

**From:** James Hickey [mailto:JHickey@coralsprings.org]  
**Sent:** Wednesday, January 21, 2015 2:16 PM  
**To:** Kalus, Evy  
**Cc:** Berger, Martin; Susan Hess Krisman; Vickki Placide; Julie Krolak  
**Subject:** RE: Coral Springs Country Club Release of Voluntary Commitment Related to PC 06-4

Good Afternoon:

The City of Coral Springs is in support of releasing the Declaration of Restrictive Covenants to allow for a maximum of 255 units as allowed for by the Broward County Land Use Plan. The City of Coral Springs Commission, through the adoption of Ordinance 2014-121, approved the increase to 255 units subsequent to the release of the Declaration of Restrictive Covenants by the Broward County Commission.

Also, attached for your review are the ordinances adopted by the City Commission that established and extended the Affordable Housing moratorium for the City of Coral Springs. The third Ordinance (Ordinance2015-100) is on the City Commission Agenda for adoption this evening and staff is recommending approval of the item.

As the City is currently under an Affordable Housing moratorium, and the development is in the process of site plan approval during this moratorium, the petitioner will not be required to provide an Affordable Housing commitment to the City of Coral Springs.

Should you have any questions regarding this information, let me know.



**James Hickey, AICP**

Assistant Director

Development Services Department

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City of Coral Springs, Florida • 2730 University Drive • Coral Springs, Florida 33065



**Development Services has moved!**

Community Development and Building Divisions are now at:

**The Walk at University**  
**2730 University Drive**  
(Second floor, south of the Fountain)



Enter behind BurgerFi • Parking in the back of the building

**ORDINANCE NO. 2014-121**

**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 9.35± ACRES OF LAND KNOWN AS THE COUNTRY CLUB OF CORAL SPRINGS LOCATED AT 10800 WEST SAMPLE ROAD, SAID LAND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, FROM HIGH RESIDENTIAL (20.01-40 DU/ACRE) (CIRCUMSCRIBED AT 19 DU/ACRE) TO HIGH RESIDENTIAL (20.01-40) (CIRCUMSCRIBED AT 28 DU/ACRE); PROVIDING FOR AN EFFECTIVE DATE (Q1-CPA-14).**

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 Q1-CPA-14 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 Q1-CPA-14 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 9.35 ± acres of land known as the Country Club of Coral Springs located at 10800 West Sample Road, said land being in the City of Coral Springs, Broward County, Florida, from High Residential (20.01-40 DU/ACRE) (Circumscribed at 18 DU/ACRE) to High Residential (20.01-40 DU/ACRE) (Circumscribed at 28 DU/ACRE), 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 9.35 ± acres of land known as the Country Club of Coral Springs located at 10800 West Sample Road, said land being in the City of Coral Springs, Broward County, Florida, from High Residential (20.01-40 DU/ACRE) (Circumscribed at 18 DU/ACRE) to High Residential (20.01-40 DU/ACRE) (Circumscribed at 28 DU/ACRE), as more particularly described in Exhibit "A", attached hereto and incorporated herein, is hereby approved with the following conditions:

- A. MAXIMUM 255 UNITS SHALL BE PERMITTED CONSISTENT WITH THE MAXIMUM NUMBER OF UNITS ALLOWED PER THE BROWARD COUNTY LAND USE PLAN;
- B. PETITIONER MUST AMEND DECLARATION OF RESTRICTIVE COVENANTS WITH BROWARD COUNTY AND THE SCHOOL BOARD OF BROWARD COUNTY TO REMOVE EXISTING RESTRICTIONS IN ORDER TO CONSTRUCT THE PROPOSED DEVELOPMENT;

- C. WITHIN ONE YEAR OF REACHING SEVENTY-FIVE PERCENT (75%) OF UNITS LEASED, THE PETITIONER SHALL COMPLETE A TRAFFIC SIGNAL WARRANT STUDY FOR SAMPLE ROAD TO DETERMINE IF TRAFFIC SIGNAL IS NECESSARY AS A RESULT OF THE NEW DEVELOPMENT. A FOLLOW-UP STUDY SHALL ALSO BE CONDUCTED WITHIN THREE YEARS OF FIRST STUDY. IF EITHER STUDY FINDS A TRAFFIC SIGNAL WARRANTED, PETITIONER SHALL BE RESPONSIBLE FOR ALL INSTALLATION COSTS;
- D. PROVIDE ENHANCED SAMPLE ROAD ENTRY FEATURE;
- E. APPROVAL OF THIS PETITION BASED ON THE PROPOSED DEVELOPMENT IN SUBSTANTIAL CONFORMITY TO THE MASTER PLAN; SHOULD A SUBSTANTIAL CHANGE BE NECESSARY, PUBLIC HEARINGS BY PLANNING AND ZONING BOARD AND CITY COMMISSION WILL BE REQUIRED; AND
- F. SAID CONDITIONS SHALL RUN WITH THE LAND AND BE TRANSFERRABLE FROM ONE PROPERTY OWNER TO ANOTHER.

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.

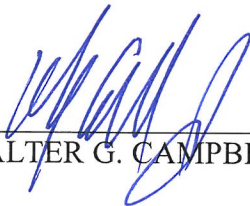
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Section 3. This Ordinance shall not become effective until the state land planning agency issues a final order determining the adopted amendment to be in compliance, or until the Administration Commission issues a final order determining the adopted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

PASSED FIRST READING the 5 day of November, 2014.

PASSED SECOND READING the 17 day of December, 2014.

CITY OF CORAL SPRINGS FLORIDA

  
\_\_\_\_\_  
WALTER G. CAMPBELL, JR., Mayor

ATTEST:

  
\_\_\_\_\_  
JOSEPHINE CHAVEZ, CRM, CMC, CITY CLERK

Unanimous	<input checked="" type="checkbox"/>			
Motion/2nd			Yes	No
<input type="checkbox"/>	<input type="checkbox"/>	Mayor Campbell	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vice Mayor Vignola	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Commissioner Daley	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Commissioner Carter	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Commissioner Cimaglia	<input type="checkbox"/>	<input type="checkbox"/>



