 to recommend the selection of **RSM US, LLP** (RSM) as the top ranked firm. This was based on the rankings of an Auditor Selection Committee in accordance with Florida State Statute 218.391. The Purchasing Manager proceeded to negotiate a contract with RSM and on October 6, 2021, the City Commission awarded a five-year contract with a five-year renewal for RFP #21-A-287, External Audit Services to RSM US, LLP of Chicago, Illinois.

The Financial Services Department and Purchasing Division staff recommend renewing the contract for RFP #21-A-287, External Audit Services to **RSM US, LLP** of Chicago, Illinois from October 1, 2026 through September 30, 2031 for an estimated award of $722,600. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.

Presenting: Kim Moskowitz

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT: External Audit Services (Kim Moskowitz)

PLACEMENT: Policy

REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES) Request to renew contract for RFP #21-A-287, External Audit Services to **RSM US, LLP** of Chicago, Illinois from October 1, 2026 through September 30, 2031 for an estimated award of $722,600. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO RENEW, AUTHORIZE)

ATTACHMENTS: #1 – Amendment with RSM US, LLP

BACKGROUND / DESCRIPTION:

The City is required to contract with a firm to perform annual external audits. The firm must be a qualified and experienced independent Certified Public Accountant firm, licensed to practice in the State of Florida. These audit services provide an annual examination of the financial statements and records of the City. As a result of these audits, the external auditor forms an opinion of the basic financial statements taken as a whole and determines whether operations were conducted in accordance with legal and regulatory requirements.

The City Commission voted unanimously on September 1, 2021 to recommend the selection of RSM US, LLP (RSM) as the top ranked firm. This was based on the rankings of an Auditor Selection Committee in accordance with Florida State Statute 218.391. The Purchasing Manager proceeded to negotiate a contract with RSM and on October 6, 2021, the City Commission awarded a five-year contract with a five-year renewal for RFP #21-A-287, External Audit Services to RSM US, LLP of Chicago, Illinois.

The Financial Services Department and Purchasing Division staff recommend renewing the contract for RFP #21-A-287, External Audit Services to **RSM US, LLP** of Chicago, Illinois from October 1, 2026 through September 30, 2031 for an estimated award of $722,600. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.

AMENDMENT TO AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND RSM US LLP TO PROVIDE EXTERNAL AUDIT SERVICES

THIS AGREEMENT, made and entered into the _____ 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

RSM US LLP
a limited liability partnership
30 S Wacker Drive Ste 3300
Chicago, Illinois 60606
(hereinafter referred to as "AUDITOR")

WHEREAS, on October 6, 2021, CITY and AUDITOR entered into an Agreement to provide external audit services through September 30, 2026; and

WHEREAS, the Agreement provides that it may be renewed for one (1) five (5) year period subject to Agreement by both parties; and

WHEREAS, both parties desire to extend the Agreement through September 30, 2031; and

NOW THEREFORE, in consideration of the premises hereof, the mutual promises and agreements contained herein, and the payments to be made to AUDITOR for services rendered to CITY hereunder, the parties hereby agree as follows:

SECTION 1. **RECITALS**

The above recitals are true and correct and are incorporated herein.

SECTION 2. **TERM**

This Agreement shall be renewed through September 30, 2031.

SECTION 3. Section 5.01 of the original Agreement shall hereby be replaced with Exhibit "A" attached hereto and incorporated herein.

SECTION 4. Section 9.05 of the Agreement shall hereby be amended to read as follows, any portion of Section 9.05 not specifically amended below shall remain in full force and affect:

9.05 IF AUDITOR 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, TELEPHONE NUMBER (954) 344-1074.

SECTION 5. **SEVERABILITY**

Should any part, term or provision of this Amendment 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 6. All other conditions and terms of the original agreement, as amended, not specifically amended herein, remain in full force and effect.

SECTION 7. This Amendment to Agreement shall become effective upon execution by the City Commission.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, CITY OF CORAL SPRINGS and RSM US LLP have caused these present to be executed in their respective names by the proper officials the day and year first above written.

ATTEST:

GEORGIA ELLIOTT, CMC, City Clerk

CITY OF CORAL SPRINGS, FLORIDA

SCOTT BROOK, Mayor

Approved as to form:

Vanessa Dragutinovic

VANESSA DRAGUTINOVIC, Assistant City Attorney

RSM US LLP

BY: Brett Friedman
Brett Friedman (Jun 3, 2026 16:56:07 EDT)

Print Name: Brett Friedman

Title: Partner

EXHIBIT A

RSM US LLP

201 E Las Olas Boulevard
Suite 2500
Fort Lauderdale, Florida 33301

T +1 954 462 6300
F +1 954 462 4607

www.rsmus.com

May 28, 2026

Miguel Machuca, CPPB
Purchasing Manager
9500 West Sample Road
City of Coral Springs, Florida 33065

Dear Miguel:

Below is the information you requested regarding fees and hourly rates for the yearly audit for the City of Coral Springs.

FY 2026	$136,100	
FY 2027	$140,200	Greater of 3% or CPI
FY 2028	$144,400	Greater of 3% or CPI
FY 2029	$148,700	Greater of 3% or CPI
FY 2030	$153,200	Greater of 3% or CPI

Level	Hourly Rate
Partner	$400
Director/Senior Manager	$336
Manager	$310
Supervisor	$280
Senior	$225
Associate	$170

Sincerely,

RSM US LLP

Brett Friedman
Partner

THE POWER OF BEING UNDERSTOOD
ASSURANCE | TAX | CONSULTING

RSM US LLP is the U.S. member firm of RSM International, a global network of independent assurance, tax, and consulting firms.
Visit rsmus.com/aboutus for more information regarding RSM US LLP and RSM International.

DIVISION OF CORPORATIONS



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Partnership Detail

Limited Liability Partnership Name

RSM US LLP

Principal Address

30 S WACKER DRIVE STE 3300
CHICAGO, IL 60606
Change Date: 03/01/2021

Filing Information

Document Number	LLP950001055
FEI/EIN Number	420714325
File Date	02/06/1996
State	IA
Total Pages	154
Pages in Original Filing	54
Florida Partners	6
Total Partners	371
Status	ACTIVE
Effective Date	NONE
Expiration Date	NONE
Name History	0002

Mailing Address

RSM US LLP
801 NICOLLET MALL
SUITE 1200
MINNEAPOLIS, MN 55402
Change Date: 05/01/2023

Registered Agent

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Document Images

11/29/1995 -- LLP

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04/29/2026 -- LLP Business Report	View image in PDF format
04/29/2025 -- LLP Business Report	View image in PDF format
04/19/2024 -- LLP Business Report	View image in PDF format
05/01/2023 -- LLP Business Report	View image in PDF format
04/26/2022 -- LLP Business Report	View image in PDF format
03/01/2021 -- LLP Business Report	View image in PDF format
04/30/2020 -- LLP Business Report	View image in PDF format
04/24/2019 -- LLP Business Report	View image in PDF format
03/23/2018 -- LLP Business Report	View image in PDF format
04/11/2017 -- LLP Business Report	View image in PDF format
04/15/2016 -- LLP Business Report	View image in PDF format
08/04/2015 -- Partnership Name Change	View image in PDF format
03/23/2015 -- LLP Business Report	View image in PDF format
04/01/2014 -- LLP Business Report	View image in PDF format
04/24/2013 -- LLP Business Report	View image in PDF format
04/27/2012 -- LLP Business Report	View image in PDF format
03/28/2012 -- Partnership Name Change	View image in PDF format
05/08/2012 --	View image in PDF format
03/08/2011 -- LLP Business Report	View image in PDF format
03/30/2010 -- LLP Business Report	View image in PDF format
04/09/2009 -- LLP Business Report	View image in PDF format
03/25/2008 -- UNIFORM BUS REP	View image in PDF format
03/30/2007 -- UNIFORM BUS REP	View image in PDF format
03/28/2006 -- UNIFORM BUS REP	View image in PDF format
02/01/2005 -- UNIFORM BUS REP	View image in PDF format
03/03/2004 -- UNIFORM BUS REP	View image in PDF format

03/05/2003 -- UNIFORM BUS REP	View image in PDF format
03/14/2002 -- UNIFORM BUS REP	View image in PDF format
03/09/2001 -- UNIFORM BUS REP	View image in PDF format
04/20/2000 -- UNIFORM BUS REP	View image in PDF format
01/27/1999 -- LLP Renewal	View image in PDF format
02/06/1998 -- LLP Renewal	View image in PDF format
01/28/1997 -- LLP Renewal	View image in PDF format

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Florida Department of State, Division of Corporations

Amendment with RSM US LLP

Final Audit Report 2026-06-03

Created:	2026-06-02
By:	Miguel Machuca (mmachuca@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFGCTQqHIkF_dMDbnBEz28KAw5BEI7ybq

"Amendment with RSM US LLP" History

Document created by Miguel Machuca (mmachuca@coralsprings.gov)
2026-06-02 - 2:53:26 PM GMT- IP address: 199.27.247.2

Document emailed to brett.friedman@rsmus.com for signature
2026-06-02 - 2:55:00 PM GMT

Email viewed by brett.friedman@rsmus.com
2026-06-03 - 4:06:37 AM GMT- IP address: 104.28.57.248

Signer brett.friedman@rsmus.com entered name at signing as Brett Friedman
2026-06-03 - 8:56:05 PM GMT- IP address: 165.1.156.208

Document e-signed by Brett Friedman (brett.friedman@rsmus.com)
Signature Date: 2026-06-03 - 8:56:07 PM GMT - Time Source: server- IP address: 165.1.156.208 - Signature Appearance Selected: TYPE

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2026-06-03 - 8:57:05 PM GMT- IP address: 104.223.93.21

Document e-signed by Vanessa Dragutinovic (vdragutinovic@coralsprings.gov)
Signature Date: 2026-06-03 - 8:57:18 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: IMAGE

Agreement completed.
2026-06-03 - 8:57:18 PM GMT

Summary Sheet

Agenda Item: 28.

Meeting Date: June 17, 2026

Subject: Fence, Chain Link and Picket (Robert Hunter)

Requested Action: Request to approve the increase in the estimated annual expenditure amount from $400,000 to $650,000 for Fence, Chain Link and Picket, through the City of Fort Lauderdale, Florida, Contract No. 12690-022 with **Tropic Fence, Inc**. of Pompano Beach, Florida from June 17, 2026 through September 5, 2026; and to authorize the Purchasing Manager to execute and approve all extensions.
Funding Source: Approved Capital and Approved Operating Budget.
Strategic Goal: An Attractive Community.
(REQUEST TO APPROVE, AUTHORIZE)

Funding Source: Approved Capital and Approved Operating Budget

Placement: Policy Formation and Direction

Attachments: Agenda Summary
#1 â€“ Agreement with Tropic Fence, Inc.

Background / Description: The City has an ongoing need for fencing contractors to perform various fence repairs and installations on an as-needed basis. Utilizing experienced, high-quality, and efficient contractors under a term contract ensures that work is completed in a timely manner.

On August 16, 2022, the City of Fort Lauderdale, Florida awarded Bid No. 12690-022 for Fence, Chain Link and Picket to responsive and responsible bidders who met all the bid requirements. After review, City staff confirmed that the contract covers both fence installation and repairs. The contract includes specific line items with unit pricing that will be used for required repairs throughout its term. When the need arises, a purchase order will be issued to the lowest bidder whose proposal best serves with the City's requirements. Various departments utilize this contract for numerous fence installations and repairs throughout the City.

On January 11, 2023, the City Commission approved the award of the fencing contract through September 5, 2023. The Purchasing Manager subsequently approved renewals of the contract through September 5, 2024, 2025, and 2026. On February 5, 2025, the City Commission approved an increase in the contract expenditure from $225,000 to $400,000.

Since the initial award, demand for fencing services has increased significantly across multiple City departments, including the Police Department, Public Works Department, Charter School, and Parks and Recreation Department. The increased funding will support fencing improvements at Mullins Park as well as additional City facilities and locations. Therefore, an increase in the annual expenditure is necessary to accommodate the growing operational needs of these departments.

The Parks and Recreation Department and the Purchasing Division staff recommend approving the increase in the estimated annual expenditure amount from $400,000 to $650,000 for Fence, Chain Link and Picket, through the City of Fort Lauderdale, Florida, Contract No. 12690-022 with Tropic Fence, Inc. of Pompano Beach, Florida from June 17, 2026 through September 5, 2026. Request to authorize the Purchasing Manager to execute and approve all extensions.

Presenting: Robert Hunter

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT: Fence, Chain Link and Picket (Robert Hunter)

PLACEMENT: Policy

REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES) Request to approve the increase in the estimated annual expenditure amount from $400,000 to $650,000 for Fence, Chain Link and Picket, through the City of Fort Lauderdale, Florida, Contract No. 12690-022 with **Tropic Fence, Inc**. of Pompano Beach, Florida from June 17, 2026 through September 5, 2026. Request to authorize the Purchasing Manager to execute and approve all extensions.

Funding Source: Approved Capital and Approved Operating Budget.
Strategic Goal: An Attractive Community.
(REQUEST TO APPROVE, AUTHORIZE)

ATTACHMENTS: #1 – Agreement with Tropic Fence, Inc.

BACKGROUND / DESCRIPTION:

The City has an ongoing need for fencing contractors to perform various fence repairs and installations on an as-needed basis. Utilizing experienced, high-quality, and efficient contractors under a term contract ensures that work is completed in a timely manner.

On August 16, 2022, the City of Fort Lauderdale, Florida awarded Bid No. 12690-022 for Fence, Chain Link and Picket to responsive and responsible bidders who met all the bid requirements. After review, City staff confirmed that the contract covers both fence installation and repairs. The contract includes specific line items with unit pricing that will be used for required repairs throughout its term. When the need arises, a purchase order will be issued to the lowest bidder whose proposal best serves with the City's requirements. Various departments utilize this contract for numerous fence installations and repairs throughout the City.

On January 11, 2023, the City Commission approved the award of the fencing contract through September 5, 2023. The Purchasing Manager subsequently approved renewals of the contract through September 5, 2024, 2025, and 2026. On February 5, 2025, the City Commission approved an increase in the contract expenditure from $225,000 to $400,000.

Since the initial award, demand for fencing services has increased significantly across multiple City departments, including the Police Department, Public Works Department, Charter School, and Parks and Recreation Department. The increased funding will support fencing improvements at Mullins Park as well as additional City facilities and locations. Therefore, an increase in the annual expenditure is necessary to accommodate the growing operational needs of these departments.

The Parks and Recreation Department and the Purchasing Division staff recommend approving the increase in the estimated annual expenditure amount from $400,000 to $650,000 for Fence, Chain Link and Picket, through the City of Fort Lauderdale, Florida, Contract No. 12690-022 with Tropic Fence, Inc. of Pompano Beach, Florida from June 17,

Subject: Fence, Chain Link and Picket

2026 through September 5, 2026. Request to authorize the Purchasing Manager to execute and approve all extensions.

FIFTH AMENDMENT TO PIGGYBACK AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND TROPIC FENCE, INC. FOR FENCE INSTALLATION AND REPAIR

THIS FIFTH AMENDMENT TO AGREEMENT, made and entered into the __ 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

TROPIC FENCE, INC.
a Florida corporation
1864 NW 21st Street
Pompano Beach, Florida 33069
(hereinafter referred to as "CONTRACTOR")

WHEREAS, on January 11, 2023, based off a City of Fort Lauderdale Contract, CITY and CONTRACTOR entered into an Agreement for Fence Installation and Repair; and

WHEREAS, on September 13, 2023 CITY and CONTRACTOR renewed the Agreement through September 5, 2024; and

WHEREAS, on September 18, 2024 CITY and CONTRACTOR renewed the Agreement through September 5, 2025; and

WHEREAS, on February 5, 2025, CITY and CONTRACTOR entered into an Amendment to provide for an increase in expenditure from Two Hundred Twenty-Five Thousand Dollars ($225,000.00) to Four Hundred Thousand Dollars ($400,000.00).

WHEREAS, on September 2, 2025, CITY and CONTRACTOR renewed the Agreement for a final term though September 5, 2026; and

WHEREAS, Staff is recommending a Fifth Amendment to the Agreement to provide for an annual increase in expenditure amount from Four Hundred Thousand Dollars ($400,000.00) to Six Hundred Fifty Thousand Dollars ($650,000.00); and

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. **COMPENSATION**

CITY agrees to increase the total annual expenditure for this Agreement to Six Hundred Fifty Thousand Dollars ($650,000.00).

SECTION 3. In all other respects, the terms and conditions of the City of Fort Lauderdale Contract, are hereby ratified and shall remain in full force and effect under this Fifth Amendment, as provided by their terms.

SECTION 4. This Fifth Amendment to Agreement shall become effective upon CITY Commission approval.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and TROPIC FENCE, INC. have caused these present to be executed in their respective names by the proper officials the day and year first above written.

ATTEST:

GEORGIA ELLIOTT, CMC, City Clerk

CITY OF CORAL SPRINGS, FLORIDA

SCOTT BROOK, Mayor

APPROVED AS TO FORM:

Vanessa Dragutinovic

VANESSA DRAGUTINOVIC
Assistant City Attorney

TROPIC FENCE, INC.

By: Lyn

Title: Vice President

Print Name: Lyn Tilley



Detail by Entity Name

Florida Profit Corporation
TROPIC FENCE, INC.

Filing Information

Document Number	H93403
FEI/EIN Number	59-2642924
Date Filed	01/08/1986
State	FL
Status	ACTIVE

Principal Address

1864 NW 21st Street
Pompano Beach, FL 33069

Changed: 04/18/2024

Mailing Address

1864 NW 21st Street
Pompano Beach, FL 33069

Changed: 04/18/2024

Registered Agent Name & Address

Tilley, Lyn
1864 NW 21 ST.
POMPANO BCH., FL 33069

Name Changed: 04/18/2024

Address Changed: 01/15/2020

Officer/Director Detail

Name & Address

Title Secretary, President

Nespoli, Steve
1864 NW 21 ST.
POMPANO BCH., FL 33069

Title Treasurer, Controller, VP

Tilley, Lyn
1864 NW 21st Street
Pompano Beach, FL 33069

Annual Reports

Report Year	Filed Date
2024	01/29/2024
2025	02/10/2025
2026	04/09/2026

Document Images

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Florida Department of State, Division of Corporations

Amendment to Agreement, Tropic Fence, Inc. Fence, Chain Link and Picket,Contract No. 22-G-325M -- -

Final Audit Report 2026-05-20

Created:	2026-05-20
By:	Yasmin Teja (yteja@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfj37aAaADZJmJigRZFhoTxQUrVe1szU_

"Amendment to Agreement, Tropic Fence, Inc. Fence, Chain Lin k and Picket,Contract No. 22-G-325M -- -" History

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2026-05-20 - 5:32:56 PM GMT- IP address: 209.207.236.116

Document e-signed by Vanessa Dragutinovic (vdragutinovic@coralsprings.gov)
Signature Date: 2026-05-20 - 5:33:14 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: IMAGE

Agreement completed.
2026-05-20 - 5:33:14 PM GMT

Summary Sheet

Agenda Item: 29.

Meeting Date: June 17, 2026

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

Requested Action: Request to approve and adopt the First 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") expressly conditioned upon the City Commission passing a Second Amendment to the ILA.
Funding Source: Not Applicable.
Strategic Goal: Not Applicable.
(REQUEST TO APPROVE, ADOPT)

Funding Source: Not Applicable

Placement: Policy Formation and Direction

Attachments: FIRST AMENDMENT TO INTERLOCAL AGREEMENT FOR SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA

Background / Description: Given the current and projected future state of solid waste in Broward County, the City of Coral Springs and other municipalities within the County previously entered into an Interlocal Agreement (ILA) to form a special district effective on August 16, 2023. The Solid Waste Disposal and Recyclable Materials Authority (Authority) was created to provide long-term solid waste solutions while achieving goals of diversion. The ILA requires an adoption of a Facilities Amendment within 36 months of the ILA effective date. Section 3.3 of the ILA requires the Facility Amendment to be approved by the governing bodies of municipalities representing at least 80 percent of the total population of the participating municipalities. The purpose of the Facilities Amendment is to: Provide long-term plans for waste disposal, address the use and disposition of Authority assets in event of a Wind Down, ensure the orderly and efficient allocation of services during a Wind Down.

Presenting: Chad Maraj

FIRST AMENDMENT
TO INTERLOCAL AGREEMENT FOR
SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA

This First Amendment ("Facilities Amendment") to the Interlocal Agreement for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida ("ILA") is entered into by and among Broward County, a political subdivision of the State of Florida ("County"), and the municipalities in Broward County that formally approve this Amendment pursuant to the ILA's terms and return an executed signature page (each, individually, a "Municipal Party" and collectively, the "Municipal Parties") (collectively, the "Parties" and each individually a "Party").

RECITALS

A. The Parties entered into the Interlocal Agreement for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida ("ILA") to form an independent special district known as the Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida ("Authority"), which is charged with coordinating regional solid waste disposal and recycling programs pursuant to Sections 163.01, 403.706(11), (12), (15), and (19), and 403.713, Florida Statutes.

B. The ILA became effective on August 16, 2023 ("ILA Effective Date"). It requires the adoption of a Facilities Amendment within thirty-six (36) months of the ILA Effective Date as part of the Formation Conditions. This Facilities Amendment, as defined in Section 3.3 of the ILA, is adopted pursuant to that requirement.

C. Section 3.3 of the ILA provides that, to be effective, the Facilities Amendment must be approved by the Broward County Board of County Commissioners and by the governing bodies of municipalities representing at least eighty percent (80%) of the total population of the Municipal Parties to the ILA.

D. As further described in Section 3.3 of the ILA, the purpose of the Facilities Amendment is to: (i) provide long-term contingency plans for waste disposal; (ii) address the use and disposition of Authority facilities and assets in the event of a Wind Down; and (iii) ensure the orderly and efficient allocation of services during that process. The Facilities Amendment reflects lessons from the prior regional solid waste system established in 1986 (the Broward Solid Waste Disposal District governed by the Resource Recovery Board), which dissolved in 2013 and gave rise to asset disputes and litigation that was eventually resolved by settlement in 2015. Through the Facilities Amendment, the Parties seek to avoid similar conflicts by clearly defining procedures for the use and disposition of Authority assets.

E. Consistent with the purposes listed above, this Facilities Amendment is designed to protect public funds and preserve investments in public infrastructure. The Facilities Amendment defines the facilities the Authority may own and operate, establishes standards for open and accountable operation of the System, and includes safeguards intended to keep the Parties' costs fair, predictable, and aligned

with the public interest. The Facilities Amendment also establishes a transparent, orderly Wind Down procedure in which the Authority's assets and liabilities are distributed to continue benefiting the public.

F. This Facilities Amendment does not alter, increase, or reduce the powers of the Authority and, once effective, the ILA, as amended by this Facilities Amendment, may only be modified in compliance with Article 16 of the ILA.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The above Recitals are true and correct and are incorporated herein by reference. All capitalized terms not expressly defined within this Facilities Amendment shall retain the meaning ascribed to such terms in the ILA.

2. Article 2, entitled "**DEFINITIONS**" of the ILA, is hereby amended to add the following new defined terms:

2.0.1 Authority Fund(s) means all monies and financial instruments held by or for the benefit of the Authority, including, without limitation, funds derived from revenues, fees, charges, debt proceeds, investment earnings, and sale proceeds. Authority Funds do not include Authority-Owned Assets.

2.0.2 Authority-Owned Asset(s) means property owned by the Authority, including, without limitation, real property or tangible property, whether used or unused, and any reserve funds dedicated to such property. This term includes Authority-Owned Facilities but does not include Authority Funds.

2.0.3 Authority-Owned Facility(ies) means any System Facility owned by the Authority and operated as part of the System in relation to the management, collection, disposal, processing, recycling, storage, or transfer of System Waste.

2.0.4 System Facility means any site, facility, or equipment, whether or not owned by the Authority, that is operated for the management, collection, disposal, processing, recycling, storage, or transfer of System Waste. This term includes, without limitation, any permanent drop-off center, recycling facility, transfer station, or solid waste disposal facility that receives System Waste. This term does not include real property not directly used for solid waste management, recycling, or resource recovery purposes

3. The Parties agree that this document constitutes the Facilities Amendment as described in Section 3.3 of the ILA and includes the required provisions as stated therein, and therefore the requirements contained Section 3.3 of the ILA are no longer operative.

4. Section 8.1.8 of the ILA is hereby amended as follows (with such deletions set as ~~strikethroughs~~ and such additions set as <u>underlines):</u>

8.1.8. To the extent permissible under applicable law and provided it does not interfere with County's ability to fulfill its statutory obligations, including under Section 403.706(1), Florida Statutes, the Authority will have the power to provide disposal for Authority Solid Waste generated in the Parties' jurisdictions. The Authority is not granted the power to own or operate a "solid waste disposal facility," as that term is defined in Section 403.703, Florida Statutes (2022), or sell or otherwise transfer an interest in such a facility, unless an amendment to this Agreement, granting such power to the Authority and setting forth the limits and extent of such power, is approved by the elected bodies of: (a) Municipal Parties representing at least ~~two-thirds (2/3)~~ eighty percent (80%) of the total population of the Municipal Parties, and (b) County.

5. A new Article 20 entitled "**AUTHORITY-OWNED FACILITIES: APPROVAL, LIMITATIONS ON OWNERSHIP AND POST-WIND DOWN CONSIDERATIONS**" is hereby added to read as follows:

ARTICLE 20. AUTHORITY-OWNED FACILITIES: APPROVAL, LIMITATIONS ON OWNERSHIP AND POST-WIND DOWN CONSIDERATIONS

20.1 **Purpose**. The Parties wish to provide a framework for the responsible stewardship of public infrastructure and to prioritize publicly owned transfer stations as critical assets that support the System's flexibility, address regional needs, and reduce costs for the public. The Parties also seek to establish a structured pathway to enable the potential expansion to more state-of-the-art public facilities in the future, if required and approved by the Parties pursuant to the terms of the ILA.

20.2 **Approved types of Authority-Owned Facilities**. Notwithstanding anything to the contrary in the ILA, the Authority has the power to own or operate the following without following the procedure set forth in Section 8.1.8 of the ILA:

20.2.1 "Transfer Stations," as defined in Section 403.703, Florida Statutes (2022);

20.2.2 "Permanent Drop-Off Centers," meaning any permanent collection site or facility primarily used for the lawful acceptance of System Waste from the public, that is not a "solid waste disposal facility" as defined in Section 403.703, Florida Statutes (2022); and

20.2.3 "Recycling Facilities," meaning any site, facility, or equipment primarily used for recycling or recovering materials, including, without limitation, the collection, transportation, separation, processing, or reuse of solid waste (or materials that would otherwise become solid waste) in the form of raw materials or intermediate or final products. This term is to be construed liberally to include, without limitation, any recovered materials processing facilities, material recovery facilities, yard waste or organics processing facilities, construction and demolition debris recovery facilities, pulverizers, compactors, shredding and baling plants, composting facilities, other volume reduction plants, biochar pyrolysis plants, organic anaerobic digesters, and other thermal, mechanical, or biological conversion facilities. This term does not include any landfill,

waste-to-energy facility, or other "solid waste disposal facility," as defined in Section 403.703, Florida Statutes (2022).

Any Authority ownership or operation of any other type of "solid waste management facility," as defined in Section 403.703, Florida Statutes (2022), outside the scope of this Article 20, and not approved through an amendment adopted pursuant to Section 8.1.8 of the ILA, constitutes a material breach subject to the provisions of Articles 15 and 17 of the ILA, including injunctive relief where appropriate.

20.3 **Amendment related to other types of solid waste disposal facilities; requirements.** If, in the future, the Authority is granted the power to own or operate a "solid waste disposal facility" pursuant to Section 8.1.8 of the ILA, the amendment granting that power must, in addition to the requirements of that Section 8.1.8, also establish the rules, procedures, and funding mechanisms for allocating amongst County, the Municipal Parties and any other municipalities the costs of any capital expansion of a County-owned facility that may be required for County to meet its statutory obligations in the event of a Wind Down if caused by the individual or collective action of the Municipal Parties. The allocation of costs may include County paying all costs, the Municipal Parties paying all costs, or a shared arrangement.

20.4 **Other publicly owned System Facilities.**

20.4.1 Nothing in this Facilities Amendment prohibits any individual Party from owning or operating any "solid waste management facility," as defined in Section 403.703, Florida Statutes (2022), any Permanent Drop-Off Center, or any Recycling Facility.

20.4.2 The Authority may contract with any Party to receive services from, or obtain access to, any System Facility owned or operated by that Party. In return, the Authority may agree to a long-term commitment of System Waste to such System Facility or to any other terms mutually agreed upon by the parties. These agreements may include arrangements under which a Party constructs or acquires a System Facility for the Authority's benefit. However, unless the relevant contract expressly states otherwise, any System Facility owned by an individual Party will not be considered an Authority-Owned Facility and will remain the property of that Party upon Wind Down.

20.5 **Public-private partnerships.** The Authority may enter into public-private partnerships as permitted by applicable law. Notwithstanding the foregoing, the Authority is prohibited from entering into any public-private partnership that results in the Authority owning, in whole or in part, any "solid waste disposal facility," as defined in Section 403.703, Florida Statutes (2022), unless the ILA is amended pursuant to Section 8.1.8 of the ILA.

20.6 **Protection of Authority-Owned Facilities.** Authority-Owned Facilities are held by the Authority in trust for essential governmental and public purposes and are dedicated to the provision of public solid waste and recycling services for the benefit of the Parties, their residents or businesses. Except to the extent expressly pledged pursuant to a written agreement, or as otherwise required under applicable law, Authority-Owned Facilities will not constitute general

assets of the Authority, and all Authority obligations will be non-recourse to Authority-Owned Facilities and payable solely from Authority Funds. No other creditor or claimant may levy upon, attach, execute against, foreclose upon, encumber, or otherwise interfere with any Authority-Owned Facility, and any entity that is not a Party to the ILA that contracts with or asserts a claim against the Authority is deemed, to the fullest extent permitted by Florida law, to have waived any right to receivership or injunctive relief affecting Authority-Owned Facilities. In the event of Wind Down, the Authority's outstanding obligations will be satisfied to the fullest extent possible with Authority Funds.

6. A new Article 21 entitled "**WIND DOWN OF AUTHORITY**" is hereby added to read as follows:

ARTICLE 21. WIND DOWN OF AUTHORITY

21.1 **Purpose**. The Parties desire to ensure that the System remains intact and that investments made in public infrastructure continue to serve public needs in the event of Wind Down. The Parties hereby designate the following rules for Wind Down of the Authority, the orderly transfer of services performed by the Authority, and the transfer of assets of the Authority to a successor entity (or to County if County chooses to perform those services upon Wind Down subject to the requirements set forth below) to benefit all Parties.

21.2 **Schedule**. The general schedule of Wind Down is illustrated in Table 1 below.

Table 1

Days after Notice of Wind Down	Required Action
Day 0	Executive Director issues Notice of Wind Down.
Day 45	Executive Director issues Comprehensive Inventory and begins settling the Authority's debts, liabilities, and obligations using Authority Funds.
Day 99	Deadline for County and Municipal Parties to agree on whether to transfer services to County or a successor entity to the Authority.
	Schedule below applies only to the standard procedure in Section 21.6.1
Day 100	Executive Director issues first Asset Offers to Parties.
Day 150	Applicable Parties' deadline to accept or decline first Asset Offer.
Day 150	The obligation to provide services is transferred to each Party for its geographic jurisdiction, unless County or successor entity has assumed services.
Day 151	Executive Director issues second Asset Offers to Parties.
Day 201	Applicable Parties' deadline to accept or decline second Asset Offer.
After Day 201	Authority sells any Authority-Owned Asset(s) declined by the Parties, uses the proceeds to pay remaining debts and liabilities, and distributes any remaining funds to the Parties.

	The following applies to the standard procedure and both alternate procedures.
No later than 365 days all transfers, debts, and liabilities resolved	Certification and dissolution of the Authority.

Pursuant to this Article 21, the Authority will first pay its debts and liabilities from Authority Funds. Next, once those debts and liabilities are paid, or such funds are exhausted, the Authority will transfer title of any Authority-Owned Assets to the Parties pursuant and subject to Section 21.7 and Article 22. If an Authority-Owned Asset is not transferred to a Party, the Authority will sell that asset. The Authority will use the sale proceeds to pay any remaining debts and liabilities. Finally, the Authority will distribute any surplus sale proceeds and any remaining Authority Funds among the Parties as provided below.

The running of any Wind Down deadline will not be tolled, suspended, delayed, or extended due to the existence of any dispute, request for clarification, or pending arbitration or litigation, except as expressly provided in this Section 21.2. Notwithstanding the foregoing, if the Executive Director or the Authority fails to meet any Wind Down deadline that is applicable to the Executive Director or the Authority, then any deadline applicable to the Parties that is expressly triggered by, or cannot reasonably be performed without, timely completion of such missed obligation will be automatically tolled for a period equal to the duration of such failure (measured from the missed due date until the obligation is satisfied), and the Parties will not be deemed in default for the resulting delay. The Wind Down schedule and all deadlines in this Article 21 are intended to promote fairness, limit dispute, and ensure the orderly and continuous transfer of services and Authority-Owned Assets during Wind Down, and are not intended to be punitive. Pending resolution of any dispute, the Authority and all Parties will continue to perform in good faith and proceed with Wind Down in compliance with this Facilities Amendment, and no tolling will apply except as expressly provided above. For the avoidance of doubt, the Authority will not be considered dissolved until certification pursuant to Section 21.8 below confirms that all Authority obligations have been fully performed and satisfied.

21.3 **Wind Down operations.** During the Wind Down period, the Authority will continue to operate solely for the limited purposes of concluding its affairs, preserving continuity of services, and maintaining assets until such responsibilities are assumed by other entities. The Authority may not accelerate or expand any contracts or enter into new contracts for goods or services that are not required to perform the actions necessary for Wind Down. All actions related to the Wind Down of the Authority will be overseen by the Executive Director and must be completed no later than the applicable deadline specified in this Article 21, including the following:

21.3.1 Providing all Parties a final, comprehensive inventory of all Authority activities, actions, assets, debts, and liabilities;

21.3.2 Liquidating, assigning, or otherwise lawfully disposing of Authority assets, debts, and liabilities;

21.3.3 Assigning all contracts necessary to ensure continuity of services being performed by the Authority and concluding all contracts not necessary for such purpose; and

21.3.4 Transferring operational responsibility for System Waste management services, recycling programs, and other services to the applicable Party(ies).

21.4 **Executive Director's Notice of Wind Down; inventory of assets.** The Executive Director will promptly begin the process of winding down the Authority's operations, upon the occurrence of any of the following events: the Parties fail to extend the ILA pursuant to Section 4.2.1 thereof; the Authority is dissolved by court order; a petition for insolvency or assignment for the benefit of creditors is filed, or any other action that requires or results in the dissolution of the Authority; or the ILA expires or is terminated.

Upon beginning such process, the Executive Director will promptly issue a written "Notice of Wind Down" to all Parties in compliance with the Notices section of the ILA. Within forty-five (45) days after issuing the Notice of Wind Down, the Executive Director will provide all Parties a comprehensive inventory of all Authority activities, actions, assets (including, without limitation, any Authority-Owned Facilities and service contracts), physical address of such assets, reserve funds, debts, and liabilities ("Comprehensive Inventory").

21.5 **Authority debt and liability**. Pursuant to Article 12 of the ILA and Section 163.01(7)(b), Florida Statutes, the Authority's debts, liabilities, and obligations do not constitute the debts, liabilities, and obligations of the Parties. Accordingly, the Authority will use the following process to settle its own debts, liabilities, and obligations.

21.5.1 Use of Authority Funds to satisfy debt, liabilities, and obligations. Upon issuing the Comprehensive Inventory to the Parties, the Executive Director will begin overseeing the payment of the Authority's debts, liabilities, and obligations. Subject to Section 6.9 of the ILA, all outstanding debts, liabilities, and obligations of the Authority, including, without limitation, accounts payable, contractual obligations, retirement liabilities, and any other claims, will be satisfied using all available Authority Funds before any Authority-Owned Assets are sold for that purpose. Regardless of the status of the payment of such debts, liabilities, and obligations, the Authority will begin the Authority-Owned Asset distribution process pursuant to Section 21.7 below. Only after asset distribution as described in Section 21.7 is completed may the Authority satisfy any remaining debts, liabilities, and obligations by selling Authority-Owned Assets that are not transferred to any Party and using the proceeds as described in Section 21.7.1.6 below.

21.5.2 Bond-related debts. The Authority will resolve bond-related debts in accordance with the applicable bond documents.

21.6 **Transfer of services**. The orderly transfer of services in the event of Wind Down is of paramount concern to the Parties. Accordingly, the Parties hereby designate three (3) options for transferring System Waste management services, recycling programs, and other services previously administered by the Authority, each with its own method for dividing obligations and

the manner by which the transfer or sale of Authority-Owned Assets occurs: (a) the standard procedure where each Party provides services or contracts with third parties for the provision of services within each Party's geographic jurisdiction; (b) if County and sufficient Municipal Parties agree, these services would be provided by County; or (c) if County and sufficient Municipal Parties agree, these services would be provided by a successor entity.

The service transitions described in this section may proceed through interim operational agreements, licensing arrangements, and assignment of contracted services, notwithstanding that title transfer of Authority-Owned Assets may occur later pursuant to Section 21.7 below.

21.6.1 Standard procedure; transfer to Parties individually. No later than one hundred fifty (150) days after the Notice of Wind Down is issued, each Party will become responsible for the management of solid waste generated within that Party's geographic jurisdiction (for County, the unincorporated areas) and for determining how recycling and other services previously administered by the Authority will be managed and provided, including by establishing, maintaining, modifying, or discontinuing any programs or contracts it deems appropriate. The Authority will cooperate with each Party, as the applicable Party may agree, to:

21.6.1.1 Assign, amend, or novate relevant service agreements;

21.6.1.2 Transfer records, equipment, and other operational resources;

21.6.1.3 Provide support to facilitate continuity of service during the transition; and

21.6.1.4 Provide each Party with a full accounting of the Authority's customers, service zones, and applicable infrastructure within each such Party's geographic jurisdiction (for County, the unincorporated area).

Each Party will be individually responsible for ensuring uninterrupted service to its geographic jurisdiction (for County, the unincorporated area), and for securing or entering into appropriate service agreements, upon the transition of services from the Authority. All Authority-Owned Assets will be distributed pursuant to Section 21.7.1 of this Facilities Amendment.

21.6.2 Alternate procedure; transfer to County. As an alternative to the standard procedure described in Section 21.6.1 above, County and Municipal Parties representing at least fifty-one percent (51%) of the Municipal Parties' population and at least fifty-five percent (55%) of the total tonnage of all of Broward County may agree, within 99 days after issuance of the Notice of Wind Down, that County will assume operational responsibility for all of the System Waste management services, recycling programs, and other services previously administered by the Authority (the "SWA Services") as follows:

21.6.2.1 Within 60 days of after the Notice of Wind Down is issued, County may issue a non-binding letter to the Municipal Parties indicating its interest to provide the SWA Services ("Service Offer");

21.6.2.2 If County issues a Service Offer, each Municipal Party may respond in writing to indicate its non-binding acceptance or rejection of County's Service Offer; however, any Municipal Party that does not respond before the Board of County Commissioners votes, as referenced in subsection (c) below, will be deemed to have rejected County's Service Offer;

21.6.2.3 The commencement date for County operational responsibility or the SWA Services will be provided for in the agreement between County and each of the applicable Municipal Parties; however, the commencement date may be extended by written notice from the Executive Director should that date interfere with other elements of Wind Down of the Authority; and

Upon receipt of County's written notice that it will provide the services and documentation of the relevant Municipal Parties' agreement, (a) the Authority will coordinate with County to transfer all operational functions, service contracts, Authority-Owned Assets, other equipment, customer data, and financial resources necessary to ensure an uninterrupted transition of the services to those Municipal Parties; (b) the Authority will retain interim custody and continue operations of those services until the transfer is effectuated; and (c) the Authority-Owned Assets associated with the performance of such services will be transferred to County pursuant to Section 21.7.2 below as part of the transition described above.

21.6.3 Alternate procedure; transfer to successor entity. As an alternative to the standard procedure in 21.6.1 above, if, within 99 days after the issuance of the Notice of Wind Down, both the Board of County Commissioners and municipal governing bodies representing at least fifty-one percent (51%) of the total population of the Municipal Parties and at least fifty-five percent (55%) of the total tonnage of Broward County, establish or designate a successor entity to provide the SWA Services, the Authority will cooperate with the successor entity to ensure continuity of operations, including, without limitation, the transfer of the applicable contracts, assets, and liabilities to that successor entity. The Authority will not transfer any such contracts, assets, or liabilities to a successor entity unless such transfer has received formal approval by both the Board of County Commissioners and the elected bodies of the requisite Municipal Parties. If the approvals described above are obtained, the transfer of any Authority-Owned Assets to the successor entity will proceed pursuant to Section 21.7.2 hereof.

21.7 **Disposition of Authority-Owned Assets**. During Wind Down, all Authority-Owned Assets (including, without limitation, any Authority-Owned Facilities and reserve funds) will be distributed as provided in this section and in a manner that ensures continued public benefit,

honors the source and purpose of such funds and assets, and recognizes operational control and jurisdictional authority over the related services.

Regardless of whether all available Authority Funds have been expended pursuant to Section 21.5.1 above, the Authority will work cooperatively with each recipient Party to undertake due diligence and execute all necessary deeds, bills of sale, assignments, and other instruments to lawfully effectuate the transfers described below, including, without limitation, provision for maintenance, insurance, and replacement planning.

21.7.1 Standard procedure; transfer to Parties individually. Notwithstanding anything to the contrary in in the ILA, if operational responsibility for the provision of System Waste management services, recycling programs, and other services previously administered by the Authority is not transferred to either County as provided in Section 21.6.2 above or a successor entity as provided in Section 21.6.3 above, this Section 21.7.1 will govern the disposition of Authority-Owned Assets and reserve funds.

21.7.1.1 Proposed asset offers. At any time after the issuance of the Comprehensive Inventory, any Party may submit to the Executive Director a written proposal identifying the Authority-Owned Asset(s) the Party asserts a right to acquire, together with the factual and legal basis for that assertion under this Facilities Amendment.

21.7.1.2 *Asset offer process*. On the one hundredth (100th) day after the Notice of Wind Down is issued, and not earlier, the Executive Director will send each Party a written offer listing the Authority-Owned Assets that the Party may take ownership of ("Asset Offer") pursuant to Section 21.7.1.4, below, subject to the following procedures:

21.7.1.2.1 Each Party will review the Authority-Owned Assets and give written notice of its decision to accept or decline ownership within fifty (50) days after issuance of the Asset Offer. This deadline applies only to the election to accept or decline. It does not apply to completing the legal transfer. If a Party does not give written acceptance within fifty (50) days, the Party is deemed to have declined the transfer.

21.7.1.2.2 After that fifty (50) day period ends, the Executive Director will send County a second Asset Offer for all Authority-Owned Assets not accepted by any Municipal Party. County has fifty (50) days after receipt to accept or decline in writing.

21.7.1.3 *Asset Offer; required contents*. The Executive Director will include the following information in each Asset Offer: (a) the location of the Authority-Owned Asset; (b) the type of asset; (c) if applicable, the most recent System Facility Report (defined below); (d) if applicable, the most recent permitting, licensing, or other regulatory documents; (e) a statement of the operational and environmental

condition of the Authority-Owned Asset; (f) any known liabilities associated with the Authority-Owned Asset; (g) if applicable, a statement of the specific reserve balances associated with the Authority-Owned Asset; (h) if known, an estimate of the costs of any necessary repairs; and (i) any other documents in the Authority's possession related to the maintenance and status of the Authority-Owned Asset. If any applicable, required content of an Asset Offer is omitted, the applicable Party's deadline to provide written notice of its decision to accept or decline ownership will be tolled until the Authority provides such missing content.

21.7.1.4 *Regional Assets*. Notwithstanding anything else stated in this Facilities Amendment, each Authority-Owned Asset listed below (each a "Regional Asset") will first be offered, subject to the provisions of Article 22, to County and then, if not accepted by County, to Municipal Parties following the procedure stated in Section 21.7.1.5 for non-Regional Assets:

21.7.1.4.1 any "solid waste disposal facility," as defined in Section 403.703, Florida Statutes (2022) including, without limitation, any plant, material property, or equipment associated with such facility;

21.7.1.4.2 any "transfer station," as defined in Section 403.703, Florida Statutes (2022), materials recovery facility, or property that County elects to use in connection with County's obligations under Section 403.706(1), Florida Statutes;

21.7.1.4.3 any Authority-Owned Facility used for the management, collection, disposal, processing, recycling, storage, or transfer of storm debris that County elects to use in connection with County's obligations under Section 403.706(1), Florida Statutes; and

21.7.1.4.4 any non-monetary Authority-Owned Asset the ownership of which was transferred from County.

Any election made by County pursuant to this section will automatically be presumed valid if County provides a proposed asset offer pursuant to Section 21.7.1.1. above, subject to the dispute resolution process of section 17.1 of the ILA.

21.7.1.5 *Authority-Owned Assets other than Regional Assets.* For all non-monetary Authority-Owned Assets that are not Regional Assets (and for Regional Assets that County chooses not to exercise its first option pursuant to Section 21.7.1.2), that are, as of the date the Notice of Wind Down is issued, located within the geographic jurisdiction of a Party (for County, the unincorporated areas), such asset will be offered, subject to Article 22, to that Party. If such Authority-Owned Asset is physically located within the geographic jurisdiction of more than one Party (e.g., two (2) Municipal Parties or a Municipal Party and unincorporated Broward County), such property will be first offered, subject to Article 22, to the multiple

Parties for joint ownership by the applicable Parties; and if any such Party declines the transfer, the asset will be offered, subject to Article 22 to the other Party (or Parties) with geographical jurisdiction over the property. If all Parties to which an asset is offered decline to accept the asset, the asset will then be offered, subject to Article 22 to County and then to the other Municipal Parties.

21.7.1.6 *Tangible Personal Property of the Authority.* For such Authority-Owned Assets that constitute tangible personal property (i.e., not real property or Authority Funds), such as hauler vehicles or railcars, ownership will be allocated among the Parties in a proportionate and equitable manner based on the aggregate fair market value of such assets, taking into account both the number and condition of the assets.

21.7.1.7 Notwithstanding the foregoing, any non-monetary Authority-Owned Asset whose ownership was transferred to the Authority by a Municipal Party or County will be returned to the originating Party at no cost.

21.7.1.8 The foregoing requirements will also apply to any Authority-Owned Asset in which the Authority has an interest through a joint venture, public-private partnership, or other joint ownership model.

21.7.1.9 If any Authority-Owned Asset may not be distributed to any of the Parties in compliance with the procedures in this section due to requirements contained in applicable bond or other secured debt instruments, the Executive Director will provide the Parties with written notice as early as possible.

21.7.1.10 Any System Facility, or other element of the System, that is owned in fee simple by a Municipal Party or by County will not be considered an Authority-Owned Asset and will be retained by such Party.

21.7.1.11 *Sale of Authority-Owned Asset(s) declined by the Parties; application of sale proceeds*. After the Authority-Owned Asset distribution process is completed, any Authority-Owned Assets not transferred to a Party will be sold by the Authority on commercially reasonable terms following a commercially reasonable process. Nothing in this Facilities Amendment prohibits any Party from participating in this process the same as any non-Party, and any acquisition pursuant this process will not be subject to Article 22. The sale will be conducted through a competitive process determined by the Executive Committee, unless the Executive Committee, by a two-third (2/3) vote which must include County's representative, determines that an alternative process is appropriate, commercially reasonable, and in the public interest. The Authority will apply the net proceeds of any such sale first to satisfy any outstanding debts, liabilities, or other obligations of the Authority associated with the sold asset and any remaining unpaid debts, liabilities, and obligations of the Authority.

21.7.1.12 *Reserve funds; surplus Authority Funds and sale proceeds*. Reserve funds that are expressly designated for maintenance, repair, rehabilitation, replacement, or closure of a specific Authority-Owned Asset, and that are not expended pursuant to Section 21.5 above, will be transferred with the associated asset if, and solely to the extent that, such asset is transferred to one or more of the Parties. Such reserve funds will not transfer in connection with the sale of an Authority-Owned Asset to any third party.

Any surplus proceeds and any remaining Authority Funds not expended to satisfy the outstanding debts, liabilities, or other obligations of the Authority will be distributed among the Parties on a pro rata basis based on the most recent certified population estimates (for County, the unincorporated area) published by the Bureau of Economic and Business Research – University of Florida or other reasonable population data source selected by the Governing Board, subject to Section 6.9 of the ILA.

21.7.2 Alternate procedure if Authority operations are transferred to County or successor entity. Notwithstanding anything to the contrary in herein, if all of the SWA Services are transferred to County or to a successor entity pursuant to Section 21.6.2 or 21.6.3 above, the applicable Authority-Owned Assets (including, without limitation, Authority-Owned Facilities) and reserve funds associated with the assumed services, assets, and facilities will be transferred to the successor entity or to County, as applicable, and will not be subject to Article 22 below.

21.8 **Other distributions and transfers; certification of dissolution**. During Wind Down, the Executive Committee will act as a transition committee to oversee the final disposition of any assets and other details of Wind Down not expressly addressed by this Facilities Amendment or the ILA (including, without limitation, Section 6.9 thereof). Final disposition of any Authority-Owned Asset or other unaddressed detail will require the affirmative vote of: (a) a majority of the Municipal Parties' representatives on the Executive Committee; and (b) County's representative. Resolutions of disputes will follow the procedures described in Article 17 of the ILA. Upon the satisfactory completion of all Wind Down activities in compliance with the above and all applicable law, the Executive Director, the Chair, and the Vice-Chair of the Executive Committee, and the Chair and the Vice-Chair of the Governing Board, will certify in writing that all obligations have been resolved. Upon execution of such certification, the Authority will be deemed dissolved and all legal authority and operational responsibilities of the Authority will terminate.

7. A new Article 22 entitled "**OBLIGATIONS OF THE PARTIES AFTER WIND DOWN**" is hereby added to read as follows:

ARTICLE 22. OBLIGATIONS OF THE PARTIES AFTER WIND DOWN

22.1 **Purpose**. The Parties wish to ensure that any Authority-Owned Asset distributed due to the Authority's Wind Down continues to serve a regional benefit after Wind Down. Accordingly, the Authority will ensure that the obligations set forth in this Article 22 are incorporated into deed

restrictions recorded at the time such property is transferred, and that such deed restrictions clearly identify the Parties and any other entities that may enforce them.

22.2 **Obligation to continue operations**. To ensure that Authority-Owned Assets transferred to a Party continue to serve a public purpose after Wind Down, each Party that exercises its right to accept the transfer of an Authority-Owned Asset pursuant to Section 21.7.1.4 or 21.7.1.5 ("New Owner"), accepts such asset subject to the beneficial ownership and rights of the Parties set forth herein. Except as expressly provided for in this Article, the New Owner must operate each transferred asset for its then-existing purpose, or a related purpose that the Authority was authorized to perform or contract, for five years ("Transition Period"). If the transferred asset is an Authority-Owned Facility, it must be operated for its then-existing purpose or a related solid waste purpose during the Transition Period. The New Owner must operate or contract for the operation of the asset responsibly and in a commercially reasonable manner during the Transition Period. Nothing in this section prohibits the New Owner from expanding, improving, upgrading, or modernizing the asset, or from adding compatible uses, provided that such actions do not materially impair the asset's ability to serve its existing purpose during the Transition Period. If, at any time during the Transition Period, the New Owner elects to cease operating the asset for its prior purpose or for a related solid waste purpose that the Authority was authorized to perform or contract for, and instead elects to use it for a purpose unrelated to solid waste, the Transition Period as to that asset will terminate and the New Owner must pay the value of or sell the asset in accordance with the procedures stated in Section 22.4. The New Owner may at any time end the Transition Period as to any asset that was transferred to it and pay the value of or sell the asset in accordance with the procedures stated in Section 22.4. All Parties agree that any such election will not be grounds for any claim of a fraudulent or improper transfer to the New Owner.

Except as expressly provided for in this Article, the New Owner will not sell, lease, or otherwise transfer the asset during the Transition Period. For avoidance of doubt, this restriction does not prohibit contracts for operation, maintenance, or management that do not convey any ownership interest. Subject to the obligations in Section 22.3. below, and notwithstanding anything to the contrary in any other provision of this Facilities Amendment, the New Owner will have final authority to establish and modify rates, fees, and charges for services provided using the asset.

22.3 **Obligation to provide fair fees to contributing Parties**. To ensure that the Parties and their residents and businesses receive a fair financial benefit from assets their residents or businesses helped fund, the following applies to any New Owner that acquires an Authority-Owned Asset and uses that asset to provide fee-based solid waste services:

22.3.1 If the Authority previously operated the asset in a manner that provides lower fees to the Parties as compared to other users, the acquiring Party must continue a substantially similar fee arrangement during the Transition Period to benefit the Parties.

22.3.2 If the Authority did not operate the asset to provide lower fees to the Parties as compared to other users, but the Authority-Owned Asset was purchased or constructed using funds directly contributed by the Parties or collected through special assessment or

fees paid by the Parties or their residents or businesses, users receiving services for solid waste generated within a Party's jurisdiction will receive a credit against the fees charged for use of the asset during the Transition Period. The amount of the credit will be determined by the Authority's independent auditor, on a pro rata basis based on each Party's documented capital contributions relative to the asset's total capital cost, subject to approval by the Executive Committee pursuant to Section 21.8 above. The credit may be in the form of: (a) a uniform per-ton (or per-load) fee discount; (b) an annual service credit applied to invoices; or (c) if (a) or (b) are not practical, such other benefit as approved by the Executive Committee pursuant to Section 21.8 above that is consistent with the findings of the Authority's independent auditor. The credit will be applied to the fees otherwise payable for use of the asset. Notwithstanding the foregoing, the annual aggregate credit amount may not equal or exceed the acquiring Party's annual cost to operate the asset. In addition, no credit is required if the Authority's independent auditor determines that the aggregate annual benefit to all Parties and their residents or businesses would be less than one percent (1%) of the aggregate annual fees otherwise payable for services using the asset. If the New Owner fails to comply with subsection 22.3.1 or 22.3.2 above, the New Owner will have fifteen (15) days after written notice to cure such noncompliance. Any cure will include retroactive refunds or credits, as applicable, sufficient to place affected Contributing Parties and their residents or businesses in the same financial position they would have been in had the required fees or credits been properly applied when due. If the New Owner fails to cure within the fifteen (15) day period, then the Parties may bring a dispute pursuant to Section 17.1 of the ILA.

22.4 **Obligation to Pay For Or Sell Asset Upon Expiration of Transition Period**. At any time during the Transition Period, but no later than the expiration or earlier termination of the Transition Period, the New Owner will: (a) within 90 days after such election or expiration or earlier termination, as applicable, pay to the other Parties the then-current fair market value of the Authority-Owned Asset, taking into account the value of any reserve funds transferred by the in connection with the Authority-Owned Asset, as determined by an MAI appraiser or another appraiser with appropriate credentials and experience; or (b) promptly use its best efforts to sell the asset through a commercially reasonable, competitive sales process consistent with the New Owner's then-existing regulations for the disposition of that Party's property and in accordance with applicable Florida law. The appraised value (if the New Owner elected to continue ownership) or net sales proceeds (if the New Owner elected to sell the property), will be paid by the New Owner to all Parties on a pro rata basis based on the most recent certified population estimates (for County, the unincorporated area) published by the Bureau of Economic and Business Research – University of Florida or other reasonable population data source selected by the New Owner. Net sale proceeds will be the gross proceeds of the sale, less costs of sale and adjustments for any credits or prorations at the closing.

8. A new Article 23 entitled "**SYSTEM FACILITIES: INSPECTIONS, REPORTING, AND TECHNICAL REVIEW**" is hereby added to read as follows:

ARTICLE 23. SYSTEM FACILITIES: INSPECTIONS, REPORTING, AND TECHNICAL REVIEW

23.1 **Purpose**. The Parties recognize that solid waste and recycling services are essential public functions that depend on many System Facilities, each of which takes years to plan and construct and decades to fund, maintain, and operate through sustained collaboration. For that reason, the Parties hereby establish the following framework to maintain a safe, resilient, and compliant System that meets current and future needs, while reinforcing a strong, accountable, and enduring collaboration among the Parties.

23.2 **Inspection rights.** Upon any Party's written request to inspect any Authority-Owned Facility, the Authority will provide such Party, and Party's contractor(s), with access to the applicable Authority-Owned Facility within a within a reasonable time after receiving such request, provided that such access will not be unreasonably withheld, conditioned, or delayed. The Authority may condition such access on the requesting Party and its contractor(s) executing a reasonable release or indemnification agreement in favor of the Authority. The purpose of such inspection is to evaluate the operation and condition of the Authority-Owned Facility, including any equipment or infrastructure onsite. In addition, upon reasonable prior notice to the Authority, any Party may observe, monitor, and verify compliance with Flow Control Ordinances and other flow control obligations contained in the Master Plan or Article 11 of the ILA by tracking or following Hauler vehicles while transporting System Waste to System Facilities, provided that such observation will be conducted in a lawful manner, without interfering with Hauler operations, and in coordination with any reasonable safety or security protocols established by the Authority or the applicable System Facility operator. The Authority will cooperate in good faith with such verification efforts and will, upon request, provide available routing, delivery, or scale data reasonably necessary to confirm adherence to flow control requirements. The results of any inspection or verification constitute a public record, subject to any applicable legal exemptions or confidentiality restrictions.

23.3 **System facility report**. The Authority will ensure that the System can reliably manage all System Waste it is obligated to handle, and can maintain continuity of service, by evaluating the System Facilities' and the System's overall capacity and operational resiliency (each, a "System Facility Report"). A System Facility Report may be conducted at any time. However, the Authority must complete a System Facility Report within eighteen (18) months prior to the end of any Term of the ILA and, to the extent practicable, within eighteen (18) months prior to the initiation of Wind Down, in compliance with the following:

23.3.1 At a minimum, each System Facility Report will include:

23.3.1.1 <u>System Facility capacity versus projected tonnage</u>. A comparison of constructed and permitted System Facilities' capacity to projected System Waste tonnage over a reasonable planning horizon. The System Facility Report will identify any capacity shortfalls or constraints.

23.3.1.2 Authority-Owned Facility conditions. For each Authority-Owned Facility (whether or not operated by the Authority), an evaluation of its operational condition and environmental status, including, at a minimum, structural conditions; mechanical, electrical, and operational systems conditions; preventive and corrective maintenance status; remaining useful life of major systems and of each facility as a whole; and identification of any deferred maintenance or capital-repair needs. The System Facility Report will also include an analysis of the Authority's operation of each Authority-Owned Facility, identifying any level of throughput, collection, disposal, processing, recycling, storage, or transfer, as applicable, that is below commercially reasonable levels when compared to such facility's design capacity, the capacity authorized by applicable permits and licenses, or applicable industry standards.

23.3.1.3 Contracted facility capacity. Confirmation of the quantity, term, and enforceability of all firm contracted capacity available through the System. The System Facility Report will include a determination of whether such contracted System Facility capacity satisfies projected System Waste needs.

23.3.1.4 Contingency services. An assessment of contingency System Waste management services available to the Parties. The System Facility Report will include alternative facilities, redundancy, emergency arrangements, and surge capability for disaster debris or other extraordinary events.

23.3.2 Any System Facility Report used for Wind Down must contain information that is no more than eighteen (18) months old at the time Wind Down begins. In addition, no later than thirty-six (36) months before the end of any Term of the ILA, the Authority shall begin the process of preparing the System Facility Report, including deciding whether it will be prepared by Authority staff or a consultant and initiating any required procurement process.

23.3.3 The Authority must ensure that the System Facility Report final document includes concise findings and recommendations that are easily understood by a lay audience.

23.3.4 Within ten (10) days after completion, the Authority will provide each completed System Facility Report to all Parties and publish it on the Authority's public website.

The results of each System Facility Report will be used to supplement any Asset Offer issued during Wind Down and may be used to inform, support, or evaluate any proposed amendment to the Master Plan (including any amendment relating to System Facilities, contracted services, flow control, or rate and fee structures).

23.4 **County's right to technical review of matters relating to its statutory obligation to provide access to solid waste disposal capacity**. To ensure County's ability to meet its statutory obligation to provide access to solid waste disposal capacity throughout the incorporated and unincorporated areas of Broward County is not being impeded, County may, in County's sole

discretion and at County's expense, retain an expert to conduct audits, inspections, interviews, or evaluations related to System performance, capacity, compliance, planning, and future needs (each, a "County Technical Review"), as set forth below.

23.4.1 Scope of review. A County Technical Review may only address: (a) Authority operations at any Authority-Owned Facility; (b) the sufficiency of Authority plans, forecasts, and assumptions to meet projected solid waste management needs over a reasonable planning horizon; (c) vendor performance, the Authority's contract administration, and cost controls affecting the System; and/or (d) matters that have, or may in the future have, a material impact on County's statutory obligation to provide access to solid waste disposal capacity.

23.4.2 Authority cooperation. The Authority will cooperate fully with any County Technical Review. The Authority will provide County and County's expert reasonable access, during normal business hours and upon reasonable notice, to all relevant records, data, contracts, reports, and other documents. The Authority will also provide reasonable access to Authority-Owned Facilities and other locations under the Authority's control used for System purposes. The Authority will make Authority personnel available for interviews and reasonable information requests.

23.4.3 Recommendations; Governing Board presentation. County may present the results of a County Technical Review and any recommended corrective actions or other measures ("County Recommendations") to the Governing Board. If County elects to present County Recommendations, the Governing Board will hear the presentation within sixty (60) days after County's request to present, subject to the following procedures:

23.4.3.1 The Governing Board will vote to approve, approve with modifications, or reject County Recommendations no later than thirty (30) days after the presentation.

23.4.3.2 If the Governing Board approves County Recommendations, or approves them with modifications, the Authority will implement them within the time stated.

23.4.3.3 If the Governing Board does not approve any County Recommendation that relates to County's ability to meet its statutory obligations contained in Section 403.706(1),F.S. (or does not hear such County Recommendations or vote within the time required above), County may invoke the informal dispute resolution process under Section 17.1 of the ILA and, if not resolved, through that procedure, County may submit the dispute to binding arbitration.

23.4.4 Arbitration; standard of review. The standard of review in arbitration is whether, based on the totality of circumstances, the Authority has reasonably fulfilled its obligations for the services it has undertaken or agreed to provide by satisfying the following criteria

in a manner that does not materially impair County's ability to meet any of its statutory solid waste management obligations:

23.4.4.1 All standards and required levels of service stated in the Master Plan, as may be amended in accordance with the terms of the ILA; and

23.4.4.2 For any service the Authority has agreed or is obligated to perform, a level of service sufficient to:

23.4.4.2.1 Meet the Parties' current and reasonably projected needs for System Waste management in full compliance with all applicable laws, permits, industry standards; and

23.4.4.2.2 Ensure the continuous management of all System Waste and any other solid waste lawfully accepted into the System, including its transfer, processing, recycling, and disposal, and to secure prompt substitute services in the event of an emergency, disaster, or facility shutdown consistent with reasonable contingency planning practices.

23.4.4.2.3 Temporary interruptions resulting from prudent repair and maintenance activities, or as a result of force majeure (i.e., an event beyond the Authority's reasonable control) will not be deemed a failure to meet this standard. Notwithstanding the foregoing, a material interruption caused by inadequate planning, staffing, resourcing, contracting, preventive maintenance, other operational oversight, willful or negligent action or omission, or lack of reasonable diligence will constitute a failure to meet the standard.

23.4.4.3 Each of the foregoing requirements constitutes an enforceable contractual obligation of the Authority. The arbitrator(s) will have full authority to order and direct the Authority to perform such obligations and to award any relief authorized by law or equity in connection with the dispute, including, without limitation, relief available under Articles 15 and 17, including Section 17.5, of the ILA; provided, however, that the arbitrator(s) may not impose on the Authority any new obligations not otherwise imposed by applicable law, require the Authority to undertake the performance of any services not part of the Master Plan (as may have been amended pursuant to the provisions of the ILA), or to require the planning, financing, or construction of new Authority-Owned Facilities.

23.4.5 Selection of arbitrators. County and the Authority will mutually agree on an arbitrator. If County and the Authority are unable to agree to a single arbitrator, County and Authority will each select an arbitrator, and the two arbitrators will select a third arbitrator. Costs of arbitration will be shared on an equal basis between County and the Authority.

23.4.6 Reservation of rights. County's exercise of its rights under this Section 23.4, or County's decision not to exercise such rights in any instance, will not be deemed a waiver of any right or remedy of County under the ILA or applicable law. No waiver will be deemed effective unless in writing and signed by County.

9. A new Article 24 entitled "**MAXIMUM SERVICE CHARGES**" is added to the ILA to read as follows:

ARTICLE 24. MAXIMUM SERVICE CHARGES

24.1 Purpose. The Parties agree that cost control and transparency are essential to the long-term success of the System, and that no Party should face material rate increases without clear notice and broad consensus. Accordingly, the Parties hereby establish the following procedures to protect affordability, prevent sudden cost increases, and provide the Parties additional resources to manage System-related costs.

24.2 Limitation on service charges; Master Plan amendments impacting costs.

24.2.1 Maximum service charges. In no event will the amounts paid by any Party, or by any Party's residents or businesses, for initial services identified in the Master Plan that are provided by, or through, the Authority exceed the maximum amounts set forth in the Master Plan (the "Maximum Service Charges"). The Maximum Service Charges for those services may be increased only in accordance with the index or other adjustment mechanism stated in the Master Plan or established by the Governing Board upon adoption of the Master Plan, which index or adjustment mechanism must merely address customary annual cost adjustments for provided services as well as adjustments occasioned by emergencies or circumstances outside the control of the Authority (the "Adjustment Index").

24.2.2 Master Plan amendments increasing costs. Any amendment to the Master Plan or adoption of a replacement Master Plan is a "Cost Increase Amendment" if it would: (a) increase costs to the Parties or their residents or businesses above the Maximum Service Charges for the initial services, as modified by the Adjustment Index; (b) change, replace, or modify the Adjustment Index; or (c) provide for new service or technology that would increase the cost paid by any Party or that Party's residents or businesses above the Maximum Service Charges (as modified by the Adjustment Index).

24.2.3 Cost Increase Amendment procedures. A Cost Increase Amendment is effective only if approved in compliance with the following process. First, the Executive Committee must recommend approval of the Cost Increase Amendment by majority vote, including the affirmative vote of County's representative. Second, at a meeting of the Governing Board held at least forty-five (45) days after the Executive Committee's vote, the Cost Increase Amendment must be approved by: (a) the members of the Governing Board representing Municipal Parties comprising at least two-thirds (2/3) of the total population of the Municipal Parties; and (b) County's representative to the Governing Board.

24.3 Facility and service price review. As an exhibit or appendix to the Master Plan, the Authority will provide a required process by which the Authority periodically retains a qualified expert with experience in solid waste and recyclable materials pricing and market analysis to conduct a rate and fee competitiveness study. The results of such study may be used to inform, support, or evaluate any proposed amendment to the Master Plan or service agreement, including any adjustment to rates, fees, Maximum Service Charges, or other pricing provisions.

10. Section 6.2.4. entitled "Approvals" is hereby amended to include new language (as provided by underlines) as follows:

6.2.4. Approvals. Subject to Sections 6.8 and 7.1, the Governing Board may take official action only if: there is a quorum; the action is supported by an affirmative vote of a majority of the representatives present that are eligible to vote; and the action is also supported by the affirmative vote of members representing a majority of the Broward Tonnage of those members that are present and eligible to vote. Alternate members of the Governing Board will count towards quorum only when they are serving as voting members.

11. Section 6.5.1. entitled "Quorum" is hereby amended to include new language (as provided by underlines) as follows:

6.5.1. Quorum. A quorum of the Governing Board will be a majority of the total voting members, provided that the members comprising the quorum must represent at least one-half (1/2) of the Broward Tonnage. With respect to the Executive Committee, a quorum will be a majority of the total members voting members, provided that the members comprising the quorum must represent at least one-half of the Broward Tonnage of those Municipal Parties that are members of the Executive Committee. A quorum of the TAC will be a majority of the total voting members of TAC. Unless otherwise authorized by the Governing Board, the Executive Committee, or the TAC, as applicable, a quorum is determined on the basis of physical attendance. If there is a quorum, all members may vote regardless of whether they are attending the meeting physically or via remote conferencing technology.

12. The reference to Section 6.2.3, in Section 7.1.2.2 entitled "Adoption of Other Amendments to Master Plan," is hereby corrected to read "Section 6.2.4."

13. All other provisions of the ILA remain in full force and effect.

14. **Facilities Amendment Effective Date; Counterparts and Multiple Originals.** This Facilities Amendment will be deemed effective on the first business day after it has been executed by: (i) Municipal Parties representing eighty percent (80%) of the population of the Municipal Parties to the ILA; and (ii) County ("Facilities Amendment Effective Date"). The Facilities Amendment may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement. Notwithstanding the foregoing, this Facilities Amendment shall not become effective unless the Governing Board has first adopted a Master Plan in full compliance with the ILA. The Facilities Amendment does not alter, increase, or reduce the powers of the Authority and, once effective, may only

be modified in compliance with Article 16 of the ILA. The Facilities Amendment may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Facilities Amendment on the respective dates under each signature on behalf of each Party to this Facilities Amendment, signing by and through its Mayor or Vice-Mayor, authorized to execute same by action of its elected body.

[*SIGNATURE PAGES OF PARTIES TO FOLLOW*]

FIRST AMENDMENT
TO INTERLOCAL AGREEMENT FOR
SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA

MUNICIPAL PARTY

MUNICIPALITY: _____

ATTEST: By: _____
MUNICIPAL MAYOR

_____ _____
MUNICIPAL CLERK Print Name

_____ day of _____, 20___

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

_____
Municipal Attorney

FIRST AMENDMENT
TO INTERLOCAL AGREEMENT FOR
SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA

COUNTY

ATTEST:

By: _____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____
Mayor

____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By_____
Attorney's Name (Date)
Senior Assistant County Attorney

By_____
Attorney's Name (Date)
Deputy County Attorney

FIRST AMENDMENT
TO INTERLOCAL AGREEMENT FOR
SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA

JOINDER BY AUTHORITY

By affirmative vote of the Governing Board of the Authority, signing by and through its Chair or Vice-Chair, the Authority hereby joins in this Facilities Amendment and further agrees to be bound by all terms, conditions, and obligations stated herein that apply to the Authority.

Signed: _____

Print Name: _____

Title: _____

Date: _____

Summary Sheet

Agenda Item: 30.

Meeting Date: June 17, 2026

Subject: JIC Truck (Brad Mock)

Requested Action:

Request to award the purchase of one (1) JIC equipment truck to **Daimler Trucks North America, LLC** of Portland, Oregon through their authorized dealer, Trans-west d/b/a Transwest Truck Trailer RV of Brighton, Colorado via Sourcewell Contract No. 032824-DAI in an amount not to exceed $510,277. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.

Funding Source: Receiving Grant to Expend.

Strategic Goal: A Family-Friendly Community.

(REQUEST TO AWARD, AUTHORIZE)

Funding Source: Receiving Grant to Expend

Term Or Effective Date: June 17, 2026 through project completion.

Placement: Policy Formation and Direction

Attachments: Summary Sheet
#1 â€“ Federal Contract Provisions

Background / Description:

The City of Coral Springs Police Department has a need to replace their current Joint Information Center (JIC) equipment truck. The proposed Joint Information Center (JIC) Equipment Truck will replace a regional communications asset that was taken out of service in 2022 due to age and operational limitations. The replacement vehicle is being acquired through the Urban Area Security Initiative (UASI) and represents a regional homeland security investment designed to strengthen emergency communications and coordination capabilities throughout South Florida.

Upon delivery, the City will be fully reimbursed through UASI grant funding, resulting in no long-term financial impact to the City. As the designated host agency, the City of Coral Springs will maintain and operate the asset on behalf of the region.

The JIC Equipment Truck will serve as the South Florida Region's Joint Information Center and will be deployed during large-scale planned events, major incidents, disasters, and emergency activations. The vehicle will provide a mobile platform for public information operations, media coordination, executive briefings, interagency communications, and incident management support. By enhancing the region's ability to coordinate messaging and information sharing during critical events, the asset supports both local and regional emergency preparedness, response, and recovery efforts.

Staff conducted extensive market research and outreach to four qualified specialty vehicle manufacturers to identify a solution capable of meeting the project's operational requirements, delivery schedule, and budgetary constraints. Each vendor was evaluated based on its ability to provide a turnkey Joint Information Center (JIC) platform within the required grant performance period and available funding.

Several nationally recognized manufacturers, including Newmar and Emergency Vehicles, Inc., advised that they could not meet the project delivery timeline necessary to ensure grant reimbursement. Additionally, the proposals received from these vendors substantially exceeded the approved project budget of $510,277, making them financially infeasible for consideration.

Following a comprehensive review of available options, Daimler Trucks North America, through its authorized dealer Transwest Truck Trailer RV and utilizing the Sourcewell cooperative purchasing contract, was determined to be the only vendor capable of providing the required vehicle platform within the established budget and schedule while meeting the operational needs of the South Florida Regional Joint Information Center program.

Emergency Management and the Purchasing Division staff recommend awarding the purchase of one (1) JIC equipment truck to Daimler Trucks North America, LLC of Portland, Oregon through their authorized dealer, Trans-west d/b/a Transwest Truck Trailer RV of Brighton, Colorado via Sourcewell Contract No. 032824-DAI in an amount not to exceed $510,277. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.

Presenting: Brad Mock

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT: JIC Truck (Brad Mock)

PLACEMENT: Policy

REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES) Request to award the purchase of one (1) JIC equipment truck to **Daimler Trucks North America, LLC** of Portland, Oregon through their authorized dealer, Trans-west d/b/a Transwest Truck Trailer RV of Brighton, Colorado via Sourcewell Contract No. 032824-DAI in an amount not to exceed $510,277. Request to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.
Funding Source: Receiving Grant to Expend.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO AWARD, AUTHORIZE)

ATTACHMENTS: #1 – Federal Contract Provisions

BACKGROUND/DESCRIPTON:

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FEDERAL REQUIRED CONTRACT PROVISIONS

For purposes of this Addendum, the terms "Contractor" or "contractor" refer to the vendor that is a party to the attached contract or Purchase Order, Summit Bodyworks. The term "City" refers to the City of Coral Springs, Florida. The terms "Contract" and "Agreement," whether or not capitalized, mean the attached contract or Purchase Order as executed between, or issued and accepted by, respectively, Contractor and the City of which this Addendum is a part.

NOW, THEREFORE in consideration of the promises and the mutual covenants herein contained, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree the following provisions are hereby incorporated into the Contract:

I. TERMINATION FOR CONVENIENCE

This Contract may be terminated, in whole or in part, without cause, by either party upon 30 calendar days' prior written notice to the other party. Upon such termination, the Contractor waives any claims for damages from the termination without cause including, without limitation, any and all consequential claims, and as the sole right and remedy of the Contractor, the City shall compensate the Contractor for all authorized work satisfactorily and responsibly completed through the termination date. In the event of termination by the Contractor without cause, the following shall apply, as applicable: (1) all bonds shall remain fully in force to insure the City's ability to construct the project for the Contract amount; (2) the City shall have the right to, at its option, solicit bids for the completion of the unfinished portion of the work, or to negotiate with the number two bidder under the original bid; and (3) the Contractor and his surety shall be jointly and severally responsible for all costs over the original Contract amount incurred by the City in completion of the project, in addition to liquidated damages, construction costs, such costs may include engineering, advertising, and administrative expenses incurred with the solicitations of bids for the completion of the unfinished portion of the work. In the event of termination without cause by either party, the obligations of the Contractor and his surety with respect to the warranty and maintenance shall remain in full force and effect for the portion of the work completed by the Contractor and shall not expire until the expiration of the prescribed time period measured from the final acceptance of the project in its entirety. These clauses shall survive the termination of this Contract.

II. TERMINATION FOR CAUSE

The City reserves the right to terminate this Contract immediately, in whole or in part, at its sole discretion, for the following reasons:

A. Lack of funding. Lack of, or reduction in, funding or resources in which instance, the City shall provide the Contractor ten days' written notice of such termination or lack of funds;

B. Non-Performance. The Contractor's non-performance of the specifications of this Contract or non-compliance with the terms of this Contract shall be a basis for termination of the Contract by the City. Termination, in whole or in part under this Section may be made at the City's

option and without prejudice to any other remedy to which the City may be entitled to at law or in equity, or elsewhere under this Contract, by giving 30 days' written notice, with the understanding that all services being performed under this Contract shall cease upon the date specified in such notice. The City shall not pay for work, equipment, services or supplies that are unsatisfactory or unauthorized provided that "unsatisfactory" materials are in noncompliance with the terms herein.

At the City's sole discretion and with written notice by the City, the Contractor may be given a reasonable opportunity prior to termination to correct any deficiency in the work or services performed under this Contract. The City will consider a reasonable time to be 30 calendar days to cure any problems and/or deficiencies with the Contractor's performance, such problems and/or deficiencies being determined by the City. Nothing herein, however, shall be construed as negating the basis for termination for nonperformance or shall in no way limit or waive the City's right to terminate this Contract under any other provisions herein.

C. The Contractor's improper, misuse or inept performance of services under this Contract;

D. The Contractor's failure to comply with the terms and provisions of this Contract;

E. The Contractor's submission of invoices, data, statements and/or reports that are incorrect, incomplete and/or false in any way;

F. In the City's sole discretion, if termination is necessary to protect the health and safety of residents;

G. If the Contractor becomes or is declared insolvent or bankrupt, or is the subject of any proceedings relating to its liquidation or insolvency or for the appointment of a receiver or similar officer for it, has a receiver of its assets or property appointed or makes an assignment for the benefit of all or substantially all of its creditors, institutes or causes to be instituted any proceeding in bankruptcy or reorganization or rearrangement of its affairs, enters into an agreement for the composition, extension, or adjustment of all or substantially all of its obligations, or has a material change in its key employees; and/or

H. The Contractor's inability to perform under this Contract due to judicial order, injunction or any other court proceeding.

In the event of termination, the City may take possession of the premises and all materials, tools, and appliances, thereon and finish the work by whatever method it may deem expedient. In such cases, the Contractor shall only be entitled to receive payment for work satisfactorily completed prior to the termination date, subject to any setoffs due the City in completing the Project and for reimbursement of damages incurred. The City may take possession of and use any materials, plant, tools, equipment, and property of any kind furnished by Contractor to complete the work. If the expense incurred by the City to finish the work exceeds the unpaid balance on this Contract, the Contractor shall pay the difference to the City. The expense incurred by the City as herein provided, and the damage incurred through the Contractor's default, shall be certified by the City's Project Manager. The Contractor shall be responsible for both liquidated damages

attributable to delay and for excess completion costs. The liability of the Contractor and its surety or sureties for such damages and costs is joint and several. The obligations of the Contractor and his surety with respect to the warranty and maintenance shall remain in full force and effect for the portion of the Work completed by the Contractor and shall not expire until the expiration of the prescribed time period measured from the final acceptance of the project in its entirety. These clauses shall survive the termination of this Contract. If the City makes a determination pursuant to this Contract to hold the Contractor in default and terminate the Contract for cause and it is subsequently determined that any such determination was improper, unwarranted, or wrongful, then any such termination shall be deemed for all purposes as a termination for convenience. The Contractor agrees that it shall be entitled to no damages, allowances or expenses of any kind other than as provided in this Contract in connection with such termination, and does expressly waive, in the event of termination, any and all claims for consequential damages, loss of bonding capacity, destruction of business, unabsorbed home office overhead, lost profit and the like.

III. CHANGES

Any changes to the scope of work, price, or schedule shall be made in writing and signed by an authorized representative of each party.

IV. REMEDIES

If any work performed by the Contractor fails to meet the requirements of the Contract, any other applicable standards, codes or laws, or otherwise breaches the Contract, the City may in its sole discretion:

(i) elect to have the Contractor re-perform or cause to be re-performed at Contractor's sole expense, any of the work which failed to meet the requirements of the Contract;

(ii) hire another contractor to perform the work and deduct any additional costs incurred by the City as a result of substituting contractors from any amounts due to Contractor; or

(iii) pursue and obtain any and all other available legal or equitable remedies.

This Section shall in no way be interpreted to limit the City's right to pursue and obtain any and all other available legal or equitable remedies against Contractor.

V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

[APPLICABLE IF THE CONTRACT INVOLVES MECHANICS OR LABORERS; CONTRACTOR SHALL COMPLY WITH 40 U.S.C. § 3702 AND 40 U.S.C. § 3704, AS SUPPLEMENTED BY THE DEPARTMENT OF LABOR REGULATIONS]

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed

on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of $27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.

(3) Withholding for unpaid wages and liquidated damages. The City shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

VI. EQUAL EMPLOYMENT OPPORTUNITY

[APPLICABLE IF THE CONTRACT IS FOR A FEDERALLY ASSISTED CONSTRUCTION CONTRACT AS DEFINED HEREIN]

Federally Assisted Construction Contract. The regulation at 41 C.F.R. § 60-1.3 defines a "federally assisted construction contract" as any agreement or modification thereof between any applicant and a person for construction work which is paid for in whole or in part with funds obtained from the Government or borrowed on the credit of the Government pursuant to any Federal program involving a grant, contract, loan, insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, or any application or modification thereof approved by the Government for a grant, contract, loan, insurance, or guarantee under which the applicant itself participates in the construction work.

Construction Work. The regulation at 41 C.F.R. § 60-1.3 defines "construction work" as the construction, rehabilitation, alteration, conversion, extension, demolition or repair of buildings,

highways, or other changes or improvements to real property, including facilities providing utility services. The term also includes the supervision, inspection, and other onsite functions incidental to the actual construction.

If applicable, during the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering

agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The City (the "applicant") further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* that if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the

failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

VII. COMPLIANCE WITH DAVIS-BACON ACT

[WHERE APPLICABLE, REQUIRED FOR ALL PRIME CONSTRUCTION CONTRACTS IN EXCESS OF $2,000; NOT APPLICABLE TO THE FEMA PUBLIC ASSISTANCE PROGRAM]

(1) All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable.

(2) Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.

(3) Additionally, contractors are required to pay wages not less than once a week.

VIII. COPELAND "ANTI-KICKBACK" ACT

[WHERE APPLICABLE, REQUIRED FOR ALL CONTRACTS FOR CONSTRUCTION OR REPAIR WORK ABOVE $2,000 IN SITUATIONS WHERE THE DAVIS-BACON ACT ALSO APPLIES; NOT APPLICABLE TO THE FEMA PUBLIC ASSISTANCE PROGRAM]

(1) Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

(2) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA, or other applicable federal agency, may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

(3) Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

IX. COMPLIANCE WITH CLEAN AIR AND CLEAN WATER ACT

[APPLICABLE IF THE CONTRACT IS IN EXCESS OF $150,000]

CLEAN AIR ACT

(1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(2) The Contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Florida Division of Emergency Management, the Federal Emergency Management Agency, or other applicable federal agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The Contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with federal assistance provided by FEMA or other applicable federal agency.

FEDERAL WATER POLLUTION CONTROL ACT

(1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251 et seq.

(2) The Contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Florida Division of Emergency Management, the Federal Emergency Management Agency, or other applicable federal agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The Contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with federal assistance provided by FEMA or other applicable federal agency.

X. SUSPENSION AND DEBARMENT

Federal regulations restrict the City from contracting with parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs and activities, where the contract is funded in whole or in part with federal funds. Accordingly, a contract or subcontract must not be made with any parties listed on the SAM Exclusions list. SAM Exclusions is the list maintained by the General Services Administration that contains the name of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under certain statutory or regulatory authority. The Contractor can verify its status and the status of its principals, affiliates, and subcontractors at www.SAM.gov.

(1) This Contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the Contractor is required to verify that none of the Contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The Contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) A signed certification regarding debarment, suspension, and other responsibility matters is attached hereto as Exhibit A. This certification is a material representation of fact relied

upon by the City. If it is later determined that the Contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Florida Division of Emergency Management and the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

XI. BYRD ANTI-LOBBYING AMENDMENT

Contractors who apply or bid for an award of $100,000 or more shall file the required certification found at APPENDIX A, 44 C.F.R. PART 18 and attached hereto as Exhibit B. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

XII. PROCUREMENT OF RECOVERED MATERIALS

(1) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired –

a. Competitively within a timeframe providing for compliance with the contract performance schedule;
b. Meeting contract performance requirements; or
c. At a reasonable price.

(2) Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensiveprocurement-guideline-cpg-program.

(3) The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

XIII. ACCESS TO RECORDS

The following access to records requirements apply to this Contract:

A. The Contractor agrees to provide the City, the State of Florida, the FEMA Administrator, or other applicable federal agency, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this Contract for the purposes of making audits, examinations, excerpts, and transcriptions.

B. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

C. The Contractor agrees to provide the FEMA Administrator or his authorized representatives, or other applicable federal agency, access to construction or other work sites pertaining to the work being completed under the Contract.

D. In compliance with the Disaster Recovery Act of 2018, the City and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator, or other applicable federal agency, or the Comptroller General of the United States.

XIV. DHS SEAL, LOGO AND FLAGS

The Contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA or other applicable federal agency pre-approval.

XV. COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

This is an acknowledgement that FEMA financial assistance may be used to fund the Contract only. The Contractor will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

XVI. NO OBLIGATION BY FEDERAL GOVERNMENT

The Federal Government is not a party to this Contract and is not subject to any obligations or liabilities to the City, the Contractor, or any other party pertaining to any matter resulting from the Contract.

XVII. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this Contract.

XVIII. CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

If the Contractor intends to subcontract any portion of the work covered by this Contract, the Contractor must take all necessary affirmative steps to assure that small and minority businesses, women's business enterprises and labor surplus area firms are solicited and used when possible.

A list of labor surplus areas is available from the Department of Labor at https://www.doleta.gov/programs/lsa.cfm. Affirmative steps must include:

(1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

(2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

(3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;

(4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and

(5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

CITY OF CORAL SPRINGS, FLORIDA

By: _____

Title: _____

Date: _____

SUMMIT BODYWORKS

By: Meredith Lyons
Meredith Lyons (May 26, 2026 12:37:22 MDT)

Title: CEO

Date: May 26, 2026

EXHIBIT A

CERTIFICATION REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the CONTRACTOR (referred to herein as the "prospective lower tier participant") is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.

4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from covered transactions, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Non-procurement Programs.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AN VOLUNTARY EXCLUSION—LOWER TIER COVERED TRANSACTIONS

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

SUMMIT BODYWORKS

Meredith Lyons

Name

CEO

Title

Meredith Lyons

Meredith Lyons (May 26, 2026 12:37:22 MDT)

Signature

May 26, 2026

Date

EXHIBIT B

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

(To be submitted with each bid or offer exceeding $100,000)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, Summit Bodyworks, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

SUMMIT BODYWORKS

Meredith Lyons
Meredith Lyons (May 26, 2026 12:37:22 MDT)
Signature

Meredith Lyons
Printed Name

CEO
Title

May 26, 2026
Date

Federal Contract Provisions - City of Coral Springs

Final Audit Report 2026-05-26

Created:	2026-05-19
By:	Ryan Hinsz (rhinsz@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIEdoF7NfBLY9iFZwIU5FqpWxlnhZ0KE5

"Federal Contract Provisions - City of Coral Springs" History

Document created by Ryan Hinsz (rhinsz@coralsprings.gov)
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Document emailed to Meredith Lyons (mlyons@summitbodyworks.com) for signature
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Document e-signed by Meredith Lyons (mlyons@summitbodyworks.com)
Signature Date: 2026-05-26 - 6:37:22 PM GMT - Time Source: server- IP address: 4.19.189.110 - Signature Appearance Selected: TYPE

Agreement completed.
2026-05-26 - 6:37:22 PM GMT

Summary Sheet

Agenda Item: 31.

Meeting Date: June 17, 2026

Subject: Reappointments, Nuisance Abatement Board (Brad Mock)

Requested Action: (A) Request to consider reappointment of Clyde Parry to the Nuisance Abatement Board.
(REQUEST TO REAPPOINT)
(B) Request to consider reappointment Robert Kostick to the Nuisance Abatement Board.
(REQUEST TO REAPPOINT)

Placement: Policy Formation and Direction

Attachments: #1 - Parry, Clyde
#2 - Kostick, Robert

Background / Description: The Nuisance Abatement Board is an administrative board authorized to hear complaints and render decisions regarding the abatement of nuisances as authorized in Section 893.138 of Florida State Statutes. Nuisance properties are any place or premise that has had occasions of controlled substance violations, criminal gang activity, dealing in stolen property, or prostitution. If the board finds and declares a property to be a public nuisance, an order may be entered to require the owner to adopt procedures to abate the nuisance. An order can also prohibit the maintaining, operating, and conduct of business at the nuisance property, as well as impose fines.

The City Commission is being requested to consider the reappointments of Clyde Parry and Robert Kostick to the Nuisance Abatement Board. The terms of office for these reappointments will begin July 1, 2026 and conclude June 30, 2029.

#1 – Parry, Clyde*
Currently serves on the Nuisance Abatement Board
Video: Not required

#2 – Kostick, Robert*
Currently serves on the Nuisance Abatement Board
Video: Not required

* Indicates applicant is an incumbent seeking reappointment.

Boards, Committees and Groups Application Form

Profile

Are you 18 years of age or older?

(•) Yes ( ) No

Clyde — First Name
H — Middle Initial
Parry — Last Name

[redacted] — Email Address

[redacted] — Home Address
Suite or Apt

[redacted] — City
[redacted] — State
[redacted] — Postal Code

[redacted] — Primary Phone
Alternate Phone

Retired police officer — Occupation

Which Boards would you like to apply for?

Nuisance Abatement Board: Submitted

Which seat would you like to apply for? *

☑ Citizen who resides in the City of Coral Springs

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

29 years

Length of Time as a Business Person in Coral Springs

N/A

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:

none

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

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)

Clyde H. Parry

Date

5/5/26

Boards, Committees and Groups Application Form

Profile

Are you 18 years of age or older?

(•) Yes ( ) No

Robert (First Name) V (Middle Initial) Kostick (Last Name)

[redacted] (Email Address)

[redacted] (Home Address) [redacted] (Suite or Apt)

[redacted] (City) [redacted] (State) [redacted] (Postal Code)

[redacted] (Primary Phone) [redacted] (Alternate Phone)

security coordinator for C.S. Center for the Arts [part time] (Occupation)

Which Boards would you like to apply for?

Nuisance Abatement Board: Submitted

Which seat would you like to apply for? *

☑ Citizen who resides in the City of Coral Springs

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

46 years

Length of Time as a Business Person in Coral Springs

N/A

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

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

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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)

Robert V Kostick

Date

10/10/2023