

**PLANNING AND ZONING BOARD MEETING
CITY OF CORAL SPRINGS
6:30 P.M.
MONDAY, JUNE 8, 2026**

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Appointment of the Chair and Vice Chair**
- 4. Minutes of Meeting on May 11, 2026**
- 5. Announcements/Communications**
- 6. Citizens Comments and Questions**
- 7. Board Members Requests**
- 8. Public Hearings**

ZR26-0001 Petition of the City of Coral Springs to rezone 58.31 +/- acres of certain properties within the City's Community Redevelopment Area/Local Activity Center located west of Coral Hills Drive and south of NW 31st Court from Community Business (B-2), Medium Density Multiple Family (RM-20), and Medical Center (MC) to Downtown Mixed Use (DT-MU) Zoning District.

LDA26-0003 Petition of the City of Coral Springs amending Section 250105 (Definitions) and various sections within Article XVII Downtown Mixed-Use (DT-MU) Zoning District of the Land Development Code related to definitions, development standards, and other requirements for development and redevelopment projects within the City's Community Redevelopment Area/Local Activity Center.

- 9. New Business**
- 10. Old Business**
- 11. Report of the Chair**
- 12. Report of the City Attorney**
- 13. Adjournment**

This meeting is open to the public and the public is invited to attend. Should there be any questions, please call (954) 344-1160.

IF A PERSON DECIDES TO APPEAL ANY DECISIONS MADE BY THE PLANNING AND ZONING BOARD WITH RESPECT TO ANY OF THESE MATTERS, HE OR SHE MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE. THE RECORD SHALL 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.

***** STAY INFORMED *****

Stay up to date by visiting the city's website at coralsprings.gov, following **social media platforms**, and **texting the keyword CORALSPRINGS** (one word) to 888-777 for important updates.

Social Media Platforms:

- Like us on Facebook @CityofCoralSprings
- Follow us on Instagram @CoralSpringsFL
- Follow us on YouTube @CityofCoralSprings

Subscribe to eNews:

Subscribe to the city's e-newsletter to receive timely information! To subscribe visit: CoralSprings.gov/enews

Stay Connected:

Text the keyword **CORALSPRINGS** (one word) to 888-777 to receive city updates to your phone.

The Commission holds regular office hours monthly. If you would like to schedule an appointment with any of your City Officials, please call [954-344-5911](tel:954-344-5911).

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

Vice Mayor Nancy Metayer

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

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

Commissioner Joseph McHugh: Connect on Facebook or Instagram using: @CSCommissioner5. To contact Commissioner McHugh by phone, call 954-740-1165 (mobile) or by email at jmchugh@coralsprings.gov.

**PLANNING AND ZONING BOARD
OF THE CITY OF CORAL SPRINGS
REGULAR MEETING**

May 11, 2026
6:30 PM

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

Draft Minutes

1. Call to Order/Roll Call

The meeting was called to order at 6:35 p.m.

Board Member	Position	Attendance
Ian Schwartz	Chair	Present
Jose "Joe" E. Morera	Vice Chair	Present
Donald Campbell	Member	Absent
LaurieAnne Minoff	Member	Absent
Melissa B. Donnahoe	Member	Present
<i>A quorum was met.</i>		

City staff also in attendance: Senior Deputy City Attorney Sherry Whitacre, Director Tina Jou, Assistant Director of Development Services George Soberon, Planning Manager Jenna Lane, Tracey-Ann Anthony, and City Clerk Georgia Elliott.

2. Pledge of Allegiance

The pledge of allegiance was led by Chair Schwartz.

3. Board Member Swearing-In

Newly reappointed board members Ian Schwartz and Melissa Donnahoe were sworn in by City Clerk Elliott.

4. Appointment of the Chair and Vice Chair

This item was deferred to the board's next regular meeting.

5. Minutes of Meeting on April 13, 2026

ACTION:

- Vice Chair Morera moved to approve the minutes of April 13, 2026, as written.
- Board Member Donnahoe seconded the motion.
- **Motion passed, 3-0.**

6. Announcements / Communications – None.

7. Citizen Comments and Questions:

Robert Fogel addressed the board regarding property taxes and the planting of deciduous trees for city beautification. Board Member Donnahoe responded to the comments concerning property taxes.

8. Board Members Request – None.

9. Public Hearing:

CDBG Proposed Community Development Block Grant (CDBG) FY2026-2027 Annual Action Plan

- Jenna Lane explained the item.
- Tracey-Ann Anthony gave a staff presentation.
- Staff fielded questions from the Board.
- The public hearing was opened. With no public comment, the public hearing was closed.
- Board discussion ensued.

ACTION:

- Board Member Donnahoe moved to:

FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COMMISSION FOR PUBLIC HEARING ON JUNE 17, 2026.

- Vice Chair Morera seconded the motion.
- **Motion passed, 3-0.**

10. New Business:

Planning Manager Lane stated that next month's meeting will include a Downtown Mixed-Use (DTMU) land development code amendment.

11. Old Business – None.

12. Report of the Chair – None.

13. Report of the City Attorney – None.

Board Member Morera requested that staff presentations be displayed on the dais computers. Director Jou stated that the request would be revisited with the City's Information Technology Department.

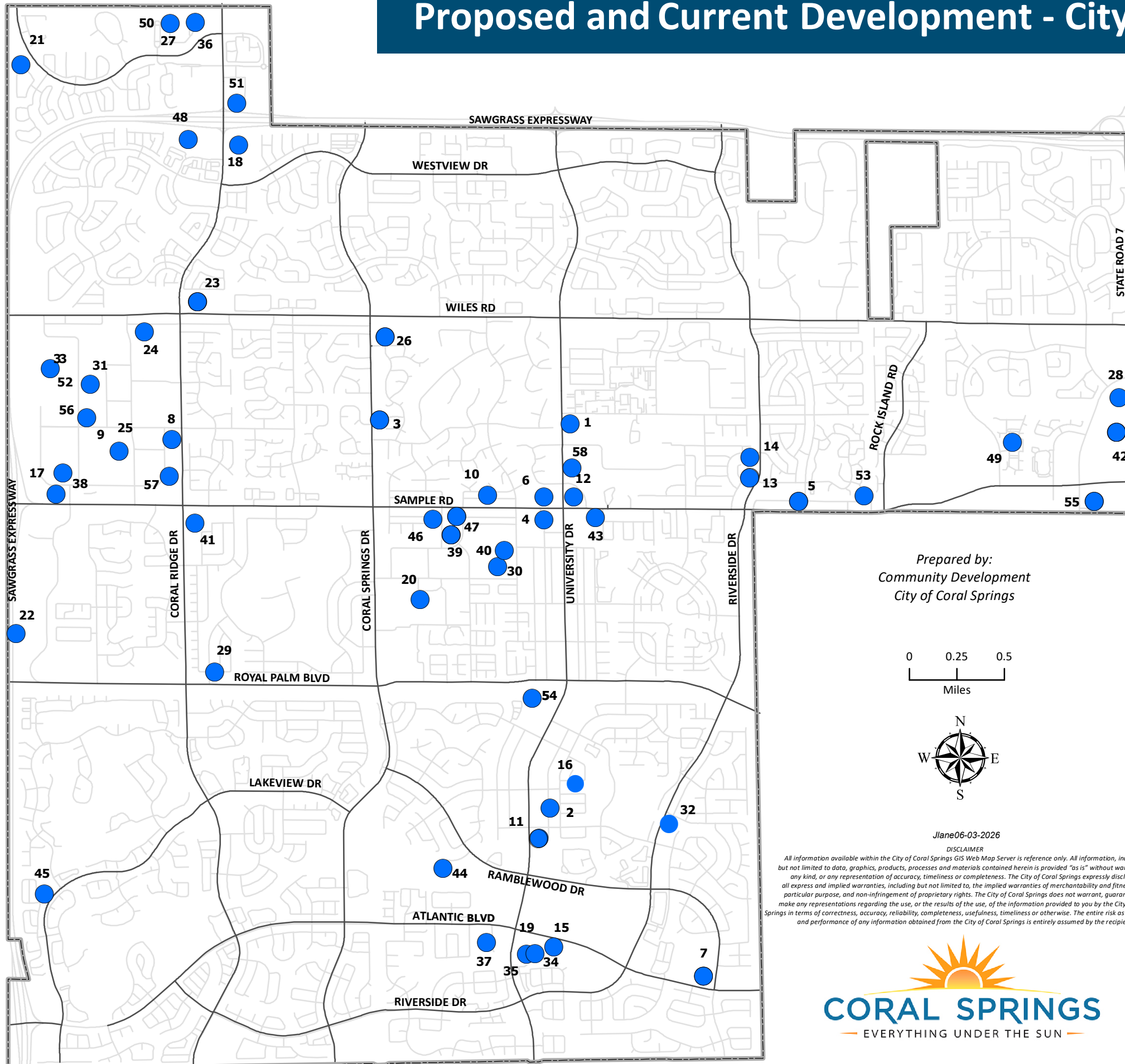
14. Adjournment

The meeting was adjourned at 7:23 p.m.

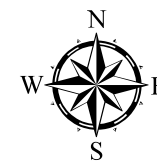
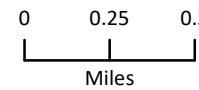
Submitted by Georgia Elliott

Date approved:

Proposed and Current Development - City of Coral Springs (June 2026)



Prepared by:
Community Development
City of Coral Springs



Jlane06-03-2026

DISCLAIMER

All information available within the City of Coral Springs GIS Web Map Server is reference only. All information, including but not limited to data, graphics, products, processes and materials contained herein is provided "as is" without warranty of any kind, or any representation of accuracy, timeliness or completeness. The City of Coral Springs expressly disclaims all express and implied warranties, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, and non-infringement of proprietary rights. The City of Coral Springs does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of Coral Springs in terms of correctness, accuracy, reliability, completeness, usefulness, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of Coral Springs is entirely assumed by the recipient.



Map ID	PROJECT NAME
1	BAIS CHAYA DORMITORY
2	LOGAR VILLAGE
3	MARANATHA CHURCH
4	CORNERSTONE DOWNTOWN
5	CHEVRON GAS STATION IMPROVEMENTS
6	CITY VILLAGE (PHASE 1)
7	KIWANIS PARK AND COMMUNITY CENTER
8	DECORAL REVISION
9	OSPREY WAREHOUSES
10	CAPRI ISLES TOWNHOMES
11	CHICK-FIL-A DRIVE-THRU AND SITE MODIFICATIONS
12	DOWNTOWN CORAL SPRINGS (Northeast Corner of Sample Rd & University Dr)
13	HABITAT FOR HUMANITY (SOUTH)
14	HABITAT FOR HUMANITY (NORTH)
15	NISSAN CUSTOMER LOUNGE EXPANSION & SERVICE BUILDING
16	TOLEDO TOWNHOMES
17	SENTRY SELF STORAGE EXPANSION STORAGE BUILDING ADDITION
18	CHAI CENTER ADDITION
19	KIA SERVICE BUILDING
20	MULLINS PARK MAINTENANCE FACILITY
21	HERON BAY PICKLEBALL & TENNIS COURTS
22	EVERGLADES LOOKOUT
23	COSTCO GAS STATION EXPANSION
24	SAWGRASS EAST BUILDING 6 ADDITION
25	OSPREY BUILDING 2 IMPROVEMENTS
26	CORAL SPRINGS MIDDLE SCHOOL FIRE LINE
27	NORTH SPRINGS PRESERVE WELCOME CENTER
28	VET DENTAL CLINIC
29	ROYAL PALM APARTMENTS
30	BROWARD HEALTH PARKING LOT
31	WESTSIDE COMPLEX K-9 BUILDING
32	ST. MARY & ST. MARTIN'S CHURCH EXPANSION
33	PEPSI-CO PARKING LOT MODIFICATION
34	KIA MINOR MODIFICATION
35	NISSAN MINOR MODIFICATION
36	LIFE TIME
37	ATHLETICA EV CHARGING STATIONS
38	CREB COMPOUNDING FACILITY
39	MESIVTA CAMPUS
40	BROWARD HEALTH CEP EXPANSION
41	PUBLIX PARKING LOT IMPROVEMENTS
42	WALMART EV CHARGING STATIONS
43	CHARTER SCHOOL PARKING LOT IMPROVEMENT
44	CSID CELL TOWER
45	EAGLE TRACE PICKLEBALL COURTS
46	BROWARD HEALTH MEDICAL OFFICE BUILDING
47	CORAL SPRINGS MONTESSORI
48	PARKRIDGE DRIVEWAY ADDITION
49	THE GROVE EV CHARGERS
50	NSID PRESERVE PARKING
51	WALMART #2963 EV CHARGERS
52	PEPSI-CO FENCE MODIFICATION
53	WAWA EV CHARGERS
54	UNIVERSITY PALMS SQUARE EV CHARGERS
55	FIFTH THIRD BANK AT CORAL LANDINGS III
56	JCI PARKING LOT MODIFICATION
57	PARK RIDGE BUSINESS CENTER ADA STRIPING
58	TUNNEL TO TOWERS VETERANS' VILLAGE

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

#	PROJECT NAME	PROJECT #	STATUS *	LOCATION
1	<u>BAIS CHAYA DORMITORY</u> Project Contact: Chabad Lubavitch Community Center, Inc. Phone: (954) 520-3844	1-DRC-14	UC	3935 UNIVERSITY DRIVE Legal: Parcel A, Broken Woods Village & a Portion of Tract 24, Section 15, Township 48 South, Florida Fruit Land Company Subdivision No.2 Folio: 484115100030
2	<u>LOGAR VILLAGE</u> Project Contact: Robert McIntire Phone: (954) 748-5661	DRC17-0019	C	1521-1571 NW 94TH AVENUE Legal: Lots 18, 29, & 20, Coral Springs University Drive Sub Addition No. 1 Folio: 484128011750, 484128011760, 484128011770
3	<u>MARANATHA CHURCH</u> Project Contact: Luisa F. Moreno Phone: (614) 282-6466	DRCM18-0025 DRCM25-0014	UC	3901 CORAL SPRINGS DRIVE Legal: Lot 7 & 8, Block H, Deer Run Springs Folio: 484116091840
4	<u>CORNERSTONE DOWNTOWN</u> Project Contact: Scott Backman Phone: (954) 815-1513	DRC18-0007 DRC21-0007	C	3300 UNIVERSITY DRIVE Legal: Parcels A, B, & C, Cornerstone Downtown Coral Springs Folio: 484121010017, 484121010021
5	<u>CHEVRON GAS STATION IMPROVEMENTS</u> Project Contact: Boris Belfer Phone: (954) 593-9021	DRC21-0002	P	7801 WEST SAMPLE ROAD Legal: Parcel Y, Coral Springs Sample Road Commercial Folio: 484114030220
6	<u>CITY VILLAGE (PHASE 1)</u> Project Contact: Matt Scott, Esq. Greenspoon Marder LLP Phone: (954) 333-4372	DRC24-0002	APP	9301 WEST SAMPLE ROAD Folio: 484116100320, 484116100010, 484116100020, 484116100040, 484116100060, 484116100080, 484116100110, 484116100120, 484116100150, 484116100170, 484116100190, 484116100210, 484116100220, 484116100230, 484116100240, 484116100300, 484116100322, 484116100310, 484116100330, 484116170020, 484116170010
7	<u>KIWANIS PARK AND COMMUNITY CENTER</u> Project Contact: Jayson Hall Phone: (954) 792-8525	DRCM21-0013	C	520 RAMBLEWOOD DRIVE Legal: Portion of Parcel D, Ramblewood South Folio: 484127036213
8	<u>DECORAL REVISION</u> Project Contact: Enrico Piva Phone: (954) 682-6553	DRCM24-0008	UC	3800 CORAL RIDGE DRIVE Legal: Parcel A, Greater Coral Springs Research & Development Park Folio: 484118010010

* P = PROPOSED; APP = APPROVED; UC = UNDER CONSTRUCTION, C = COMPLETE

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

9	<u>OSPREY WAREHOUSES</u> Project Contact: Michael Carr Phone: (954) 320-2120	DRC22-0003	C	12000-12100 NW 39 STREET Legal: Parcel O, Greater Coral Springs Research & Development Park Folio: 484118010141
10	<u>CAPRI ISLES TOWNHOMES</u> Project Contact: Dr. Haytham Mahmoud, PE Phone: (239) 405-5159	DRC22-0004	P	9630 NW 35 STREET Legal: Townhomes of Capri Isles Condo Folio: 484116BJ0070 - 484116BJ0120
11	<u>CHICK-FIL-A DRIVE-THRU AND SITE MODIFICATIONS</u> Project Contact: Nicole Cianchetti Phone: (407) 701-0961	DRC22-0005	C	1341 UNIVERSITY DRIVE Legal: Parcel L, Ramblewood South Folio: 484127036290
12	<u>DOWNTOWN CORAL SPRINGS (NORTHEAST CORNER OF SAMPLE AND UNIVERSITY)</u> Project Contact: Julian Bobilev Phone: (954) 527-2485	DRC22-0006	APP	3451 UNIVERSITY DRIVE Legal: Portion of Parcel A, Coral Springs Village Green Folio: 484115032123
13	<u>HABITAT FOR HUMANITY (SOUTH)</u> Project Contact: Michael Cartossa Phone: (954) 788-3400	DRC22-0007	C	3634 3650 RIVERSIDE DRIVE Legal: Lots 7, 8, & 9, Block Y, Coral Springs Sub No. 1 Folio: 484114015500
14	<u>HABITAT FOR HUMANITY (NORTH)</u> Project Contact: Michael Cartossa Phone: (954) 788-3400	DRC22-0008	C	3710 3734 RIVERSIDE DRIVE Legal: Lots 1, 2, & 3, Block Y, Coral Springs Sub No. 1 Folio: 484114015440, 484114015450, 484114015460
15	<u>NISSAN CUSTOMER LOUNGE EXPANSION & SERVICE BUILDING</u> Project Contact: Marc Ferrara Phone: (954) 801-0787	DRCM23-0005 DRC23-0006	C C	9350 W ATLANTIC BLVD Legal: Parcel S, Shadow Wood Shadow Wood 80-38 B Folio: 484134026021
16	<u>TOLEDO TOWNHOMES</u> Project Contact: Robert McIntire, RAM Design Phone: (954) 747-0988	DRC23-0001	P	1601 & 1581 NW 94th AVE Legal: Lots 16 & 17, Block J, Coral Springs University Drive Sub Addition No. 1 Folio: 484128011730, 484128011740
17	<u>SENTRY SELF STORAGE EXPANSION STORAGE BUILDING ADDITION</u> Project Contact: Christina Belinki Phone: (561) 405-3323	DRC23-0003	UC	12375 W SAMPLE ROAD Legal: Lots 10 & 11, Block A, Greater Coral Springs Research & Development Park Addition Folio: 484118020100

* P = PROPOSED; APP = APPROVED; UC = UNDER CONSTRUCTION, C = COMPLETE

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

18	<u>CHAI CENTER ADDITION</u> Project Contact: Rabbi Tzvi Bronstein Phone: (954) 798-6023	DRCM23-0011	UC	5761 CORAL RIDGE DRIVE Legal: Portion of Parcel F, Wyndham Heights Folio: 484108120061
19	<u>KIA SERVICE BUILDING</u> Project Contact: Marc Ferrara Phone: (954) 801-0787	DRC23-0005	UC	9330 W ATLANTIC BLVD Legal: Portion of Parcel S, Shadow Wood Folio: 484134026020
20	<u>MULLINS PARK MAINTENANCE FACILITY</u> Project Contact: Justin Ellis Phone: (954) 344-1839	DRCM23-0013	APP	2855 CORAL SPRINGS DRIVE 2501 CORAL SPRINGS DRIVE Legal: Parcel A, Coral Springs Municipal Complex 134-41 Parcel C, Coral Springs Municipal Complex Addition 144-43 Folio: 484121310010, 484121340020
21	<u>HERON BAY PICKLEBALL & TENNIS COURTS</u> Project Contact: Chris Andreoni Phone: (954) 788-3400	DRCM23-0014	C	6100 HERON BAY BLVD Legal: Parcels A, S, T, & a Portion of Parcel N, Heron Bay Four Folio: 484106040140, 484106040010
22	<u>EVERGLADES LOOKOUT</u> Project Contact: Julie Krolak Phone: (954) 344-1060	DRC23-0007	APP	2450-2560 SPORTSPLEX DRIVE Legal: Parcels D, E, F, & G, Coral Springs Regional Park Addition Folios: 484119110030, 484119110040, 484119110060, 484119110070
23	<u>COSTCO GAS EXPANSION</u> Project Contact: Margaret McCulla Phone Number: (703) 885-4001	DRC23-0008	UC	4621 CORAL RIDGE DRIVE Legal Description: Portion of Parcel A, Kensington Square Folio: 484105050010
24	<u>SAWGRASS EAST BUILDING 6 ADDITION</u> Project Contact: Scott Backman Phone Number: (954) 815-1513	DRCM23-0015	C	4300-4354 & 4360-4380 NW 120TH AVE Legal: Parcel A, Corporate Park of Coral Springs Folios: 484118150010, 484118BH0000
25	<u>OSPREY BUILDING 2 IMPROVEMENTS</u> Project Contact: Katja Whyte Phone Number: (954) 643-4138	DRCM24-0002	C	12100 NW 39TH STREET Legal Description: Parcel O, Greater Coral Springs Research & Development Park Folio: 484118010141
26	<u>CORAL SPRINGS MIDDLE SCHOOL FIRE LINE</u> Project Contact: Chad E Edwards Phone Number: (954) 739-6400	DRCM24-0003	C	10300 WILES ROAD Legal Description: Section 16, Township 48 Range 41 Folio: 484116000032

* P = PROPOSED; APP = APPROVED; UC = UNDER CONSTRUCTION, C = COMPLETE

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

27	<u>NORTH SPRINGS PRESERVE WELCOME CENTER</u> Project Contact: North Springs Improvement District Phone Number: (954) 752-0400	DRC24-0001	UC	11901 HERON BAY BLVD Legal Description: Portions of Sections 5 & 6, Township 48 South, Range 41 East, with a Portion of Section 31, Township 47 South, Range 41 East Folio: 484106000024
28	<u>VET DENTAL CLINIC</u> Project Contact: Javier Fuentes Phone Number: (954) 304-3460	DRCM24-0004	C	4101 TURTLE CREEK DRIVE Legal Description: Portion of Parcel K, Turtle Run Folio: 484113012553
29	<u>ROYAL PALM APARTMENTS</u> Project Contact: Sidney Saulter Phone Number: (305) 926-9027	DRC24-0003	APP	ROYAL PALM BLVD Legal Description: Lot 24, Block L, Coral Springs Country Club West Folio: 484120032650
30	<u>BROWARD HEALTH PARKING LOT</u> Project Contact: Martin Grinbank Phone Number: (954) 304-3460	DRCM24-0007	C	3000 CORAL HILLS DRIVE Legal Description: Portion of Lots 4, 5, & 6, and Lot 7, Coral Springs Medical Park Folio: 484121140050
31	<u>WESTSIDE COMPLEX K-9 BUILDING</u> Project Contact: Chad Maraj Phone Number: (954) 344-3463	DRCM24-0009	UC	4181 NW 121 AVE Legal Description: Parcel A, City of Coral Springs Municipal Maintenance Complex Folio: 484118110010
32	<u>ST. MARY & ST. MARTIN'S CHURCH RENOVATION</u> Project Contact: Juan Justiniano/Justin Architects, P.A. Phone: (954) 771-2724	DRCM25-0001	P	1400 RIVERSIDE DRIVE Legal: Portion of Parcel A, Ramblewood South Folio: 484127036181
33	<u>PEPSI-CO PARKING MODIFICATION</u> Project Contact: Merouane El Kaoussi Phone: (561) 571-0280	DRCM25-0001	C	4000 4030 NW 126TH AVE Legal: Parcels C-1, B-2, D-3 & D-2 Commerce Park Of Coral Springs Folio: 484118130100
34	<u>KIA MINOR MODIFICATION</u> Project Contact: Kenneth Page Phone: (954) 509-1999	DRCM25-0003	UC	9330 W ATLANTIC BLVD Legal: Portion of Parcel S, Shadow Wood Folio: 484134026020
35	<u>NISSAN MINOR MODIFICATION</u> Project Contact: Kenneth Page Phone: (954) 509-1999	DRCM25-0004	UC	9350 W ATLANTIC BLVD Legal: Portion of Parcel S, Shadow Wood Folio: 484134026021

* P = PROPOSED; APP = APPROVED; UC = UNDER CONSTRUCTION, C = COMPLETE

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

36	<u>LIFE TIME</u> Project Contact: Christina Bilenki Phone: (561) 405-3300	DRC25-0002	P	11801 HERON BAY BLVD Legal: Portion of Parcel A, Heron Bay One Folios: 484106010010, 4841060110016
37	<u>ATHLETICA EV CHARGING STATION</u> Project Contact: Sarah Honeycutt Phone: (330) 572-3508	DRCM25-0005	C	9800 W ATLANTIC BLVD Legal: Portion of Parcel F, Oak Wood Folio: 484133024687
38	<u>CRE8 COMPOUNDING FACILITY</u> Project Contact: George Nagy Phone: (561) 289-1634	DRC25-0003	P	3561 NW 126TH AVE Legal: Portion of Lot 7, Block B, Greater Coral Springs Research & Development Park Addition Folio: 484118020200
39	<u>MESIVTA CAMPUS</u> Project Contact: Rabbi Moshe Denburg Phone: (561) 289-1634	DRC25-0005	P	3251 NW 101 AVE Legal: Parcel B & Lot 3, Block E, Springs Park Folio: 484121060830
40	<u>BROWARD HEALTH CEP EXPANSION</u> Project Contact: Tony Cefali Phone: (954) 401-8031	DRCM25-0008	APP	3000 CORAL HILLS DRIVE Legal Description: Portion of Lots 4, 5, & 6, and Lot 7, Coral Springs Medical Park Folio: 484121140050
41	<u>PUBLIX PARKING LOT IMPROVEMENTS</u> Project Contact: Josh Beaulieu Phone: (954) 668-6233	DRCM25-0010	C	11600 W SAMPLE ROAD Legal: Portion of Parcel C, Coral Springs Country Club West Folio: 484120032730
42	<u>WALMART EV STATIONS</u> Project Contact: Zachary Komninos Phone: (321) 543-9247	DRCM25-0011	APP	3801 TURTLE CREEK DRIVE Legal: Site 1 & 3, Turtle Run First Addition Folio: 484113040014
43	<u>CHARTER SCHOOL PARKING LOT IMPROVEMENTS</u> Project Contact: Dorian Johnson Phone: (954) 344-1178	DRCM25-0012	C	9040 W SAMPLE ROAD Legal: Lot 1, Coral Springs Village Green Resub Folio: 484122020010
44	<u>CSID CELL TOWER</u> Project Contact: Mattaniah Jahn, P.A. Phone: (727)773-2221	DRCM25-0013	APP	10300 NW 11 MANOR Legal: Portion of Parcel G, Maplewood Folio: 484128036130
45	<u>EAGLE TRACE PICKLEBALL COURTS</u> Project Contact: Tara-Lynn Patton, AICP Phone: (561) 337-0878	DRCM25-0015	APP	980 LAKEVIEW DRIVE Legal: Portion of Parcel A. Eagle Trace First Addition Folio: 484131030010

* P = PROPOSED; APP = APPROVED; UC = UNDER CONSTRUCTION, C = COMPLETE

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

46	<u>BROWARD HEALTH OFFICE BUILDING</u> Project Contact: James Todd Duncan Phone: (407) 467-7702	DRCM25-0016	P	9600 W SAMPLE ROAD Legal: Lots 24,25, & 28, Block B, Coral Springs City Center Commercial Section 2 Folio: 484121040240
47	<u>CORAL SPRINGS MONTESSORI</u> Project Contact: Radhika Agrawal Phone: (954) 673-3591	DRCM25-0017	APP	10000 W SAMPLE ROAD Legal: Portion of Parcel B, GME Plat Folio: 484121130021
48	<u>PARKRIDGE DRIVEWAY ADDITION</u> Project Contact: Juila Gaffney Phone: (954) 686-6210	DRCM25-0018	APP	5600-5610 CORAL RIDGE DRIVE Legal: Portions of Parcel C, Wyndham Heights Plat Folio: 484108120033, 484108120034
49	<u>THE GROVE EV CHARGING STATIONS</u> Project Contact: Edwin Xiao Phone: (917) 405-3302	DRCM25-0019	APP	3701 TURTLE RUN BOULEVARD Legal: Parcels M-1 & P-1, Turtle Run Plat Folio: 484113012690
50	<u>NSID PRESERVE PARKING</u> Project Contact: Rod Colon Phone: (954) 752-0400	DRCM26-0001	P	11901 HERON BAY BLVD Legal Description: Portions of Sections 5 & 6, Township 48 South, Range 41 East, with a Portion of Section 31, Township 47 South, Range 41 East Folio: 484106000024
51	<u>WALMART #2963 EV CHARGERS</u> Project Contact: Zachary Komninos Phone: (321) 255-5434	DRCM26-0002	P	6001 CORAL RIDGE DRIVE Legal: Parcels A, B, C, & F, Heron Bay Plaza Plat Folio: 484105050010
52	<u>PEPSI-CO FENCE MODIFICATION</u> Project Contact: Merouane El Kaoussi Phone: (561) 571-0280	DRCM26-0003	APP	4000 4030 NW 126TH AVE Legal: Parcels C-1, B-2, D-3 & D-2 Commerce Park Of Coral Springs Folio: 484118130100
53	<u>WAWA EV CHARGERS</u> Project Contact: Austin Bouchard Phone: (954) 626-8807	DRCM26-0004	P	7305 WEST SAMPLE ROAD Legal: Parcel A, East Ridge Office Building Folio: 484114110010
54	<u>UNIVERSITY PALMS SQUARE EV CHARGERS</u> Project Contact: Lizz Bragg Phone: (850) 420-2934	DRCM26-0006	P	2246 N UNIVERSITY DRIVE Legal: Parcel A, Royal-University Commercial Folio: 484121150010
55	<u>FIFTH THIRD BANK AT CORAL LANDINGS III</u> Project Contact: Daniel Waiksnis Phone: (678) 451-3832	DRC26-0002	P	6208 WEST SAMPLE ROAD Legal: Parcels 1 & 2, Seven K's Plat Folio: 484113080022

* P = PROPOSED; APP = APPROVED; UC = UNDER CONSTRUCTION, C = COMPLETE

PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS


56	<u>JCI PARKING LOT MODIFICATION</u> Project Contact: James Cardiello Phone: (954) 818-6900	DRCM26-0007	P	3865 NW 124TH AVENUE Legal: CS Technical Center II Condo Folio: 484118AR0030
57	<u>PARK RIDGE BUSINESS CENTER</u> Project Contact: Mauro Comuzzi Phone: (561) 572-2600	DRCM26-0008	P	3650 CORAL RIDGE DRIVE Legal: Park Ridge Business Center Comm Condo Folio: 484118AR0030
58	<u>TUNNEL TO TOWERS VETERANS' VILLAGE</u> Project Contact: Gavin Naples Phone: (718) 619-1982	DRCM26-0010	P	3701 NORTH UNIVERSITY DRIVE Legal: Parcels A & B, Coral Springs Village Green Folio: 484115032122

* P = PROPOSED; APP = APPROVED; UC = UNDER CONSTRUCTION, C = COMPLETE

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

P&Z BOARD MEETING: June 8, 2026

DIVISION: Community Development

PREPARED BY/DATE: Tina Jou 
Director of Development Services
Date: June 8, 2026

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

LOCATION: Portions of Community Redevelopment Area/Local Activity Center boundaries

PRIOR ACTION:

04/22/2026	Commission Retreat presentation including 3D model of existing development within DT-MU.
02/11/2026	Commission and CRA Joint Workshop to discuss proposed changes to the DT-MU regulations.
08/19/2025	Public meeting for businesses and property owners impacted by the rezoning including those within 400 feet of the proposed rezoning.
08/13/2025	Architectural Review Committee reviewed recommendations of City staff and consultant.
03/22/2025	Public meeting with business and property owners to discuss project and obtain input.
03/20/2025	Public meeting with business owners to discuss project and obtain input.
03/03/2025	CRA Board meeting to update Board members on scope of project and findings.
02/26/2025	Commission Workshop to discuss scope of project and findings.
10/04/2023	Commission approved modifications to the CRA Master Plan.
01/07/2018	Commission adopted the rezoning of a portion of the Local Activity Center (LAC) to DT-MU.
10/16/2017	Planning and Zoning Board recommended a favorable recommendation to the City Commission of the rezoning of the four corners area to DT-MU.
06/18/2014	Commission approved modifications to CRA Master Plan to reflect updated economic conditions and potential new redevelopment opportunities.
04/19/2005	Adoption of Local Activity Center (LAC) Land Use and Development of Regional Impact (DRI) Statement.
2001-2003	Establishment/Creation of the Community Redevelopment Agency (CRA) and Master Plan.

STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD:

1. **FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COMMISSION FOR A PETITION OF THE CITY OF CORAL SPRINGS TO REZONE 58.31 +/- ACRES OF CERTAIN PROPERTIES WITHIN THE CITY'S COMMUNITY REDEVELOPMENT AREA/LOCAL ACTIVITY CENTER LOCATED WEST OF CORAL HILLS DRIVE AND SOUTH OF NW 31ST COURT FROM COMMUNITY BUSINESS (B-2), MEDIUM DENSITY MULTIPLE-FAMILY (RM-20), AND MEDICAL CENTER (MC) TO DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT;**
2. **FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COMMISSION AMENDING SECTION 250105 (DEFINITIONS) AND VARIOUS SECTIONS WITHIN ARTICLE XVII DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT OF THE LAND DEVELOPMENT CODE RELATED TO DEFINITIONS, DEVELOPMENT STANDARDS, AND OTHER REQUIREMENTS FOR DEVELOPMENT AND REDEVELOPMENT PROJECTS WITHIN THE CITY'S COMMUNITY REDEVELOPMENT AGENCY/LOCAL ACTIVITY CENTER; AND**
3. **SCHEDULE ZR26-0001 & LDA26-0003 FOR QUASI-JUDICIAL AND PUBLIC HEARINGS FOR THE AUGUST 19, 2026 CITY COMMISSION MEETING**

ATTACHMENTS:

- #1 – Petitions ZR26-0001 & LDA26-0003
- #2 – Aerial Map
- #3 – Site Map
- #4 – Existing & Proposed Zoning Maps
- #5 – Letter of Support from Economic Development Advisory Committee
- #6 – Letter of Support from Director of Economic Development

**City of Coral Springs
Planning and Zoning Board Agenda Item
Summary Sheet
Meeting: June 8, 2026**

Subject: Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)

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

PETITION OF THE CITY OF CORAL SPRINGS AMENDING SECTION 250105 (DEFINITIONS) AND VARIOUS SECTIONS WITHIN ARTICLE XVII DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT OF THE LAND DEVELOPMENT CODE RELATED TO DEFINITIONS, DEVELOPMENT STANDARDS, AND OTHER REQUIREMENTS FOR DEVELOPMENT AND REDEVELOPMENT PROJECTS WITHIN THE CITY'S COMMUNITY REDEVELOPMENT AGENCY/LOCAL ACTIVITY CENTER (LDA26- 0003)

BACKGROUND/PURPOSE:

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



(CRA) boundaries (138 acres total)

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

**City of Coral Springs
 Planning and Zoning Board Agenda Item
 Summary Sheet
 Meeting: June 8, 2026**

Subject: Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)

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

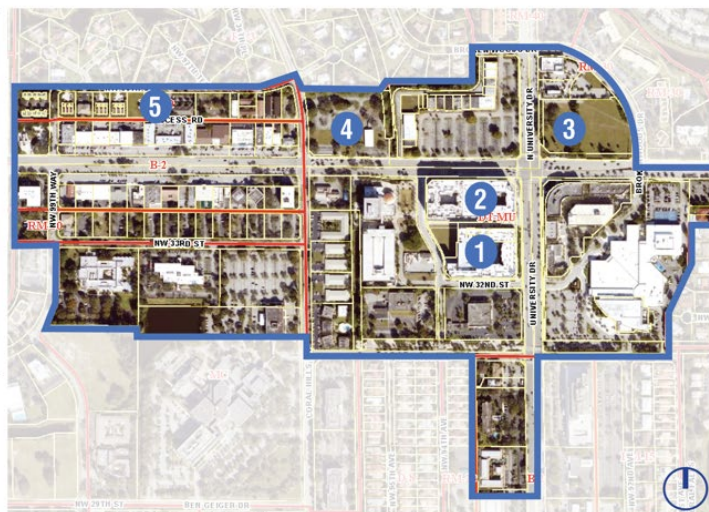
In 2012, the City received a grant from the Smart Growth Partnership to audit the City’s regulations with respect to focus on redeveloping the Downtown. In 2014, the CRA Master Plan was updated to reflect the changed development climate. At that time, the plan identified distinct districts within the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

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

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

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

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

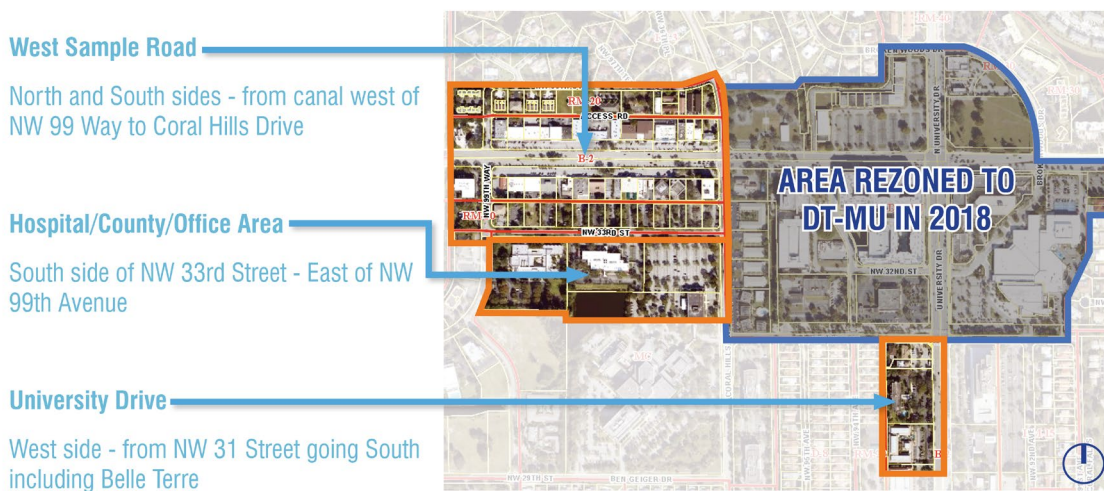


**City of Coral Springs
Planning and Zoning Board Agenda Item
Summary Sheet
Meeting: June 8, 2026**

Subject: Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)

PHASE II – REZONE REMAINING PARCELS IN THE LAC

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



- West Sample Road – All parcels along Sample Road from Coral Hills Drive west to the canal just west of NW 99 Way and all parcels between NW 35th Street and NW 33rd Street.
- Hospital/County/Office Area – All parcels on the south side of NW 33rd Street between Coral Hills Drive and NW 99 Way.
- University Drive – All parcels on the west side of University Drive to the alley way to the west and south of NW 31st Court to the Belle Terre property.

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

COMMUNITY INPUT

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

**City of Coral Springs
Planning and Zoning Board Agenda Item
Summary Sheet
Meeting: June 8, 2026**

Subject: Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)

2025 Meetings

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

2026 Meetings

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

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

PROPOSED CHANGES TO THE DT-MU ZONING DISTRICT REGULATIONS

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

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

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

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

PROPOSED CHANGES

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

**City of Coral Springs
Planning and Zoning Board Agenda Item
Summary Sheet
Meeting: June 8, 2026**

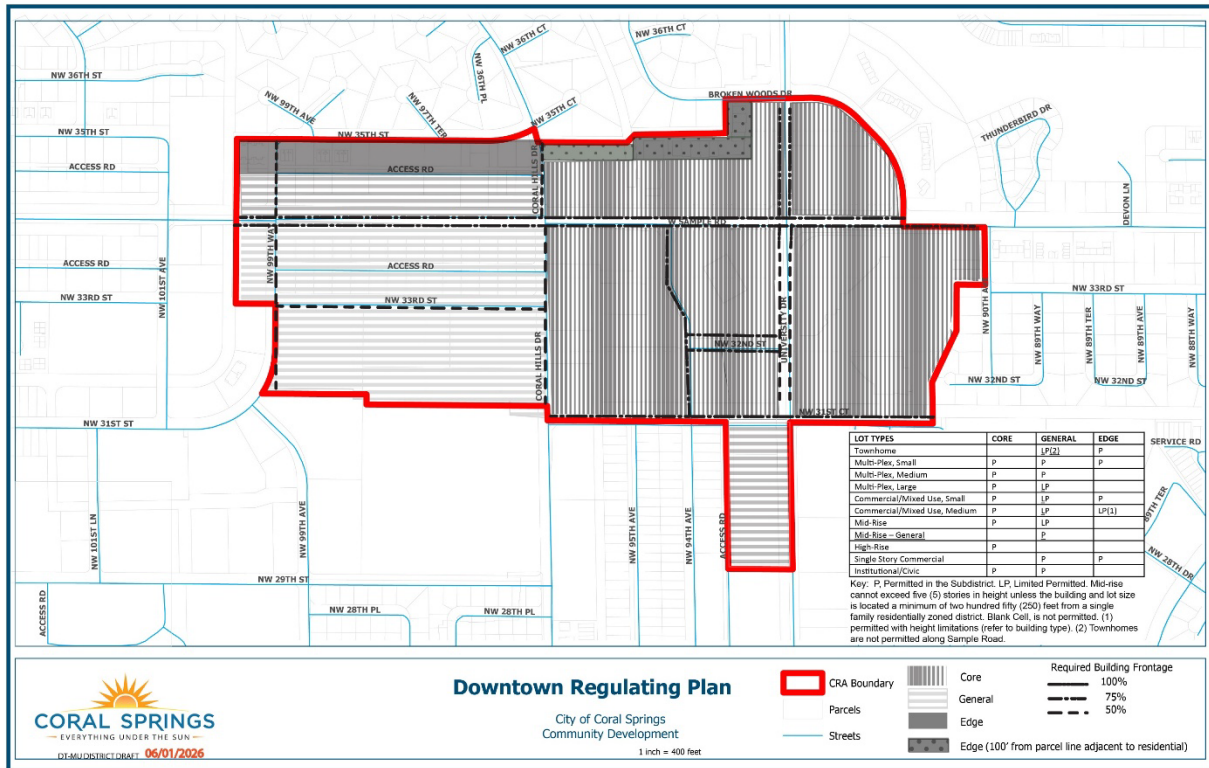
Subject: Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)

Sec 250105 – Definitions

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

Sec 2501049 – Downtown Regulating Plan

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



Proposed Regulating Plan

Sec 2501052 – Uses permitted

- Retain density of 20 units per acre for multi-family and residential uses in General and Edge district west of Coral Hills Drive.
- Add research and development, small scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology less than 2,500 as a permitted use in all of DT-MU.

Sec 2501053 – Conditional use

- Allow density above 20 units per acre for multi-family and residential uses in General and Edge west of Coral Hills Drive as a conditional use.

**City of Coral Springs
Planning and Zoning Board Agenda Item
Summary Sheet
Meeting: June 8, 2026**

Subject: Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)

- Add research and development, small scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology between 2,500 and 5,000 SF as a conditional use in all of DT-MU.

Sec 2501055 – Circulation

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

Sec 250158 – Building typologies

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

Sec 2501059 – DT-MU Building Type Table

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

Sec 2501060 – Landscape requirements

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

Sec 2501061 – General design standards

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

Sec 2501062

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

General Updates

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

**City of Coral Springs
Planning and Zoning Board Agenda Item
Summary Sheet
Meeting: June 8, 2026**

Subject: Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)

ANALYSIS

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

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

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

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

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

CONCLUSION

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



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

Please type or print the following information:

Petitioner: CITY OF CORAL SPRINGS Phone: 954-344-1160

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

Email Address: echang@coralsprings.gov

Petitioner's Relation to Subject Property:

Legal Description of Subject Property:

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

Court. See attached Exhibit 1

Present Zoning: B-2, RM-20, MC Requested Zoning: DT-MU

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

Reasons and justification for requested zoning:

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

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

FOR USE WHEN PETITIONER IS OWNER OF SUBJECT PROPERTY

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

Signature of Owner

Owner's Name (Print or Type)

Address (Street, City)

Phone Number

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

Notary Public, State of Florida _____ My Commission Expires: _____

Personally, known to me, or

Produced identification

Type of identification: _____

DID take an oath, or

DID NOT take an oath

FOR USE WHEN PETITIONER IS NOT OWNER OF SUBJECT PROPERTY

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

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

Signature of Owner

Owner's Name (Print or Type)

Address (Street, City) Phone Number

=====

Sworn to And Subscribed Before Me, By Means of Physical Presence or
 Online Notarization this _____ Day of _____, 20_____.

Notary Public, State Of Florida
My Commission Expires: _____

Personally, known to me, or

Produced identification

Type of identification: _____

DID take an oath, or

DID NOT take an oath

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DIVISION

Accepted By: **ELIZABETH CHANG**

Section Number: _____

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

Petition #: **ZR26-0001**

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



Hover form fields for instructions.

Land Development Code Amendment (LDA) Petition

Petitioner Information

Name (or firm)

Email

Amendment Information

Sections of the code to be amended

Proposed amendment

Reason for amendment

What is the public benefit of the proposed code amendment?

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

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

Does this amendment impact the cost of housing? Yes No

If yes what is the approximate increase per unit? _____

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

Signature of Petitioner

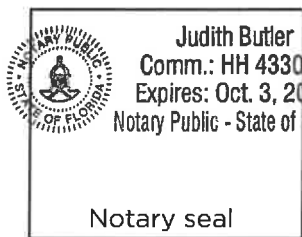
9500 W SAMPLE RD, CORAL SPRINGS 954-344-1160
Petitioner Address (Street, City, Phone)

Notary Public

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

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

personally known produced identification ID type _____



Judith Butler / 5/21/26
Notary signature/date

My commission expires Oct. 3, 2027

Submit the following with this form.

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

Community Development Division use only

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

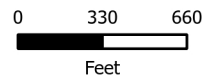


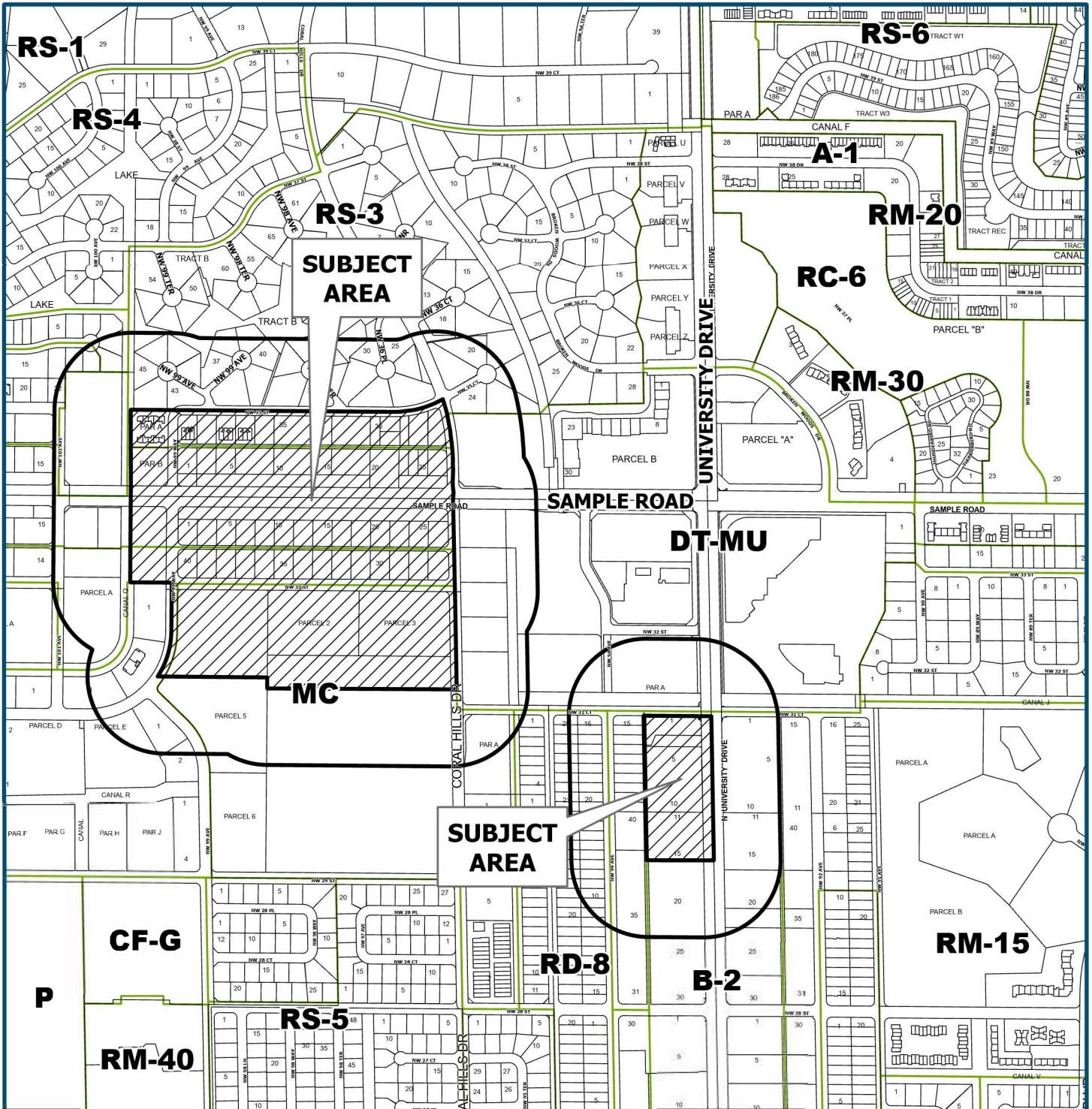
May 22, 2026



Subject Areas

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





May 22, 2026

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



Subject Areas



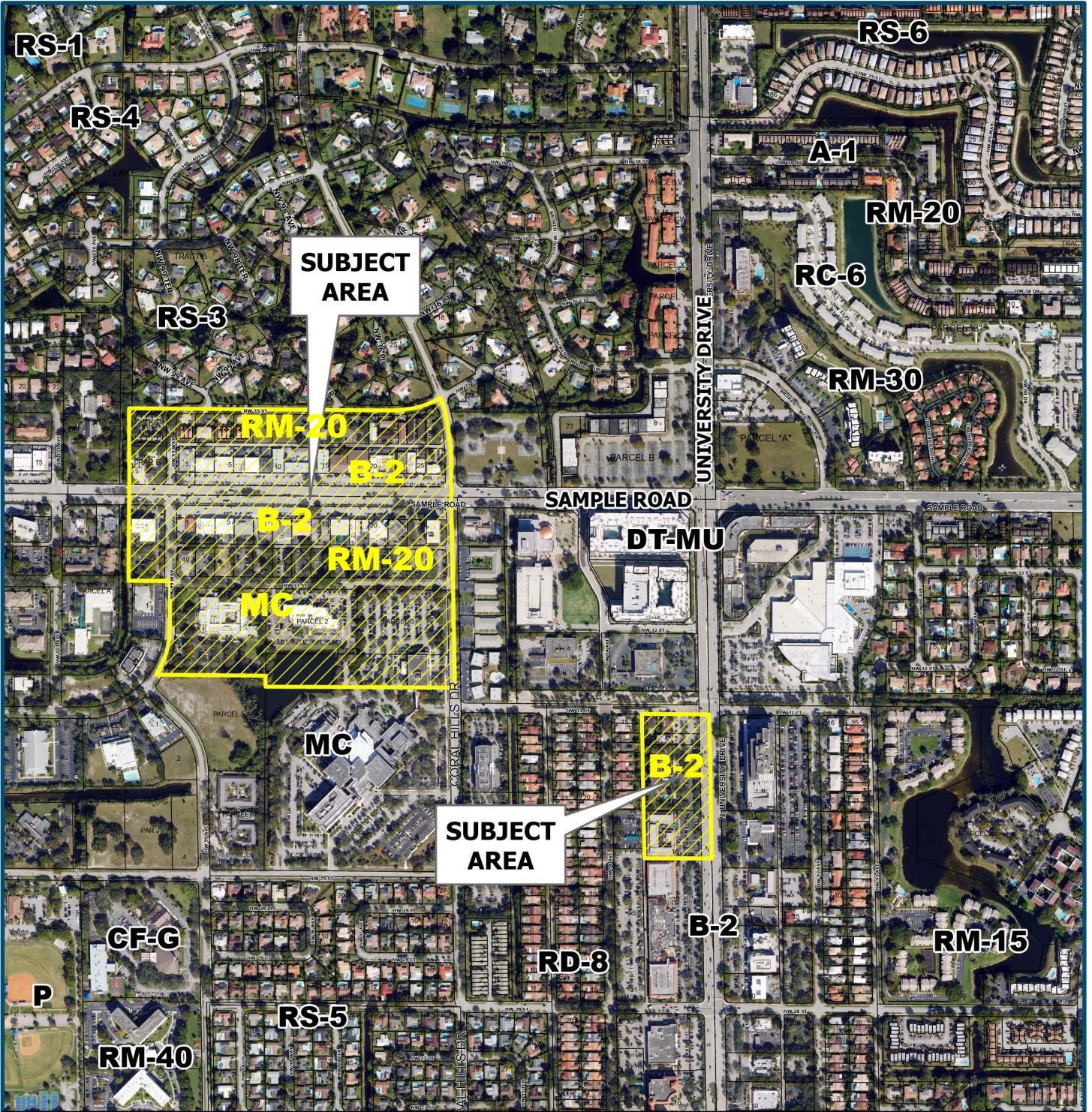
400' Buffer



0 330 660


Feet

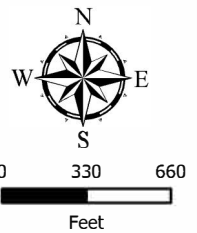




May 22, 2026

EXISTING ZONING FOR PHASE II - DOWNTOWN


 Subject Areas

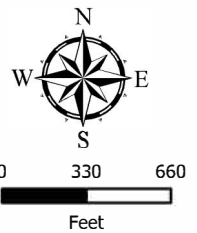




May 22, 2026

PROPOSED ZONING FOR PHASE II - DOWNTOWN

 Subject Areas





May 28, 2026

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

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

Dear Ms. Jou,

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

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

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

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

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

Best regards,

A handwritten signature in black ink, appearing to be "Tina Jou", is written over a faint, circular official stamp or seal.

Chair, Economic Development Advisory Committee



May 28, 2026

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

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

Dear Ms. Jou,

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

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

Best regards,

Kristi J. Bartlett

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