BOARD OF DIRECTORS MEETING
Monday, June 25, 2018 at 6:30 p.m.
City Hall, Everglades Conference Room
9500 W. Sample Road, Coral Springs, FL 33065

AGENDA

I. Roll Call – J. Walsh, Chairman
II. Moment of Silence – J. Walsh, Chairman
III. Pledge of Allegiance – J. Walsh, Chairman
IV. Citizens’ Comments – J. Walsh, Chairman
V. Special Announcements and Comments – J. Walsh, Chairman
VI. Approval of Meeting Summary – J. Walsh, Chairman
   – May 21, 2018
VII. FY 2019 Preliminary Budget Overview – D. Lima, CRA Administrator
VIII. FY 2018 CRA Business Plan Accomplishments and City’s Strategic Plan Highlights – D. Lima, CRA Administrator
IX. CRA Commercial Enhancement Grant Application from Santa Barbara Paints – D. Lima, CRA Administrator
   (Request to Approve)
X. CRA Update - D. Lima, CRA Administrator
   - Cornerstone at Downtown Coral Springs
   - Incubator / Co-Working Space Project
XI. Other Business – J. Walsh, Chairman
XII. Adjournment – J. Walsh, Chairman

Note: Next CRA Board Meeting and Workshop Monday, July 23, 2018 (2 – 8pm)

Attachment(s) to June 25, 2018 Agenda:
- VI. Meeting Summary: May 21, 2018
- VII. FY 2019 Projected Taxable Value and TIF
- VIII. FY 2018 Business Plan with Project Status Updates
- VIII. Strategic Planning for the City of Coral Springs 2018 – 2023
- IX. CRA Commercial Enhancement Grant Application from Santa Barbara Paints
Board Chair John Walsh called the meeting to order at 6:30 p.m. The meeting was held in the Everglades Room, City Hall, 9500 West Sample Road, Coral Springs, Florida. City Clerk Debra Thomas called the roll of Board Members.

<table>
<thead>
<tr>
<th>Name</th>
<th>Presence</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Walsh, Chair</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member Elissa Harvey</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member Lorna Brown-Burton</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member David Harper</td>
<td>Present</td>
</tr>
<tr>
<td>Andrew Kasten, Vice Chair</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member Allan Koch</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member William Vasquez</td>
<td>Present</td>
</tr>
</tbody>
</table>

Also in attendance were:
- Vanessa Steinerts, CRA Counsel
- Deputy City Manager Cynthia Birdsill
- Debra Thomas, City Clerk
- Danielle Lima, CRA Administrator

All persons in attendance rose for the recitation of the Pledge of Allegiance.

1. **Citizens’ Comments** – There were no comments.

2. **Special Announcements and Comments** – There were no special announcements.

3. **Approval of Meeting Summary: April 23, 2018 meeting**

   **ACTION:** Board Member Vasquez moved, seconded by Board Member Harvey, to accept the meeting minutes of April 23, 2018. The motion was approved unanimously (7-0).

4. **Presentation by the Children Services Council (CSC), How the Reimbursed TIF is Being Utilized to Provide Benefits to the CRA** – Cindy Seltzer, President/CEO of CSC, explained how the funds are used. School health in high schools continues to be the Board’s interest. Ms. Seltzer noted Coral Springs is the only municipality to have the program in the high school.

5. **Metropolitan Planning Organization Projects in the CRA:** Paul Carpenter, the City’s Transportation Planner; and James Cromar, MPO Strategic Initiatives Deputy Executive Director, provided information on projects in the Coral Springs CRA. The Gateway Hub Neighborhood Transit Center, Complete Streets Master Plan, and the Sample Road Coalition were highlighted for discussion. According to Mr. Cromar, the MPO has a 25-year long-range transportation plan along with a five-year budget plan on how to spend the money for the transportation improvement program.

6. **Agreement for CRA Design Guidelines and Master Parking Redesign with Bermello Ajamil & Partners, Inc.** (Request to approve)

   **ACTION:** Board Member Brown-Burton moved, seconded by Vice Chair Kasten, to approve the agreement. The motion was approved unanimously (7-0).

7. **CRA Updates** – The revised wayfinding design concepts were displayed and briefly discussed. The Downtown events for April and May were successful. The incubator/co-working space project is in the works and looking for partnerships. The Commercial Enhancement Grant program application form is now available on the website. The former City Hall building will be demolished prior to the next Board meeting. The Board discussed scheduling a business plan workshop meeting on a Saturday.

8. **Other Business** – There was no other business.
9. Adjournment

There being no additional business, the meeting adjourned at 8:31 p.m. The next CRA Board Meeting will be Monday, June 25, 2018 at 6:30 p.m.

DATE APPROVED/ACCEPTED  JOHN M. WALSH, J.D.
BOARD CHAIRPERSON
CRA BOARD OF DIRECTORS

___________________________  DEBRA THOMAS, CMC
DATE APPROVED/ACCEPTED  CITY CLERK  CITY OF CORAL SPRINGS
## Downtown Coral Springs Community Redevelopment Agency

### Base Taxable Value & Projected Annual Growth

<table>
<thead>
<tr>
<th>Tax Roll As of July 1&lt;sup&gt;st&lt;/sup&gt;</th>
<th>Taxable Value</th>
<th>Annual Growth ($)</th>
<th>Annual Change (%)</th>
<th>Incremental Growth ($)</th>
<th>Incremental Growth (%)</th>
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</thead>
<tbody>
<tr>
<td>2002</td>
<td>$66,321,640</td>
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<td>-</td>
<td>n/a</td>
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<td>45.7%</td>
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<td>48.4%</td>
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<td>45.7%</td>
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<td>2013</td>
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<td>48.4%</td>
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<td><strong>2018</strong></td>
<td><strong>$129,772,720</strong></td>
<td><strong>$7,429,540</strong></td>
<td><strong>6.1%</strong></td>
<td><strong>$63,451,080</strong></td>
<td><strong>95.7%</strong></td>
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<td>2019</td>
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<td>2023</td>
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<td>2024</td>
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<td>2030</td>
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<td>2032</td>
<td>$222,724,363</td>
<td>$8,643,245</td>
<td>4.0%</td>
<td>$158,402,723</td>
<td>238.8%</td>
</tr>
</tbody>
</table>

1 CRA Base Year

Annual Appreciation Rate (2019 -2032) 4.0% estimated

2 Based on BCPA Tax Year 2018 (or CRA's FY 2018) - 6.01.18 DR-420 Form Value - CRA Tax Increment_Stoops

Prepared By: Community Redevelopment Agency 6/19/2018
<table>
<thead>
<tr>
<th>Tax Roll As of July 1st</th>
<th>Taxable Value</th>
<th>Annual Growth ($)</th>
<th>Annual Change (%)</th>
<th>Incremental Growth ($)</th>
<th>Incremental Growth (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>$90,254,670</td>
<td>$ (7,781,140)</td>
<td>-8.6%</td>
<td>$ (7,781,140)</td>
<td>-8.6%</td>
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<tr>
<td>2012</td>
<td>$82,473,530</td>
<td>$ 1,730,530</td>
<td>2.1%</td>
<td>$ 6,050,610</td>
<td>-6.7%</td>
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<td>2013</td>
<td>$86,193,670</td>
<td>$ 1,935,610</td>
<td>2.3%</td>
<td>$ (4,115,000)</td>
<td>-4.6%</td>
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<tr>
<td>2014</td>
<td>$88,734,890</td>
<td>$ 2,595,220</td>
<td>3.0%</td>
<td>$ (1,519,780)</td>
<td>-1.7%</td>
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<tr>
<td>2015</td>
<td>$93,797,410</td>
<td>$ 5,062,520</td>
<td>5.7%</td>
<td>$ 3,542,740</td>
<td>3.9%</td>
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<tr>
<td>2016</td>
<td>$105,835,880</td>
<td>$12,038,470</td>
<td>12.8%</td>
<td>$15,581,210</td>
<td>17.3%</td>
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<tr>
<td>2017</td>
<td>$111,614,690</td>
<td>$12,038,470</td>
<td>12.8%</td>
<td>$15,581,210</td>
<td>17.3%</td>
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<td>2018</td>
<td>$116,079,278</td>
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<td>28.6%</td>
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<td>2019</td>
<td>$120,722,449</td>
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<td>4.0%</td>
<td>$30,467,779</td>
<td>33.8%</td>
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<td>2020</td>
<td>$125,551,347</td>
<td>$4,828,898</td>
<td>4.0%</td>
<td>$35,296,677</td>
<td>39.1%</td>
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<td>2021</td>
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<td>$45,541,667</td>
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<td>2023</td>
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<td>2024</td>
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<td>$56,622,648</td>
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<td>$74,962,337</td>
<td>83.1%</td>
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<td>$81,571,017</td>
<td>90.4%</td>
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<td>$88,444,045</td>
<td>98.0%</td>
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<td>2030</td>
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<td>$7,147,949</td>
<td>4.0%</td>
<td>$95,591,993</td>
<td>105.9%</td>
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</tbody>
</table>

Notes:
1) Per Agreement with Broward County: Base Year 2011 and deduct

One Charter Property's Assessed Taxable Value (Folio: 484122200011)

- **2011**: $104,440,300  
  - Total CRA Taxable Value
  - less $14,185,630  
  - One Charter Place Taxable Value
  - **$90,254,670**  
    2011 Total Taxable Value for Broward County

- **2018**: $129,772,720  
  - Broward County RE Use Summary
  - less $18,158,030  
  - One Charter Property Taxable Value
  - **$111,614,690**  
    FY 2018 Total Taxable Value for Broward County

1 CRA Broward County Base Year per 2010 Agreement

2 Based on BCPA Tax Year 2018 (or CRA's FY 2019) - 6.01.18 DR-420 Form Value - CRA Tax Increment_Stoops

Prepared By: Community Redevelopment Agency  
6/19/2018
### Downtown Coral Springs Community Redevelopment Agency

#### Preliminary FY 2019 Tax Increments Due

<table>
<thead>
<tr>
<th>Taxing Authority</th>
<th>FY 2019 Millage Rate</th>
<th>FY 2019 Incremental Value</th>
<th>FY 2019 Increments Due</th>
<th>Actual FY 2018</th>
<th>Change</th>
<th>% Change</th>
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<tr>
<td>City of Coral Springs</td>
<td>5.8732</td>
<td>$63,451,080</td>
<td>$354,028</td>
<td>$312,574</td>
<td>$41,453</td>
<td>13.26%</td>
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<tr>
<td>North Broward Hospital District</td>
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<td>$63,451,080</td>
<td>$75,246</td>
<td>$66,435</td>
<td>$8,811</td>
<td>13.26%</td>
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<td>Children Services Council (CSC)</td>
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<td>$63,451,080</td>
<td>$29,428</td>
<td>$25,982</td>
<td>$3,446</td>
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<td><strong>Broward County</strong></td>
<td><strong>Base Tax Year 2011</strong></td>
<td><strong>5.4623</strong></td>
<td><strong>$21,360,020</strong></td>
<td><strong>$80,854</strong></td>
<td><strong>$29,987</strong></td>
<td><strong>37%</strong></td>
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<td><strong>FY 2018 Sub Total</strong></td>
<td></td>
<td></td>
<td><strong>$569,543</strong></td>
<td><strong>$485,846</strong></td>
<td><strong>$83,697</strong></td>
<td><strong>17.23%</strong></td>
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<tr>
<td>less CSC refunded revenues</td>
<td></td>
<td></td>
<td><strong>(29,428)</strong></td>
<td><strong>(25,982)</strong></td>
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<td></td>
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<tr>
<td><strong>FY 2018 Total TIF Revenues</strong></td>
<td></td>
<td></td>
<td><strong>$540,115</strong></td>
<td><strong>$459,863</strong></td>
<td><strong>$80,251</strong></td>
<td><strong>17%</strong></td>
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**Notes:**

- Broward County Data
- Tax roll dated 6.01.18
- Taxable Value: $129,772,720 (174 parcels)
- CSC revenues are refunded
City of Coral Springs
Community Redevelopment Agency

BUSINESS PLAN

Fiscal Year 2018

FINAL
August 28, 2017

Includes Project Status Update (see text in red) - June 2018

Completed (C)
Close to Completion (CTC)
Ongoing - Significant Progress (OSP)
Some Progress (SP)
No Progress (NP)
Other (O)
Board of Directors:
John Walsh (Chair), Elissa Harvey (Vice Chair), David Harper, Lorna Brown-Burton, William Vasquez, Allan Koch, Andy Kasten

Contact
If you have any questions, concerns or comments in regards to the CRA, please contact CRA Administrator, Danielle Cohen Lima (954.344.1121 or dlima@coralsprings.org).
CRA Board meetings are scheduled on the fourth Monday of the month and are open to the public.

CRA Mission:
To create a vibrant and sustainable downtown in which Coral Springs’ residents, businesses, and visitors can live, work, shop and entertain.

Business Plan Objectives:
❖ Engage board members in active participation in the decision making and implementation process of CRA priorities.
❖ Work one-on-one with the CRA Board Member on projects within their Priority Area and update the Board on the progress.
❖ Make significant progress in at least seven projects by August 2018.

Priorities:
1. Attract Mixed-Use Redevelopment
2. Downtown Core Redevelopment
3. Transportation and Infrastructure
4. West Sample Road Improvement
5. Downtown Marketing and Events
6. Emphasize Cultural and Educational Opportunities
7. Incentives Programs
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Executive Summary

In the past two years, the Coral Springs Community Redevelopment Agency (CRA) made significant progress in many of the downtown redevelopment projects. In October 2015, the construction of the Downtown ArtWalk located on NW 31st Court was completed. The ArtWalk provides the community with a connection from the new Municipal Complex in the designated downtown to the very vibrant commercial property two blocks south - "The Walk", and provides an artistic park and entertainment space for the Downtown. In addition, the ArtWalk ties into the recently completed Downtown Pathways project providing pedestrian and bicycling connections from the downtown area to Broward Health Coral Springs, The Center for the Arts, and various civic and cultural organizations.

Construction of the Municipal Complex and the 607 space-parking garage started in FY 2017 and is estimated to be completed in October 2017. The placement of the Municipal Complex in the Southwest Quadrant is expected to be a catalyst and to accelerate the much-needed private mixed-use residential and commercial development in our designated downtown area. The parking garage will accommodate parking requirements for the new Municipal Complex and for the future commercial development in the area. In conjunction with the development of the Municipal Complex, the City will construct a right-turn lane at NW 94th Avenue and Sample Road, which will improve and enhance the transportation requirements of the new downtown area.

The focus of the FY 2018 Business Plan is to complete many of the projects that the CRA initiated in FY 2017.

- The CRA played a major role in drafting and promoting the Downtown Mixed-Use Redevelopment RFP, which includes the Former City Hall, Municipal Complex Commercial and Grand Lawn Parcels (developer selection is expected for FY 2018).
- The City and the CRA worked diligently over the past year to revise the downtown zoning regulations and to communicate the proposed changes to the property and business owners (rezoning adoption in expected for November 2017).
- The CRA was instrumental in working with the businesses to mitigate the inconvenience caused by the Sample Road Water and Sewer Line Replacement Project Phase I (construction of Phase I is nearing completion and preparation for Phase II will begin at the end of FY 2018).
- The CRA selected an artist to build the Downtown Mobile Interactive Icon to help market and brand the downtown (fabrication completion is expected for November 2017).
- A tri-party agreement between the City, CRA, and Crowdly was approved for a unique Crowdfunding Event in Downtown Coral Springs (event is scheduled for April 27-28, 2018).

In addition to continuing the projects highlighted above, the CRA is also going to work on some new projects and will continue working on the ongoing projects, such as the partnership with the Economic Development Office and the Chamber of Commerce, events and marketing initiatives to promote downtown, and the meetings with the newly formed Downtown Merchants Group.

The following pages provide a snapshot of the ongoing, new, completed and deferred projects undertaken by the CRA. The CRA’s primary focus remains to make Downtown “Developer ready” to aggressively compete in attracting new redevelopment investment in our City’s Downtown so that our “Coral Springs’ residents, businesses, and visitors can live, work, shop and entertain".
CRA Boundary Map
Introduction

This Business Plan acts as a foundation on which the CRA’s vision can materialize. The initiatives outlined within the Plan provide a snapshot of where the CRA has been as well as how it will continue to develop Downtown in the heart of Coral Springs.

The FY 2018 Business Plan is divided into seven priorities that were taken directly from the CRA Master Plan providing a framework to categorize our major areas of effort. These Priority Areas largely represent the challenges and opportunities necessary to accomplish successful redevelopment and to promote the creation of a vibrant urban downtown.

Furthermore, the projects which support the Priority Areas have action steps to ensure we are making steady progress. It is important to note that not all projects listed in the plan will be realized in FY 2018, but having a variety of projects gives the CRA options and more flexibility. The CRA’s goal is to complete or make significant progress in at least seven projects in the upcoming fiscal year.

The new projects are marked with an asterisk (*). All other projects were already included in the FY 2017 CRA Business Plan, either under the same title or slightly different. Some of these projects require additional time for completion and other projects are ongoing. The table at the end of the Business Plan includes: Deferred projects which are past projects that the CRA is unlikely to pursue in the upcoming year, but may still be required for the CRA’s downtown vision to be realized in the near future. Finally, the completed projects were undertaken in the past and were completed.

In order to ensure the enhancement and success of each Priority Area, each Board Member has been assigned as an advisor and they will utilize their expertise to forward the success of the projects within their Priority Area. The CRA Administrator will work one-on-one with CRA Board Members on one or more projects within their assigned priority area to complete action steps and update the Board as projects progress.

A Summary of Priority Areas with its respective Master Plan page number and CRA Advisor are as follow:

<table>
<thead>
<tr>
<th>Priority Area</th>
<th>Master Plan Page #</th>
<th>CRA Advisor</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Attract Mixed-Use Redevelopment</td>
<td>103</td>
<td>Andy Kasten</td>
</tr>
<tr>
<td>2. Downtown Core Redevelopment</td>
<td>107-110 and 115</td>
<td>John Walsh, Chairman</td>
</tr>
<tr>
<td>3. Transportation and Infrastructure</td>
<td>106</td>
<td>Lorna Brown-Burton</td>
</tr>
<tr>
<td>4. West Sample Road Improvement</td>
<td>118</td>
<td>David Harper</td>
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<tr>
<td>5. Downtown Marketing and Events</td>
<td>134</td>
<td>Elissa Harvey, Vice-Chair</td>
</tr>
<tr>
<td>6. Emphasize Cultural and Educational Opportunities</td>
<td>78-79</td>
<td>William Vasquez</td>
</tr>
<tr>
<td>7. Incentives Programs</td>
<td>125-128</td>
<td>Allan Koch</td>
</tr>
</tbody>
</table>

This document is amendable and the CRA may choose to take on currently unforeseen additional projects included in the CRA Master Plan.
### Priority 1. Attract Mixed-Use Redevelopment – CRA Advisor: Andy Kasten

<table>
<thead>
<tr>
<th>Project</th>
<th>Overview</th>
<th>Action Steps</th>
<th>Departments Responsible</th>
<th>Timeline/Cost</th>
<th>Status</th>
</tr>
</thead>
</table>
| **1.1. Downtown Zoning District (DT-MU)** | The downtown zoning must be updated to reflect the land use documents (DRI and LAC). Adopting a form-based code will help create a more urban feel in our Downtown with a lively mix of uses that includes both commercial and residential developments. The Shared Parking ratios will be incorporated as part of the proposed Downtown Zoning District. | ✧ Continue communicating with property owners and recommending modifications to the document as needed.  
✧ Coordinate with Development Services to make sure that we stay within the targeted timeline.  
✧ Determine with DS if our current architectural design guideline needs to be revised to go with the DT-MU.  
✧ If a revision of the design guidelines is needed, research cost of hiring a consultant to assist with the revision  
✧ Determine if different standards, such as paint, signage, and lighting for downtown commercial properties should be included and incorporated in the design guidelines. | -CRA  
-DS                                                                 | Timeline: CRA Approval August 28th; P&Z approval September 11th; City Commission first reading October 18th; City Commission Approval Nov. 15th  
Cost: The cost of hiring consultant to revise the design guidelines approx. $25,000. | The City, CRA, and the Consultant completed the draft of the DT-MU document and made all necessary modifications based on input. In FY 2017, the CRA played a significant role in the completion of the outreach process by hosting and planning meetings with property and business owners in the CRA. The CRA and DS also presented the overview of the DT-MU at the CRA Meeting, City Commission Workshop, Savor the Notes, and Economic Development combined meeting.  
(C): DT-MU Adopted.  
(SP): Approved a contract for Design Guidelines. |
| **1.2. Promote Mixed-use Redevelopment** | Each of the CRA private properties in the Downtown Core has a set of challenges. The hope is that a new zoning and new Municipal Complex will stimulate redevelopment. | ✧ Once the regulatory framework has been established the next step is to recruit and support private investment.  
✧ Continue conversations with the property owners of Financial Plaza, Publix, Bank of America Post Office, and Village Square regarding mixed-use redevelopment.  
✧ Help promote downtown core sites that are for sale and talk to potential developers about the mixed-use vision. | -CRA  
-CMO  
-EDO  
-CAO | Timeline: Ongoing  
Cost: Advertise the rezoning once completed to attract more developers. | Publix and Financial Plaza are for sale and Village Square is not in the market but open to offers. In FY 2017, many meetings were held with developers and realtors about the sites that are in the market and the potential mixed-use redevelopment opportunities in the downtown core.  
(OSP): Financial Plaza was purchased. Many developers interested in Village Square. |
## Priority 2. Downtown Core Redevelopment – CRA Advisor: John Walsh

<table>
<thead>
<tr>
<th>Project</th>
<th>Overview</th>
<th>Action Steps</th>
<th>Departments Involved</th>
<th>Timeline/Cost</th>
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</tr>
</thead>
</table>
| **2.1. Complete the Municipal Complex, Parking Garage and Right Turn Lane on NW 94th Projects** | The construction of a new 74,000 square-foot Municipal Complex and 607-space parking garage at the corner of NW 94th Avenue and Sample Road will serve as a catalyst for redevelopment in the Downtown area. | ♦ When requested by City, provide input and assistance on the projects.  
♦ Look for opportunities to talk to people; especially, developers and realtors, about these projects.  
♦ When CRA has a booth at any community event, feature and update people on the progress of the project.  
♦ Stay informed on the construction progress and make sure website has current information.  
♦ Include information about this project in all of the CRA promotional materials. | -CRA  
-CMO  
-Construction Project Manager  
-Communications and Marketing | Construction: Construction is expected to be completed in Oct. 2017.  
Cost: Incorporated in the Marketing costs (see priority # 5) | The ground breaking of the Municipal Complex was in May 2016 and construction started immediately after. The CRA has been promoting and supporting this project from the beginning. The construction is on budget and on schedule. In FY 2017, the CRA promoted these projects at numerous events and in different marketing/promotional materials. |

(C): Project was completed.  
(OSP): CRA continues promoting it as a catalyst for redevelopment. There has been an increased interest in the CRA after project completion. |

| **2.2. *Maintain and Manage Parking Garage*** | Once the 607-space parking garage is completed, the CRA will be responsible for paying the cost of maintenance of 250-spaces, which are going to be used for the future private development of the commercial parcel adjacent to the garage. The City is responsible for the other 357 spaces. | ♦ Coordinate with Public Works on payment of janitorial/maintenance contract and FPL payment for electric of 250-spaces  
♦ Work with Public Works on any issues related to the maintenance of the garage | -CRA  
-Public Works – Facilitates Division  
-Construction Project Manager | Timeline: Starting in October 2017 - Ongoing  
Cost: Total for 250 spaces $20,614.00 (Cleaning $11,554.00 Electric $9,060) | Garage is under construction. Worked with Public Works on calculating maintenance cost.  
(OSP): The CRA has allocated the necessary funds to pay for the garage maintenance for the 250 spaces. Public Works manages the contract. |
<table>
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<tr>
<th>Project</th>
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<th>Action Steps</th>
<th>Departments Involved</th>
<th>Timeline/Cost</th>
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</table>
| 2.3. ArtWalk Enhancements | In October 2015, the CRA, the City, and Coral Springs residents celebrated the ArtWalk grand opening. This pedestrian-friendly area in Downtown is a new place for the community to gather and it has already hosted many community events. Since its opening, residents have been suggesting minor additions to the ArtWalk. | ✦ Continue working with IT and Bluestream on creating the free Wi-Fi zone at the ArtWalk. Work with IT and CAO to determine if a memorandum of understanding or a contract is needed releasing any liability of the city.  
✦ If Bluestream agrees with the terms of the contract and moves forward with installing the free Wi-Fi, the CRA will assist with advertising.  
✦ Other suggested enhancements that could be researched include, temporary pest waste for events, tables and chairs, and covering for shade over benches and other locations around the ArtWalk.  
✦ If other enhancements are suggested by residents and Board Members, research cost and feasibility. | - CRA  
- Construction Project Manager  
- Communications and Marketing  
- Public Works  
- IT (Wi-Fi only) | Timeline: TBD  
Cost: No cost for the WiFi at the ArtWalk and around the new Municipal Complex. Other enhancements Cost TBD | In FY 2017, the CRA worked with IT on finding ways to add free WiFi to the ArtWalk. Bluestream Cable offered to provide the City free WiFi for the ArtWalk and around the new Municipal Complex. Since they have businesses in the area with their service, along with service poles and pedestals in the neighborhood behind the new Municipal Complex, they are going to absorb the entire cost of the Wi-Fi devices, along with providing high-speed internet free. In addition, in FY 2017 the CRA funded the tree lighting improvements and assisted the City with the landscape improvements.  
(C): We replaced the lights around the trunks of 24 trees in the ArtWalk with 200 waterproof lights.  
(CTC): Bluestream in planning on installing the free Wi-Fi in mid-July. |
### 2.4. RFP for Redevelopment of the Former City Hall, Municipal Complex Commercial and Grand Lawn Parcel

In FY 2017, The City and the CRA drafted an RFP seeking proposals from experienced developers interested in buying or leasing three City owned sites located in the Downtown Core. This redevelopment will serve as a catalyst for the continued evolution of the Downtown and include a mix of uses that create a pedestrian-friendly environment.

- Work with the CMO and Purchasing Department to form a Review Committee.
- Work with the Review Committee on reviewing the proposals and providing input when needed in the selection process.
- If the Committee or the CMO rejects the submitted proposal, reopen the RFP and hire a broker or consultant to assist with getting additional proposals.
- Once the developer is selected assist with drafting and negotiating the development agreement.
- Assist the developer with community and outreach and with other tasks related to the redevelopment.

<table>
<thead>
<tr>
<th>CRA</th>
<th>CMO</th>
<th>Construction Project Manager</th>
<th>Purchasing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost: Possible cost with appraisals, incentives, and ads to promote project – Possible cost of broker or consultant</td>
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</table>

In FY 2017, the City and CRA worked together on drafting an RFP that promotes the downtown area and highlights the ultimate vision for the redevelopment of the three available properties. The RFP opened in May and it closed in July 2017. The CRA promoted the RFP to developers and advertised it in the South FL Business Journal, ULI, FRA and IEDC. One proposal was received and the Committee will decide if they would like to move forward with the submitted proposal or restart the process.

(O): CMO decided not to move forward with the RFP process and focus on working with the Village Square property owners to combine that property with City Hall. Parcel Two might be part of the Cornerstone project and Parcel three is going to remain part of the Lawn for Downtown Events.
### Priority 3. Transportation and Infrastructure – CRA Advisor: Lorna Brown-Burton

<table>
<thead>
<tr>
<th>Project</th>
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<th>Departments Involved</th>
<th>Timeline/Cost</th>
<th>Status</th>
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</table>
| 3.1. Mitigate the Impact of Businesses within the CRA during the Water Main Improvements on Sample Road | The water and sewer line replacement is necessary to accommodate new development in downtown and prevent water line breaks. This infrastructure improvement has three Phases. Phase I was completed in FY 2017 within a section of the CRA area (on Sample from University to Coral Hills). Phase II is going to continue the improvements (on Sample from Coral Hills to 101st Avenue). | ♦ Have a dialogue with Merchants on lessons learned from Phase I so that we can make improvements during Phase II.  
♦ Start meeting with other City Departments for the preliminary planning of the outreach strategy for Phase II of the project, which is tentatively scheduled to start in FY 2019. | -CRA  
-CMO  
-Construction Project Manager  
-Communications and Marketing  
-Public Works | Timeline: N/A  
Cost: Cost related to the outreach and meeting expenses. Actual Infrastructure Improvements will be funded by Public Works. | In FY 2017 the City and CRA worked together to complete the construction of Phase I and in the outreach strategy. The CRA participated in meetings with the City departments involved in the project and hosted meetings with business stakeholders and the Downtown Merchants Group. The CRA also offered businesses an opportunity to be included in the Merchants Cooperative newspaper Ad and the website Business Directory. Planning for Phase II will start towards the end of FY 2018.  
(NP): We have not started planning Phase II. |
### 3.2. Gateway Hub /Neighborhood Transit Center

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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>The City and CRA can pursue location of the transit center. The MPO has designated funds to contribute to this facility and other transit related infrastructure projects as long as they meet the federal criteria for promoting redevelopment and supporting economic development. The transit center would initially serve local and regional buses including premium limited service (Breeze services).</td>
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</table>

- The City and CRA will continue to work with Broward County Transit and the Broward Metropolitan Planning Organization to identify and evaluate the transit needs of Downtown.
- The City and CRA will continue to work on plans to identify multi-modal projects within the Downtown that are appropriate and adequate for a Gateway Hub.
- Coordinate with the MPO to understand their requirements and funding sources.
- Initiate a planning study with MPO funds.

<table>
<thead>
<tr>
<th>CRA-DS (Transportation Planner)</th>
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<tbody>
<tr>
<td>Other entities: Transportation/Engineering / Broward County Transit/Broward MPO/ Amera</td>
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<table>
<thead>
<tr>
<th>Timeline: TBD</th>
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<tbody>
<tr>
<td>Cost: MPO committed $800,000 for planning &amp; design</td>
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</table>

The Broward MPO has designated the CRA as a Gateway Hub and the City has committed to creating a Neighborhood transit hub as per the Development Order. Previously, $6 million was identified in the MPO’s Long Range Planning Transportation Plan (LRTP) to fund projects within the Gateway Hub. The City and the CRA met with the MPO in FY 2017 to start conversations about the planning study.

(NP): An MPO representative attended a CRA Board Meeting and explained that the initial vision for this project changed and that the focus now would be to start a study to find out how transit should function in the Downtown.
### Priority 3. Transportation and Infrastructure – CRA Advisor: Lorna Brown-Burton

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</table>
| 3.3. Sample Road Corridor Coalition          | The Broward MPO has completed a study to improve access to the educational facilities amongst four municipalities: Pompano Beach, Margate, Coconut Creek and Coral Springs. The MPO consultant analyzed the various transit services in the area including Broward County Transit (BCT), local community buses and Tri-Rail Shuttles. They also examined how school schedules (primary, secondary and post-secondary) interact with the current transit service to assess the feasibility of transit circulator options to provide greater mobility for area residents to access local jobs and educational opportunities. | ♦ The CRA will collaborate with the City in promoting the cooperation of cities along the Sample Road corridor to bring attention to the much needed east-west connection, specifically between the proposed gateway hub at State Road 7 and the proposed gateway hub at University Drive. This coalition aims to improve the transit and transportation corridor that connects the Tri-Rail station in Pompano Beach to Downtown Coral Springs.  
♦ Attend MPO meetings with City’s Transportation Planner to get updates on status.  
♦ If anything comes out of recommendations, the Coalition will have to work together to identify how the service would be administered and managed.  
♦ If issues with proposing a new transit service along the Education Corridor could be worked out, next step would be to bring it to the various Commissions and CRA’s for discussion; at that point, funding from the local jurisdictions will be part of that discussion. | CRA-DS (Transportation Planner) | Timeline: TBD | In December, 2014, the Broward MPO contracted with HNTB Corporation to perform the Education Corridor Transit Study. The study was completed with recommendations going to the MPO Board on December 10, 2015. Funding to implement this project has not been identified. Whether we are able to achieve consensus on a course of action and a commitment for funding in 2018 remains to be seen. (NP): An MPO representative attended a CRA Board Meeting and explained that there is no funding available for this project and that with Broward College leaving Coral Springs it creates additional challenges. |

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Cost: TBD</th>
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</thead>
<tbody>
<tr>
<td>**4.1. <strong>Downtown Coral Springs Merchants Meetings Pilot Program</strong></td>
<td>This is an alliance between the CRA, business owners, and property owners located in a section of Downtown Coral Springs (Sample Road between Coral Hills and NW 99th Way). This informal organization has no fees and no board of directors and is dedicated to exchanging ideas, creating marketing alliances, and unifying the owners to communicate with the City under one banner.</td>
<td>♦ Continue having quarterly meetings (or as needed). For the first meeting of the year, plan something fun for Merchants to tour new Municipal Complex and have a more relaxed gathering. ♦ Set up date and location of meetings. ♦ Create and distribute invitations. ♦ Draft agenda and run the meetings. ♦ Contact speakers on topics of interest. ♦ Concentrate in topics related to cooperative marketing alliances and physical improvements to the area or other topics suggested by Merchants.</td>
<td>-CRA -EDO -Other Departments will participate depending on the meeting topic Other entities: Chamber of Commerce</td>
<td>Timeline: Have three to four meetings per year (tentative months for FY 2018 are January, April, June, and Sept.) Cost: Approx. $4,000 for marketing alliance (newspaper ad) and meeting expenses</td>
<td>Had three Merchants Meetings in FY 2017. In addition, the CRA also organized two Downtown Zoning Open Houses and one Sample Road Water and Sewer Open House where Downtown Merchants were invited to attend. For the cooperative marketing alliance, the CRA did a newspaper ad and created a website business directory. (OSP): Had a Merchants Meeting and tour of new City Hall. At least one, possibly two more meetings will be held in FY 2018.</td>
</tr>
</tbody>
</table>
## 4.2. Physical Improvements to West Sample Road and Alleyway Safety

West Sample Road is a County roadway and one of the main retail corridors in the City for small, local businesses; however, it lacks visual interest and it is not ideal for walking. Even though the City doesn’t have control over the roadway, they own the master parking area along the front of the commercial center and the alleyway in the back.

- Approach Broward County again about Complete Streets.
- Discuss with Merchants Group other improvement options to increase walkability and improve appearance of the area.
- Work with the City’s Traffic Management Team and the Merchants Group to address safety concerns in the alleyway.
- Depending on property/business owners input, hire consultants and professional/design services for the West Sample plan.
- Continue working with PW and the County to add decorative lighting on Sample.
- Assist as needed with priority 7.3 (CRA Matching Grant Program) and priority 6.3 (The creation of Pop-up Shops) since both initiatives would improve the appearance of commercial properties on W. Sample Road.

<table>
<thead>
<tr>
<th>Timeline: N/A</th>
<th>Cost: N/A</th>
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City has approached County in the past to discuss complete streets but County was not interested. Started the conversation with Merchants group and they brought up improvement ideas, such as parking garages in the back and better utilizing the master parking for sidewalks. Met with the Traffic Management Team to start discussions about alleyway security concerns.

(SP): As part of the Design Guidelines project, the consultants are also going to be looking at ways to redesign the Master Parking area on Sample between Coral Hills and NW 99th Way.
**Priority 5. Downtown Marketing and Events – CRA Advisor: Elissa Harvey**

<table>
<thead>
<tr>
<th>Project</th>
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<th>Timeline/Cost</th>
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</tr>
</thead>
</table>
| **5.1. Downtown Mobile Interactive Icon** | The ArtWalk is a great place for the public to view public art. In addition to viewing public art, now the community and visitors are going to have a unique opportunity to physically engage with an interactive icon. The interactive icon will also be used as a branding tool for Downtown Coral Springs and will attract more people to the downtown area. | ✦ Continue working with the selected artist and City departments to finalize design and obtain all City permits required for the art pad.  
✦ Check on progress of fabrication.  
✦ Make sure artist is following the contract requirements and within the timeline.  
✦ Finalize location for the icon and construction of the pad and other improvements related to the installation of the icon.  
✦ Coordinate for installation of the interactive icon.  
✦ Once installed promote icon to the community and visitors. | -CRA  
-CM  
-DS  
-Construction Manager  
-PW  
-Public Art | Timeline: The installation is tentatively scheduled for Nov. 2017.  
Cost: $60,000 (budgeted in FY 2017).  
$37,167 to be carried forward to FY 2018. | In FY 2017, the CRA researched the feasibility and cost of different types of interactive signs/art for the Downtown. After conducting extensive research, the CRA drafted the RFP, selected the artist, and drafted and approved an agreement with the selected artist.  
(C): The Icon was installed in February 2018 and we started promoting it immediately. |
| **5.2. Partnership with Economic Development Office and Chamber of Commerce** | Over the last couple of years, the strength between the CRA, EDO and Chamber partnership grew. We have been communicating and sharing ideas on a regular basis and working closely in efforts to attract and retain businesses in the City. | ✦ Work with Chamber of Commerce and the EDO in a Business Retention program – members of all three Boards will visit businesses that need resources and information.  
✦ Assist Chamber in promoting the NEXTGen - a group of young professionals that meet in Downtown Coral Springs and surrounding area to network and learn about a variety of topics.  
✦ Work closely with EDO in attracting new businesses to the CRA by promoting Downtown Coral Springs at conferences and summits, attending meetings, and creating promotional materials.  
✦ Work with the EDO on planning and organizing the Realtor’s Summit (promote the new zoning to Realtor’s and Developers at the Summit). | -CRA  
-EDO  
-CM  
-Other entities: Chamber of Commerce | Timeline: Ongoing  
Cost: TBD | The CRA, EDO and Chamber Boards had a couple of meetings to discuss the Business Retention Program.  
The CRA Administrator is the Co-Chair of NEXTGen and attends the monthly meetings with other professionals under 40. NEXTGen organizes 3 lunch and learn and 3 networking events per year.  
The EDO and/or CRA attended ULI Summit, NAIOP Event, FRA Courses, ICSC and FEDC Conferences.  
The EDO, CRA and CM organized 3 successful Realtor’s Summit in the past 3 years and plan on having another one in FY 2018.  
(OSP): Another successful Real Estate Summit. The theme was Meet Up Downtown. |
## Priority 5. Downtown Marketing and Events – CRA Advisor: Elissa Harvey

<table>
<thead>
<tr>
<th>Project</th>
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</table>
| 5.3. **Promote the CRA at Community Events** | Since 2011, the CRA has been sponsoring the Coral Springs Festival of the Arts event, one of the most well attended events in Coral Springs. In addition, the CRA assists with producing the six Downtown Coral Springs events and has a booth in select events to educate, inform and promote the CRA/Downtown redevelopment efforts to the Community’s residents and businesses. | ♦ The CRA sponsors, organizes, and populates the CRA booth at the Festival of the Arts and at other events in Downtown, such as Savor the Notes.  
♦ In addition to sponsored events, assist City in promoting other Downtown events.  
♦ Create informational material, banners, and giveaways to promote CRA/Downtown projects at the events.  
♦ Coordinate with Downtown businesses to obtain parking authorization for events and provide them with hold harmless and certificate of insurance. | -CRA  
-EDO  
-CM  
-Parks and Recreation  
-PD | Timeline: Ongoing  
Cost: Festival of the Arts sponsorship $2,500; ArtWalk or other event $4,500; Cost of giveaways and other materials to promote CRA at events or conferences | Planning for FY 2018, including parking authorization starts in the beginning of the fiscal year.  
(OSP): Coordinated parking authorizations and had booths at a variety of events such as the Festival for the Arts, Savor the Notes, Mayor Realtor’s breakfast and more. |
### 5.4. “Springboard Florida Crowdfundin g Event

In June 2017, the City of Coral Springs (“City”) and the Coral Springs Community Redevelopment Agency (CRA) entered into a tri-party agreement with Crowdly LLC for the event management of a Crowdfunding Event known as “Springboard”. Springboard is a unique event that allows local artists, entrepreneurs and innovators to showcase their ideas or products in front of festival attendees and potential investors – helping them raise money to start their business venture.

<table>
<thead>
<tr>
<th>Assist Crowdly and the City with:</th>
<th>-CRA -CM -EDO</th>
<th>Timeline: Event is schedules for April 27 and 28, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>✦ Creating the Event Committee</td>
<td></td>
<td>Cost: Total for City and CRA ($65,000)</td>
</tr>
<tr>
<td>✦ Event branding, logo, and sponsorship deck</td>
<td></td>
<td>CRA FY 2017 $10,000</td>
</tr>
<tr>
<td>✦ Attending certain meetings with potential sponsors as needed</td>
<td></td>
<td>CRA FY 2018 $35,000</td>
</tr>
<tr>
<td>✦ Participating as needed in the creator recruitment effort</td>
<td></td>
<td>Budget $80,000 in the revenues and expenses account for sponsorship dollars</td>
</tr>
<tr>
<td>✦ Promoting and marketing the event</td>
<td></td>
<td></td>
</tr>
<tr>
<td>✦ Keeping track of financials (receiving checks from sponsors, submitting payments to Crowdly and verifying Crowdly’s revenues and expenditures)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>✦ Make sure Crowdly in following the timeline and the requirements outlined in the agreement.</td>
<td></td>
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</tr>
</tbody>
</table>

(C): The agreement with Crowdly got canceled because they were not able to obtain the sponsorship necessary for the event. The CRA decided to move forward with a smaller scale event that we named Innovate Downtown. Creators and entrepreneurs were able to showcase their ideas to Angel Investors and to the public for a chance to win $2,500. The event was funded by the CRA but the awards were funded by sponsors.
### Priority 5. Downtown Marketing and Events – CRA Advisor: Lorna Brown-Burton

<table>
<thead>
<tr>
<th>Project</th>
<th>Overview</th>
<th>Action Steps</th>
<th>Departments Involved</th>
<th>Timeline/Cost</th>
<th>Status</th>
</tr>
</thead>
</table>
| 5.5. Downtown Identity & Environmental Communications Program | In December 2002, Selbert Perkins Design prepared a communications master plan outlining a branded identity and communications program encompassing environmental, print, electronic, merchandise communications, furniture, and amenities that are distinctive and evocative of the unique character of Downtown Coral Springs. | ♦ Work with Communications and Marketing to add downtown logo banners (within their existing banners budget) to existing green poles.  
♦ Work with DS to decide the best locations and amount of directional signs needed in downtown and how the fabrication should be phased over the years.  
♦ Hire a sign consultant to design the directional signs and trailblazers.  
♦ After the design is completed, utilize all the details to create a RFP for the fabrication of the signs. | - CRA  
- DS - Construction Project Manager  
- PW - Communications and Marketing | Timeline: TBD  
Cost: No cost for banners on existing poles.  
Design Cost for directional sign and trailblazer Approx. $20,000.  
Fabrication and installation cost $4,500 – $7,000 per sign | The logo and brand proposed in the study are being utilized in the CRA website, business cards, letterhead, event banners, printed material, and giveaways. In FY 2017, we also purchased a branded booth and table covers. However, none of the environment components of the plan (street identity, trailblazer, banner program) have been implemented (with the exception of banners at the ArtWalk).  
(OSP): Contracted with Axia Creative for the sign design. The design concept is being finalized along with sign locations before the fabrication goes out for BID. |
## Priority 6. Emphasize Cultural and Educational Opportunities – CRA Advisor: William Vasquez

<table>
<thead>
<tr>
<th>Project</th>
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</table>
| 6.1. **Develop a Cultural Resource Plan** | Cultural uses complement downtowns and add life and character to places. The Master Plan recommends that the CRA supports additional cultural uses in the downtown and, perhaps, in partnership with the Northwest Regional Library and the City. | ♦ Further research feasibility of having a project similar to Brooklyn Brainery in Coral Springs – this program hosts casual inexpensive classes that last between one and two weeks for curious adults about all sorts of things: from physics to Australian desserts, from HTML to shorthand and just about everything.  
♦ Meet with the library to discuss possible partnership in a cultural program similar to Brooklyn Brainery or discuss other ideas. | -CRA  
-EDO  
Other entities: Library | Timeline: TBD  
Cost: TBD | Conducted preliminary research of Brooklyn Brainery program. Running this program requires time so a partnership with the library or another entity is essential. An intern or part-time staff should be hired to assist with implementing the program. (NP) |
| 6.2. * Recruit a College or University* | The CRA and City entered into an ILA with Broward College in 2012. In FY 2017 Broward College closed the campus. The goal is to have another college or university occupy the vacant space in Village Square temporarily until a permanent space is built within the downtown so that Village Square can be redeveloped. | ♦ Develop a strategy to recruit a University to move into the Village Square location until the site is redeveloped.  
♦ Form a small task force that has connections in colleges and universities to come up with a list of potential recruits.  
♦ Start calling the colleges and universities in the list and set-up meetings with the ones that show interest.  
♦ Continue discussing potential permanent sites within downtown for a college or university. | -CRA  
-EDO  
-CMO | Timeline: TBD  
Cost: TBD | In FY 2017, the Broward College Coral Springs Academic Center decided to close their campus at the Village Square shopping center in Downtown. We started discussions on what other colleges or universities could be interested in the space. The recruitment effort started with a list of coding schools provided to the EDO by Angelous Economics.  
(O): The goal is to have Village Square redeveloped so it is not feasible at this point to try to recruit a college (no space). |
### 6.3. Reduce Vacant Office and Retail Space

Despite the strong concentration of professional related employers in the CRA area, demand for new office and new users is weak which is directly attributed to high vacancy rates in the Financial Plaza building. Empty retail spaces could be activated with pop-up shops, which are stores that stay for a short period to activate the space.

- Contact owners of vacant office spaces in the CRA area to see if CRA can work with them in using the empty space to meet the needs of younger demographic.
- Work with owners to create an affordable rent program for young professionals and CRA would help market the program.
- Look into potential co-working spaces and incubator organizations that could be interested in coming to downtown.
- Continue researching the idea of creating a Pop-Up Shop Program to reduce the retail vacancy on Sample Rd. (between Coral Hills and 99th Ave)

<p>| CRA | Timeline: TBD | Conducted preliminary research on co-working spaces and incubators. Created an inventory of vacant retail spaces on Sample Rd. and did some preliminary research on what was needed to start a pop-up shop. The initiative requires a lot of staff time. An intern or part-time staff should be hired to assist with implementing the program. |
| EDO | Cost: TBD | (SP): Working with the owner of a vacant space in Downtown to potentially bring in a co-working / incubator into that location. Discussing a partnership with Broward College’s Incubator program and a co-working space expert. Toured three co-working facilitates. hired a summer intern and one of her projects is to further research the implementation of pop-up shops. |</p>
<table>
<thead>
<tr>
<th>Priority 7. Incentives Programs – CRA Advisor: Allan Koch</th>
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<tr>
<td><strong>Project</strong></td>
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<tr>
<td><strong>7.1. Secure Alternate Funding Sources for Projects</strong></td>
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<td><strong>7.2. * Incentives for Redevelopment</strong></td>
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</table>
### Priority 7. Incentives Programs – CRA Advisor: Allan Koch

<table>
<thead>
<tr>
<th>Project</th>
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</table>
| **7.3. Develop a CRA Matching Grant to Assist Businesses** | There are many types of grants and/or loans that the CRA can create to assist businesses and improve the aesthetics of the area. The most common type of CRA matching grant is some version of a façade improvement program. Some programs cover only small improvements such as painting and signage while others cover lighting, awnings, doors and windows, enclosures, landscaping and more. The decision on what to fund is based on each CRA’s needs and the amount of funding available. | ✦ Continue working on developing a draft of the proposed CRA Downtown Merchants Area Improvement Matching Grant Program.  
✦ Once the draft is complete, discuss the details with Development Services and Code to make sure that the most important needs and improvements for the area are included as an eligible improvement.  
✦ Discuss proposed program with the CRA Board and then with the Merchants group to see if there are other improvements that they would like to include as part of the grant program.  
✦ Once all adjustments are made, open applications and promote it to the Merchants Group. | -CRA  
-DS  
-Code Enforcement  
-Construction Manager | Timeline: TBD  
Cost: $35,000 was allocated in FY 2017 and it was not used because program was not finalized – Allocate $42,000 for FY 2018 | In FY 2017, the CRA researched different options and best practices for a CRA Grant Program that would assist small business and at the same time improve the aesthetics and safety of the area. After meeting with the Merchants and City staff, the CRA drafted a proposal for an Alleyway Lighting Matching Grant. Once it was time to get a letter of interest from property owners they did not want to commit to the program. Based on the feedback, the plan is being redesigned to simplify the process, and to make it more attractive to business owners by adding additional improvements (not just lighting).  
(OSP): The CRA Commercial Enhancement Grant Program was approved by the CRA. Applications are open and there are a number of businesses reaching out with questions. |
Deferred/Completed Initiatives

Deferred Initiatives

- NW 94th Avenue - Hardscapes/Streetscapes/Landscapes
- "Main Street" (NW 32nd Street) - Hardscapes/Streetscapes/Landscapes
- Sample Road Median Landscape Improvements – Brokenwoods Dr. through NW 99th Way
- Create Small Business Incubator
- Public Art Project at Sample Road & University Drive Intersection
- Alley Access Improvement - Streetscape

Completed/Closed Initiatives

- Façade Grant Program (CDBG Funding) (FY 2017)
- Partnership with Broward College Coral Springs Academic Center (FY 2017)
- Implementation of the Rescoped Downtown Core Infrastructure Projects (FY 2016)
- Downtown Water Distribution System Improvements (FY 2016)
- Downtown Pathway (FY 2016)
- Demolition of City Hall South within CRA area (City initiative) (FY 2014)
- Demolition of Bank Drive-thru (FY 2014)
- Community Redevelopment Master Plan Update Adopted (FY 2014)
- Art Walk Construction Manager at Risk Contracts Approved I & II (FY 2014)
- Redevelopment Management Associates LLC (RMA) Contracted for Master Plan Redevelopment Update (FY 2014)
- CRA Owned Land Transfer for Municipal Complex Development (FY 2014)
- Florida Redevelopment Association – Florida Trend Community Redevelopment Agency Article (2014 April Issue - 8,000 distribution)
- Implementation of the Green Market in partnership with the City (2013/2014)
- Urban Land Institute, Technical Assistance Panel (City Partnership, 2013/2014)
- Walkability Audit (FY 2013)
- Conversion of Florida Power & Light Utility Downtown Planning (rescoped FY 2013)
- County Incentive Grant Program - Alternate Funding Sources for Projects – infrastructure (rescoped in FY 2013)
- Implementation of the Infrastructure Master Plan (rescoped FY 2013)
- Parking Reduction Pilot Program (completed FY 2013)
Coral Springs Community Development Agency
9551 West Sample Road, Coral Springs, Florida 33065
www.CoralSpringsCRA.org

For additional details please contact
Danielle Lima, CRA Administrator at 954-344-1121 / dlima@coralsprings.org
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STRATEGIC PLANNING FOR THE CITY OF CORAL SPRINGS
Strategic Planning Model for the City of Coral Springs

**VISION**

Value-based principles that describe the preferred future in 15 years

**PLAN**

Strategic goals that focus outcome-base objectives and potential actions for 5 years

**EXECUTION**

Focus for one year – a work program: policy agenda for Mayor and Commission, management agenda for staff; major projects

**MISSION**

Principles that define the responsibility of City government and frame the primary services – core service businesses

**CORE BELIEFS**

Personal values that define performance standards and expectations for employees

**Destination**

“You Have Arrived”

**Map**

“The Right Route”

**Itinerary**

“The Right Direction”

**Vehicle**

“The Right Bus”

**Fuel**

“The Right People”
CORAL SPRINGS
VISION 2033
Coral Springs Vision 2033

CORAL SPRINGS 2033 is the
PREMIER COMMUNITY FOR FAMILIES IN SOUTH FLORIDA (A),
which is BEAUTIFUL (B) and SAFE (C).

CORAL SPRINGS 2033 has a
VIBRANT DOWNTOWN - COMMUNITY DESTINATION (D), GREAT NEIGHBORHOODS (E),
and GROWING LOCAL ECONOMY (F).

In CORAL SPRINGS 2033, residents enjoy an
ABUNDANCE OF LEISURE FACILITIES AND PROGRAMS (G),
and EASY, CONVENIENT TRAVEL (H).
Coral Springs Vision 2033

PRINCIPLE A
PREMIER COMMUNITY FOR FAMILIES IN SOUTH FLORIDA

 Means
1. Strong community events, celebrations and festivals that bring the community together
2. Strong sense of community pride
3. Residents actively involved and contributing to better Coral Springs community
4. Strong community and neighborhood organizations contributing to the community
5. Top quality schools and educational programs both public and private
6. Community gathering places large and small for people to meet and enjoy living in Coral Springs
7. All residents feeling welcome

PRINCIPLE B
BEAUTIFUL

 Means
1. Attractive gateways on major corridors
2. Well-maintained parks, medians and public space
3. Well-maintained trees and landscaping - private and public
4. Attractive, distinctive entrance into neighborhood
5. Tapping the potential of the Everglades
6. Distinctive street sings
7. Attractive buildings and homes meeting City design and development standards
8. Well-designed/enhanced buildings and facilities
9. Attractive commercial and retail centers/buildings façade, landscaping and infrastructure
**PRINCIPLE C**

SAFE

_means_

1. Timely and appropriate response to an emergency call for service
2. People feeling safe and secure in their homes and in the community
3. Top quality public safety training facility (including high school training)
4. Safe drinking water
5. Low crime rate: Part 1 and Part 2
6. Reputation as a community that does not tolerate criminal activity
7. Police presence in schools – SRO
8. No marijuana dispensaries and growth
9. Residents and businesses involving in contributing to a safe community
10. Proactive crime reductions strategy and actions
11. Safe and secure public buildings, community spaces and parks

**PRINCIPLE D**

VIBRANT DOWNTOWN – COMMUNITY DESTINATION

_means_

1. Mid-rise building heights (8 – 10 stories) with residential, restaurants, entertainment and specialty/necessity retail.
2. Sense of place – “You know when you are in Downtown” with appropriate signage and public art
3. Mixed use developments incorporating living and commercial businesses
4. Pedestrian-friendly Downtown area
5. Variety of entertainment/restaurant venues in Downtown
6. Place for community events and festivals for residents and the region
7. Green roof incorporated into building design
8. Range of housing choices for young professionals and empty nesters/seniors in Downtown
9. Easy access to and convenient parking for visitors and residents to Downtown
PRINCIPLE E
GREAT NEIGHBORHOODS

_means_

1. Well-maintained neighborhood infrastructure: streets, sidewalks, lighting, entrances, etc.
2. Easy access to top quality parks with well-maintained venues and equipment
3. Homeowners investing the maintenance and upgrade of their homes
4. Lighting for neighborhoods
5. Code compliance with effective enforcement
6. Neighbors knowing and helping neighborhood
7. Strong homeownership
8. Effective homeowner/neighborhood associations working with the City

PRINCIPLE F
GROWING LOCAL ECONOMY WITH SUCCESSFUL BUSINESS INVESTMENTS

_means_

1. Full, thriving and successful Corporate Business Park
2. Mall replaced with a mixed-use, active center, including entertainment, restaurants, retail businesses, hotel(s), “amphitheater” major event venue, residents
3. Effective economic development organization
4. Businesses investing in growth and expansion in Coral Springs
5. Quality high-paying job opportunities for residents - ability for living near work
6. Expanded sports tourism with top quality facilities attracting major regional and national tournaments
7. Major hotel(s) with small conference center and meeting rooms or amenities
8. Attracting small business supporting their future
9. University Center
10. Facilities and support for innovators, entrepreneurs and maker businesses
11. Attracting national/international businesses to locate in Coral Spring
PRINCIPLE G
ABUNDANCE OF LEISURE FACILITIES AND PROGRAMS

Means
1. Top quality turf sports fields for local use and tournaments
2. Amphitheater for community use, and major concerts and performances
3. Variety of themed parks and park venues - dog park(s), splash pad(s), pickleball courts, etc.
4. Well-designed, well-maintained and up-to-date parks and facilities
5. Variety of recreational facilities responsive to leisure trends/opportunities and community needs
6. Major destination for indoor/outdoor sports – local, regional and national tournament and competition
7. Opportunities for adventure – recreational activities and programs tapping the Everglades
8. Center of Arts in Downtown
9. Senior center facility/community center and a wide variety of programming
10. Community calendar with events, programs and festivals, and accessible through an “app”

PRINCIPLE H
EASY, CONVENIENT TRAVEL

Means
1. Safe pedestrian crossings on major corridor highways and streets – less “frogger” experiences
2. Less traffic congestion through an Intelligent Traffic Management System which promote efficient, timely traffic flow
3. Well-maintained/enhanced streets and highways
4. Well-designed, well-maintained/enhanced sidewalks and trails
5. Pedestrian-friendly in specific areas
6. Bicycle friendly community with bike lanes and trails
7. Well-designed, state-of-the-art technology infrastructure connected to the world available for homes and businesses
8. Greater use of alternative mobility modes by residents
Coral Springs City Government
Our Mission
Coral Springs City Government

Our Mission

The MISSION of Coral Springs City Government is to create the Premier Community by providing

CUSTOMER DRIVEN (1),

EXCEPTIONAL CITY SERVICES (2)

in a

FINANCIALLY RESPONSIBLE MANNER (3)

while ENGAGING OUR COMMUNITY (4).
Coral Springs City Government
Our Mission

PRINCIPLE 1
CUSTOMER DRIVEN

Definition
1. Providing a timely response to a service request or inquiry
2. Having a reputation and reality of “business friendly” City services and processes while protecting the community’s best interests
3. Knowing and anticipating the service needs of the community - residents and businesses
4. Taking time to explain “no” when a “no” response is appropriate
5. Knowing the customer and being sensitive to their concerns and feelings
6. Listening to and understanding the customer - their needs and expectations
7. Maintaining an open transparent City operations
8. Demonstrating care for the customer
9. Looking for ways to say “yes” to City customers while protecting the communities best interest

PRINCIPLE 2
EXCEPTIONAL CITY SERVICES

Definition
1. Doing the job “right” the first time
2. Creating and knowing “best practices” and how they may apply or be adapted to Coral Springs City Government
3. Hiring, training and retaining a “top quality” City workforce
4. Providing residents and businesses service added value for their taxes and fees
5. Providing a timely response to a service call/request – emergency and non-emergency
6. Having adequate resources to support defined services and levels of service through an effective budgeting process
7. Having a City workforce dedicated to going the “extra mile” to serving the Coral Springs community
8. Developing and maintaining an organizational culture that supports creative thinking and innovative actions
9. Seeking feedback on performance and developing ways to enhance City service delivery and the customers’ experience
10. Having an effective strategic planning process guiding the future
11. Having the highest ethical standards - above question
PRINCIPLE 3
FINANCIALLY RESPONSIBLE MANNER

Definition
1. Investing in the ongoing, enhancing and maintenance of City facilities, infrastructure and equipment
2. Having transparent City finances and expenditures
3. Having the community understanding the City services and finances
4. Developing and using performance measures which are outcome based
5. Having lowest responsible tax rate that supports defined levels of service
6. Delivering City services in the most cost effective, efficient manner
7. Having effective fiscal planning processes with accurate financial projections
8. Using data to improve service delivery and in decision making
9. Making decisions based upon long term
10. Providing service added value to City customers
11. Having “zero based” budgeting every four years

PRINCIPLE 4
ENGAGING THE COMMUNITY

Definition
1. Providing a timely City response to misinformation and “false facts”
2. Involving residents in the governance processes through participation on City boards, commissions, committees and task forces
3. Having effective governance process through Commission meetings and Work Session that allow for full discussion and debate of the issues
4. Reaching out and engaging the “whole” community, not just the vocal ones
5. Having a proactive communications strategy using a variety of communications modes/platforms
6. Educating and informing the community on City government, City services and operations, and City finances
7. Maintain transparent City government: information and processes
8. Involving community and showcasing in City organization recognitions and awards
9. Using data in the decision making process
10. Maintaining a high level of trust in City government
11. Reaching out to Coral Springs Businesses
CORAL SPRINGS
CORE VALUES
Coral Springs
Our Core Values
P.R.I.D.E. in SERVING
the
Coral Springs Community

P = Professional
R = Responsible
I = Innovative
D = Dedication
E = Excellence

in

S = SERVING
Coral Springs Core Values

VALUE 1

PROFESSIONAL

Means
1. Continually developing your knowledge and skills
2. Presenting a professional image – personal and work environment
3. Treating others the way you want to be treated
4. Respecting the time of others
5. Sharing your knowledge and expertise with others
6. Meeting deadlines, and proactively providing updates
7. Being polite and respectful
8. Taking time for being open to feedback, self awareness, self reflection and way for self improvement
9. Appropriately sharing accurate information

VALUE 2

RESPONSIBLE

Means
1. Acting with integrity and honesty – above question
2. Communicating in an open, direct and truthful manner – no hidden agenda
3. Communicating “good” and “bad” information – complete message
4. Taking responsibility for your decisions and actions
5. Being accountable for the outcomes and results
6. Following through on commitments and promises
7. Admitting and taking ownership for errors and mistakes
8. Being willing to put “your name” on the job
9. Completing assigned tasks and projects on time and within/under budget
10. Making data-based recommendations
VALUE 3

INNOVATIVE

Means
1. Being willing to take calculated risks and to make a mistake
2. Looking for new ways to improve the organization or to serve the customers
3. Encouraging and supporting others to present new and creative ideas
4. Looking for ways to make things better
5. Thinking creatively and looking to the horizon for opportunities
6. Challenging the “status quo” – no “it has always been that way”
7. Thinking about potential consequences or negative outcomes
8. Learning from mistakes and setbacks to avoid repeating
9. Reaching out to other agencies for best practices

VALUE 4

DEDICATION

Means
1. Giving a 100%, your “best” to serving the Coral Springs community
2. Going beyond the minimum
3. Focusing on the customer
4. Getting the “right” job done “right” the first time
5. Recognizing others for their performance and contributions
6. Being engaged and involved in your work
7. Being active in community events
8. Being productive by working hard and smart
9. Being educated, informed about other departments
10. Doing your job well
VALUE 5
EXCELLENCE

Means
1. Looking for ways to improve
2. Providing services that add value to the community and customers’ lives
3. Providing consistent, high quality work
4. Striving to exceed the expectations of others
5. Taking the initiative before being asked
6. Striving and delivering “exceptional” City services
7. Taking pride in work
8. Paying attention to details
9. Helping others to excel in their jobs
10. Being positive – positive attitude

VALUE 6
SERVING

Means
1. Knowing and understanding your customer
2. Caring about the customers’ needs, concerns and feelings
3. Addressing the customers problems or helping them to find the responsible person
4. Taking time to explain when you have to say “no”
5. Having a friendly, approachable attitude
6. Providing a timely and appropriate response
7. Having the customer feeling valued and receiving valued services
8. Being a resource for advice and needs
9. Having empathy for others
10. Serving others before self
CITY OF CORAL SPRINGS
PLAN 2018 – 2023
City of Coral Springs
Goals 2023

RESPONSIBLE CITY GOVERNMENT –
FINANCIALLY SOUND CITY PROVIDING EXCEPTIONAL SERVICES

CITY INVESTMENT IN TODAY AND FUTURE –
UPGRADED CITY INFRASTRUCTURE, FACILITIES AND PARKS

DOWNTOWN BECOMING VIBRANT –
CREATING A SENSE OF PLACE AND A DESTINATION

GROWING LOCAL ECONOMY –
INCREASED BUSINESS INVESTMENT AND JOBS

PREMIER COMMUNITY IN SOUTH FLORIDA –
THE PLACE FOR FAMILIES TO LIVE IN GREAT NEIGHBORHOODS
Goal 1
Responsible City Government – Financially Sound City Providing Exceptional Services

OBJECTIVES

1. Maintain a high customer satisfaction level with our residents as measured through the Community Survey
2. Have adequate resources to support the services and service levels as defined in the Annual Budget
3. Have fully restored the City’s financial reserves consistent with the City policies and national standards
4. Have residents better understanding City plans, policies, services, programs and finances through proactive communications strategy
5. Provide a timely City response to misinformation and “false fact”
6. Hire, develop and retain a top quality City workforce

VALUE TO RESIDENTS

1. Customer focused City services and delivery
2. Service value for taxes and fees
3. Opportunities to become involved in governance process – policy development, participation on City boards, committees, service delivery volunteer, etc.
4. Timely City response to a call for service – emergency and non-emergency
5. City employees respecting you and valuing you as a City stakeholder and customer
**SHORT TERM CHALLENGES AND OPPORTUNITIES**

1. State of Florida restrictions and mandates: Home Rule, Homestead Exemption, City Revenue Sources, Public Records Exemption
2. Expenditures outpacing revenues
3. Misinformation and “false facts” about the Coral Springs City Government
4. Increasing costs of service delivery
5. Limited City revenue options
6. Funding for pensions and other benefits long term
7. Increasing expectations and demands for City services
8. Coral Springs reputation as being “business unfriendly” in our requirements, services and process
9. Implementing the ERP
10. Obtaining approval of March 2018 G.O. Bond
11. New City Manager and a fresh look at the City organization, services and process

**LONG TERM CHALLENGES AND OPPORTUNITIES**

1. Helping residents and businesses to understand Coral Springs City Government
2. Preparing the City workforce for future process advancement
3. National and state anti-government and anti-tax environment
4. Political will to increase taxes and fees
5. Difficulty in finding qualified candidates for specific positions
6. Increasing demands for Community Paramedic Program
7. Lack of office and storage space to facilitate citywide growth
8. Succession planning to replace aging City workforce
9. Increasing collaboration among City employees resulting in empowerment and innovation
10. Limited City organization capacity for expanded City services or project demands
### POLICY ACTIONS 2018

|------------|-----------------------|-------------------------------------------------------|-------------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|

### MANAGEMENT ACTIONS 2018

|------------|----------------------------------------------------------------|--------------------------------------------------|-----------------------------|---------------------------|---------------------------------|-------------------------------------------|---------------------------------------------|

### MANAGEMENT IN PROGRESS 2018

MANAGEMENT IN PROGRESS 2018

23. Digital Historic Archive: Online
24. Patient Care Reporting System: Replacement
25. Forescout
26. Microsoft 0365
27. i-Vantage Data Migration
28. City Intranet: Redesign
30. Building Inspectors/Plans Examiners: Hiring
31. Shelter Plans: Revision
32. Under the Sun Magazine: Digital Delivery (App Based)
33. Code Officer: Training
34. Clean Cabs Program: Implementation
35. Events Management Process: Redesign
36. Remote Access Dual Factor Authentication
37. New Mobile Command Vehicle: Procurement/Delivery
38. Onsite Records Center: Building Renovation (Component of 4150 Project)
39. TRAKIT Program: Refinement
40. Fleet Replacement
41. ISO Class I: Action to Maintain
42. Records Inventory
43. FEMA Reimbursements
   a. Matthew
   b. Irma: Filing
   c. Wilma: Appeal

ON THE HORIZON 2019 – 2023

1. Proactive City “Corporate” Communications Strategy and Action Plan
2. e-Permitting for Building Permits and Plans: Direction and Funding
3. Pension Ordinance: Modifications and Implementation
4. Community/Resident Survey: Direction and Funding
5. City Naming Sponsorship Policy: Review/Revision, Guidelines
6. City Workforce Diversification: Direction, Plan and City Actions
7. Workforce and Succession Planning Services: Funding Contractor Selection
8. Real Time Crime Center (RTCC): Direction and Funding
9. EXRAKIT: Calls for inspection
10. Fire Accreditation: Completion
11. Community Paramedic Program: Expansion
12. Pay for Performance Model: Evaluation
13. e-Learning Service Provider/Subscription Selection
Goal 2

City Investment in Today and Future –
Upgraded City Infrastructure, Facilities and Parks

OBJECTIVES

1. Maintained and enhanced medians
2. Well-maintained and refreshed parks
3. Maintained and enhanced streets consistent with City policies
4. Maintained and enhanced sidewalks
5. Maintained and enhanced park amenities, equipment and venues
6. Develop new park facilities and amenities, including splash pads, pickleball courts, etc.

VALUE TO RESIDENTS

1. Pride in the appearance of parks, medians and entrances
2. Predictable travel times that are acceptable
3. Quality street with a “smooth ride”
4. Quality drinking water
5. Effective collection of wastewater – “flushing without fear”
6. Reliable and easy collection and disposal of solid waste
**SHORT TERM CHALLENGES AND OPPORTUNITIES**

1. Poor appearance and visual appeal of City parks and medians
2. Defining City responsibilities and property owner responsibilities
3. Future of solid waste disposal and recycling
4. Sidewalks and the accommodating outside dining, including the responsibility of cleaning
5. Sidewalks at intersections being non-ADA compliant
6. Aging City facilities and infrastructure with deferred maintenance
7. Trees and tree canopy
8. Hazards and liability in public rights-of-way caused by tree roots
9. Improper pruning by homeowners, swale trees blocking street lights and pre-season hurricane pruning

**LONG TERM CHALLENGES AND OPPORTUNITIES**

1. Inadequate funding for City infrastructure and facilities maintenance, enhancement and replacement
2. Future water supply in South Florida
3. Changing water consumption patterns of residents
4. Traffic congestion and limited additional road capacity in the City and South Florida
5. Coral Springs designed as an “auto-dependent” community
6. Increasing costs of construction in an extremely competitive South Florida marketplace
7. Increasing concerns regarding security at City buildings, facilities and infrastructure
8. Business understanding of F.R.O.G. and their responsibilities
10. Reduced service levels from Broward County and FDOT – pavement marking
<table>
<thead>
<tr>
<th>POLICY ACTIONS 2018</th>
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</thead>
<tbody>
<tr>
<td>1. Parks Maintenance Upgrade Plan: Direction and Funding</td>
<td>Top Priority</td>
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<tr>
<td>2. Street Resurfacing/Pavement Management: Service Level and Funding</td>
<td>Top Priority</td>
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<tr>
<td>3. Tree Canopy Policy: Direction and Funding</td>
<td>Top Priority</td>
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<tr>
<td>4. Park Master Plan Development: Scope and Funding</td>
<td>High Priority</td>
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<tr>
<td>5. Traffic Calming Strategy</td>
<td>High Priority</td>
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<td>6. Artificial Turf: Direction and Funding</td>
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<td>7. Stormwater Management/Drainage Policy and Projects: Direction and Funding</td>
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<td>8. Public Alley Policy: Review and Direction</td>
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<td>1. Public Safety/Public Works Campus: Design and Funding</td>
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<td>2. Fire Station #64 Replacement: Design and Construction</td>
<td>Top Priority</td>
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<td>3. Sawgrass/10th Street Plan: Advocacy</td>
<td>Top Priority</td>
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<tr>
<td>4. City Hall Project: Completion and Move</td>
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<td>1. Public Education Program: New Backflow Rule for Residential Metered Irrigation Lines</td>
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<td>2. Fleet Software: Upgrade</td>
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<tr>
<td>1. Lift Stations Improvement Projects (5)</td>
</tr>
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<td>2. Hurricane Recovery Projects:</td>
</tr>
<tr>
<td>a. Fences</td>
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<td>b. Lighting Repairs</td>
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<td>c. Signage</td>
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<td>d. Debris Cleanup</td>
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<td>e. Classroom Flooring at Gym</td>
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<td>f. Roof Repairs</td>
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<td>g. Court Replacement: Riverside Park</td>
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<td>h. Veterans’ Pak Landscaping</td>
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<tr>
<td>i. Lighting Detector Repairs</td>
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<td>j. Canopy Replacement</td>
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<tr>
<td>3. 110th Avenue Project</td>
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<tr>
<td>4. Public Safety Building Maintenance:</td>
</tr>
<tr>
<td>a. Exterior Painting</td>
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<td>b. Paint Common Areas</td>
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<td>5. I &amp; I Projects</td>
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<td>6. Pine Ridge North Paving Project</td>
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<td>7. Force Main Project</td>
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<td>8. New Water Fill Station: Installation</td>
</tr>
</tbody>
</table>
MAJOR PROJECTS 2018

10. Water Service Line in Section 21: Replacement
11. Forest Hills Boulevard: New Pedestrian Lighting
12. Dispatcher Center: Remodel
13. Water Well: Installation (3)
14. Wiles Road Water Main Relocation [Broward County]

ON THE HORIZON 2019 – 2023

10. Mullins Park American League Building Replacement: Direction and Funding [support for tournaments]
11. Broward County Traffic Engineering Agreement Modifications, Traffic Signal Synchronization: Plan and Implementation [including City takeover of responsibilities]
12. Waste Transfer Station Improvements: Direction and Funding
13. Public Parking Policy: Review, City Role (including Meters)
14. Parks Sign: Evaluation Report, Direction, City Actions and Funding
15. Comprehensive City Facilities Condition Assessment and Upgrade Plan: Report, Direction, Projects and Funding Mechanism
16. Public Works Building: Direction
17. Pickleball: Report with Options, Direction, Locations and Funding
19. West Side Expansion for Police Training, K-9 Office and Kennels, Rifle Firing Range: Direction and Funding
20. Master Parking Policy
Goal 3
Downtown Becoming Vibrant –
Creating a Sense of Place and a Destination

OBJECTIVES

1. More entertainment venues in Downtown serving all family generations
2. Have a Downtown “amphitheater”
3. Have a “unique” draw that is distinctive from other regional downtowns
4. Have an updated Vision and Master Plan that guides land use decisions and development agreements
5. Attract businesses that serve the daily needs of Downtown residents
6. Have a beautiful, clean and safe Downtown with public art – attractive and inviting visual appeal
7. Increase the building heights in Downtown
8. Have housing options for long term residents who sell their large homes and desire to stay in Coral Springs

VALUE TO RESIDENTS

1. Pride in Coral Springs Downtown
2. Opportunities to have convenient living in an urban setting
3. Easy access and convenient parking
4. Variety of eating and entertainment options
5. More reasons for residents to go to Downtown
6. Opportunities for specialty retail businesses
### SHORT TERM CHALLENGES AND OPPORTUNITIES

1. Attracting a grocery store and other businesses that support daily urban living
2. Determining public amenities for Downtown – parks, splash pad, amphitheater, sidewalks, etc.
3. Attracting appropriate businesses that are sustainable over time – avoid open and then close
4. Creating a pedestrian-friendly destination
5. Defining “Coral Springs Downtown”
6. Defining a unique Downtown – different than Fort Lauderdale and others
7. Finding major developers

### LONG TERM CHALLENGES AND OPPORTUNITIES

1. Differing expectations about Downtown among current and future residents
2. Negotiating public-private partnerships and development agreements, including the City contribution/incentives for development and maintenance
3. Changing land uses and development regulations
4. Potential attraction of homeless population
5. Noise in Downtown for residents
6. Transform suburbia to an urban destination
7. Easy access for residents
8. Keeping up with technology, including Downtown WiFi
<table>
<thead>
<tr>
<th>POLICY ACTIONS 2018</th>
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<tbody>
<tr>
<td>1. Old City Hall/Village Square Redevelopment</td>
<td>Top Priority</td>
<td>1. Downtown Grocery Store Attraction Strategy: Goal, Direction and City Actions</td>
</tr>
<tr>
<td>2. Amphitheater: Development Direction and Funding Mechanism</td>
<td>Top Priority</td>
<td>2. Old City Hall Site Redevelopment: Marketing and Sale</td>
</tr>
<tr>
<td>4. Post Office Building/Screening</td>
<td>High Priority</td>
<td>4. Splash Pad in Downtown: Direction, Location, Design and Funding</td>
</tr>
<tr>
<td>5. Public Property Development</td>
<td></td>
<td>5. Entertainment Destination for Millennials: Definition, Strategy, City Role and City Actions</td>
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</tbody>
</table>

6. Center for the Arts: Report
7. Downtown Zoning: Review and Revision
8. Entertainment Venue Attraction Strategy: Goals and City Actions
9. Major Hotel (s) Attraction and Development Project: Direction and City Action
10. Downtown Master Plan Update
Goal 4
Growing Local Economy –
Increased Business Investment and Jobs

OBJECTIVES

1. Have an effective economic development organization with a performance record of producing results
2. Have a full and successful Corporate Business Park
3. Develop relations with current small businesses and assist in their growth
4. Increase opportunities for expanded sports tourism
5. Have a successful Mall with a combination of retail and entertainment businesses
6. Increase the number of quality job opportunities for residents
7. Develop a climate and programs that support start-up businesses – innovators and entrepreneurs – and assist in their growth
8. Have a reputation and reality as a “business friendly” City in our regulations, services and processes
9. Have state-of-the-art information technology infrastructure available for businesses

VALUE TO RESIDENTS

1. Businesses investing in Coral Springs, resulting in an expanded commercial tax base
2. More job opportunities for residents – short commute time and more time for your family
3. Community pride with major business presence
4. Businesses contributing to the betterment of the Coral Springs community through participation and financial giving
5. City investing economic growth
6. Opportunities and support to start and grow your business in Coral Springs
<table>
<thead>
<tr>
<th>SHORT TERM CHALLENGES AND OPPORTUNITIES</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1. Aging store fronts leading to a “tired” perception</td>
<td>1. Defining the City’s role in economic development</td>
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<tr>
<td>2. Funding for economic development activities and programs</td>
<td>2. Defining Coral Springs “niche” in economic development</td>
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<tr>
<td>3. Redefining and re-purposing the Mall into a viable retail/entertainment center, in partnership with Simon Properties</td>
<td>3. Tapping the full potential of the Corporate Park</td>
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<tr>
<td>4. Land use and development regulations</td>
<td>4. Attracting the “right” businesses for Coral Springs</td>
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<tr>
<td>5. Increased marketing of Corporate Park</td>
<td>5. Competition from other South Florida communities</td>
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<td>6. City’s lack of understanding of and investment in economic development</td>
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<td>7. Producing measurable results and performance accountability – new businesses and new jobs</td>
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<tr>
<td>8. Reputation as “business unfriendly” City</td>
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</tbody>
</table>
POLICY ACTIONS 2018

1. Mall Revitalization: Direction  
   PRIORITY: Top Priority
2. Corporate Park Drainage and Infrastructure Upgrade  
   PRIORITY: High Priority
3. University Attraction Strategy and Action Plan  
   PRIORITY: High Priority
4. Corporate Park Development/Business Expansion: Rebrand and Marketing
5. Current Business Outreach: Report and City Actions

MANAGEMENT ACTIONS 2018

1. Comprehensive Economic Development Assessment: Report, Direction and City Actions  
   PRIORITY: High Priority

MANAGEMENT IN PROGRESS 2018

1. Corporate Park Quarterly Meetings and Report
2. Coral Springs Auto Mall: Parking Resolution
3. Corporate Park Brochure and Map
4. Marketing to Site Selectors

MAJOR PROJECTS 2018

1. Corporate Park License Plate Reader Project

ON THE HORIZON 2019 – 2023

1. Economic Development: Performance Assessment, Goals, Direction, City Staffing and Funding
2. Small Business/Incubator Plan: Goals, “Best Practices” Report with Options, City Role, Direction, City Actions and Funding
3. Pharma Attraction: Strategy and City Actions
4. Corporate Park Drainage Plan/Projects: Direction and Funding
5. Entrepreneurs Strategy and Action Plan
6. Major [Quality] Hotel Attraction and Development: Direction and City Actions
7. “Cool” Entertainment Destination for Millennials: Definition, Strategy, City Role and City Actions
8. University Attraction Strategy
Goal 5
Premier Community in South Florida –
The Place for Families to Live in Great Neighborhoods

OBJECTIVES

1. Maintain a safe community with low crime rate
2. Maintain and enhance Coral Springs’ reputation as the “Premier Place for Families”
3. Maintain a high percentage of homeownership
4. Support healthy and active lifestyles through City facilities and programs
5. Have a beautiful community: our City entrances, corridors, and neighborhoods
6. Have “A” rated schools in Coral Springs

VALUE TO RESIDENTS

1. Protection of property values
2. More reason to continuing living in or to move to Coral Springs
3. Top quality education
4. Feeling safe and secure any place in Coral Springs
5. Family oriented activities and programs
6. All cultures and generations welcome
### SHORT TERM CHALLENGES AND OPPORTUNITIES

1. “Tired” and dated appearance of Coral Springs
2. Irresponsible homeowners, landlords and tenants who do not maintain or upgrade the properties
3. Working with Broward County Schools to upgrade school and improve/enhance educational programs
4. Overplay on sports fields, increasing demands for sports field and recreation facilities
5. Degree of proactive code enforcement by the City
6. Unattractive entrances and major corridors
7. Becoming a more pedestrian/bicycle friendly community
8. Increasing traffic congestion with limited opportunities for road expansion
9. Dangerous narcotics and narcotic related deaths

### LONG TERM CHALLENGES AND OPPORTUNITIES

1. Neighborhood transitioning to rental housing
2. Differing standards among residents related to housing appearance, landscaping and uses
3. Tapping the full potential of the park system and park venues
4. Working with the residents and businesses to create a safe community
5. Differing definitions of public art and the City’s role
6. Conflicts between recreation sports and travel sport (“Professional” amateur youth sports)
7. Understanding the human services needs and current programs, and defining/funding the City’s role
8. Increasing number of short term rental housing
9. Defining the City role and contribution to community events, festivals and celebrations
10. Differing generational expectations and needs
11. National trends toward violence and anti-police environment – one incident from a “headline”
12. Incidents of fighting and “loud” arguments taking place in parks and public facilities
### POLICY ACTIONS 2018

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<tr>
<td>Top Priority</td>
<td>1. Charter School Relocation: Direction</td>
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<td>2. Sober Homes: Direction</td>
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<td>3. Community Events/Festivals Direction: Comprehensive Inventory, Policy and Guidelines</td>
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<td>4. Public Art Program: Report and Direction</td>
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<td>5. Homeless Three – Year Action Plan: Problem Analysis, Report and Direction</td>
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<td>6. Rental Registration and Inspection Program: Report and Direction</td>
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<td>7. Sawgrass Nature Center – Observation Deck: Direction and Funding</td>
</tr>
</tbody>
</table>

### MANAGEMENT IN PROGRESS 2018

1. Major Site Plans
   a. Costco
   b. WAWA
2. New Crime Prevention Kiosk
3. Food Truck Series – Artwalk Events
4. Community Involvement Initiative: Break Stop
5. Police SET Unit: Expansion (Crime Analysis and Trends)
6. Police Social Media – Educational PSA
7. CDBG Action Plan
8. K-12 Summit: Preparation
9. Bike Signage along Coral Springs Drive: Pilot Program Implementation
10. Drone Program: Implementation
11. Crowdfunding/Springboard Event

### MANAGEMENT ACTIONS 2018

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<td>Top Priority</td>
<td>1. City Owned Property: Report with Options – Sale or Use and Direction</td>
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<tr>
<td>High Priority</td>
<td>2. Sign Ordinance: Adoption</td>
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<tr>
<td>High Priority</td>
<td>3. Telecommunications Ordinance Adoption</td>
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<td></td>
<td>4. Medical Marijuana Facilities: Moratorium and Adoption</td>
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<td>5. Historical Policy</td>
</tr>
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MAJOR PROJECTS 2018

2. Mile Markers
   a. Ralph Diaz Park
   b. Whispering Wood Park
3. Parks Pathways to Playground Improvements
4. Mullins Park: Field Light LED Replacement
   a. Heafy Field
   b. MacElderry Field
   c. MW# 1, 2, 3 Fields
   d. Outdoor Basketball Courts
5. Mullins Park: Artificial Turf Field on Aiello Field
6. Aquatic Complex: Fitness Equipment
7. NW 110th Avenue Bike/Pedestrian Project
8. Cypress Park: Artificial Turf Repairs on Playground
9. Pool Upgrades
10. Tennis Complex
    a. Paint Repairs
    b. Fence Repairs
    c. Park Amenities
    d. Laser Grade Courts
    e. Pathway Light Poles: Replacement

MAJOR PROJECTS 2018

11. Sportsplex: Football Goal Posts
12. Playgrounds: Fiber Installation (ADA Requirements)
13. Dive Area Improvements
14. Playground Replacements
    a. Countrywood Park
    b. Volunteer Park
    c. Sportsplex
15. Parks Upgrades
    a. Cypress Park
    b. Sportsplex
    c. Betti Stradling Park
    d. Mullins Park
    e. Eagle Ridge Park
    f. Running Brook Hills Park
16. Boat Dock Repairs: Plan, Permit, Grant
17. Sherwood Forest Park Entranceway
ON THE HORIZON 2019 – 2023

1. Charter School Relocation: Direction and City Actions
2. Center for Arts and Museum: Direction
3. Senior Housing Assessment Report
5. Proactive Crime Reduction Plan/Strategy
6. Bike Lanes: Direction
7. Human Services: Direction
8. Healthy Community Initiative: Direction
9. Historic Markers: Direction
10. Older Homes Upgrade/Modernization Program: Direction
11. Tree Ordinance: Review/Revision
12. Short Term Rental Regulations: Direction
13. Neighborhood Signs Replacement: Direction
14. Community Cameras and Tag Readers: Direction and Funding
15. Citywide Beautification Plan/Strategy: Direction
16. Telecommunication Ordinance: Adoption
CITY OF CORAL SPRINGS
ACTION AGENDA 2018
City of Coral Springs
Policy Agenda 2018

TOP PRIORITY
Parks Maintenance Upgrade Plan: Direction and Funding
Street Resurfacing/Pavement Management: Service Level and Funding
Old City Hall/Village Square Redevelopment
Charter School Relocation: Direction
G.O. Bond Election
Tree Canopy Policy: Direction and Funding
Amphitheater: Development Direction and Funding Mechanism
Mall Revitalization: Direction
HIGH PRIORITY

Park Master Plan Development: Scope and Funding

Post Office Building/Screening

Grant Enhancements: Writing Expansion

Coral Springs Financial Plaza/Municipal Complex Redevelopment

Corporate Park Drainage and Infrastructure Upgrade

Mobile Integrated Healthcare Program: Future Funding

Traffic Calming Policy and Standards

University Attraction Strategy and Action Plan
City of Coral Springs
Management Agenda 2018

TOP PRIORITY

Public Safety/Public Works Campus: Design and Funding

City Owned Property: Report with Options – Sale or Use and Direction

Development Services, Organization and Processes Improvements

City Manager Organization Assessment/Action Plan

ERP: Contractor Selection

Strategic Plan: Update

Fire Station #64 Replacement: Design and Construction

Sawgrass/10th Street Plan: Advocacy
HIGH PRIORITY

Inspection Fees with Fire Code

City Hall Project: Completion and Move

Property Use Code for Assessment Report and Direction

Comprehensive Compensation Policy Direction

Comprehensive Economic Development Assessment: Report, Direction and City Actions

Sign Ordinance: Adoption

Telecommunications Ordinance: Adoption
City of Coral Springs
Management in Progress 2018

Voluntary Benefits Program (New Offerings – 5)
Third Party Provider (P & A Group): Service Contract
  Microsoft License: Renewal
  Fire Med Safes
  Mine Mitigation
  MPLS Circuit Migration
Wellness Strategy: Expansion, Mental Health, Financial Well Being
Census 2020: Preparation
  “One Stop” Shop: Monitor/Adjustment
  Fire Works: Implementation
  AT&T Fiber Net
  Hyper-V DMZ Servers with VX Rail
Business Community Survey
Leadership Development Program: Expansion
  Employee Onboarding Process: Redesign
Jabber Testing and Rollout
Police Recruitment and Marketing Materials
IT Assessment: Update Report
Pension Administration Software (PAS): Purchase
City Drone Team: Expansion
Wellness Portal Provider (Fit Thumb): Implementation
Staffing Ratio Study: Consultant and Study (Part-Time vs. Full-Time): Budget Request
Digital Historic Archive: Online
Patient Care Reporting System: Replacement
Forescout
Microsoft 0365
i-Vantage Data Migration
City Intranet: Redesign
Emergency Operations Plan: Update
Building Inspectors/Plans Examiners: Hiring
Shelter Plans: Revision
Under the Sun Magazine: Digital Delivery
Code Officer: Training
Clean Cabs Program: Implementation
Events Management Process: Redesign
Remote Access Dual Factor Authentication
New Mobile Command Vehicle: Procurement/Delivery
Onsite Records Center: Building Renovation
TRAKIT Program: Refinement
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Police Social Media – Educational PSA
CDBG Action Plan
K-12 Summit: Preparation
Bike Signage along Coral Springs Drive: Pilot Program Implementation
Drone Program: Implementation
Crowdfunding/Springboard Event
City of Coral Springs
Major Projects 2018

Lift Stations Improvement Projects (5)
Hurricane Recovery Projects
110th Avenue Project
Public Safety Building Maintenance
I & I Projects
Pine Ridge North Paving Project
Force Main Project
New Water Fill Station: Installation
Automatic Flusher Devices: Installation (13)
Water Service Line in Section 21: Replacement
Forest Hills Boulevard: New Pedestrian Lighting
Dispatcher Center: Remodel
Water Well: Installation (3)
Wiles Road Water Main Relocation
Corporate Park License Plate Reader Project
Cypress Pool: Slide and Play Structure Replacement
Mile Markers: Ralph Diaz Park, Whispering Wood Park
Parks Pathways to Playground Improvements
Mullins Park: Field Light LED Replacement
Mullins Park: Artificial Turf Field on Aiello Field
Aquatic Complex: Fitness Equipment
NW 110th Avenue Bike/Pedestrian Project
Cypress Park: Artificial Turf Repairs on Playground
Pool Upgrades
Tennis Complex Repairs
Sportsplex: Football Goal Posts
Playgrounds: Fiber Installation
Dive Area Improvements
Playground Replacements
Parks Upgrades
Boat Dock Repairs: Plan, Permit, Grant
Sherwood Forest Park Entranceway
City of Coral Springs  
Community Redevelopment Agency (CRA)  
Commercial Enhancement Grant Program  
Application Form

1. APPLICANT  
Name: Santa Barbara Paints Coral Springs LLC  
Address: 9801 W. Sample Rd.  
Coral Springs, FL Zip 33065  
Contact Name: Giancarlo Farinola Phone Number: (786) 294-1948  
Email: forinola@gmail.com Fax Number:  
Legal Form: Sole Proprietorship ☐ Partnership ☑  
Corporation: Profit ☐ Non-Profit ☐  
In which State are the incorporation and/or organization documents filed? Florida  
Tax Identification Number: 82-3110825

2. BUILDING/BUSINESS TO BE IMPROVED  
Name: Santa Barbara Paints Coral Springs LLC  
Address: 9801 W. Sample Rd.  
Coral Springs, FL Zip 33065  
Legal Description: Paint Store  
Property Tax Parcel Number: 4841 16 04 0100

3. OWNER OF PROPERTY (if not applicant)  
Name: Deco Inn Inc  
Contact Name: Rebecca  
Address: 7660 SW 83rd St Miami, FL 33143  
Zip 33143  
Phone Number(s): (954) 966-8181

Staff Use Only: Application Approved (Y/N) Date: By: 

CRA Commercial Enhancement Grant Program - Page 1 of 5  
Updated on 5/1/2018
4. AUTHORIZATION TO UNDERTAKE WORK
If the applicant is not the owner of the property, provide written evidence in the form included on page 5 of this application that the owner authorizes this work to be undertaken.

5. BRIEF DESCRIPTION OF PROPOSED EXTERIOR IMPROVEMENTS

New Signage / Repair after Installation and Painting.

Assistance is requested to complete the following improvements (check all that apply):

- Doors and Windows (front only)  
  Cost of Project: 
- Lighting (___ front / ___ rear)  
  Cost of Project: 
- Landscaping (___ front / ___ rear)  
  Cost of Project: 
- Enclosures (rear only)  
  Cost of Project: 
- Signs (front only)  
  Cost of Project: $9,416.00  
- Painting (entire exterior)  
  Cost of Project: $775.00

TOTAL PROJECT COST: $10,191.00

6. ESTIMATED COST OF WORK FROM BIDS RECEIVED (Applicant may make multiple copies of this page if the applicant is acting as their own General Contractor and more than one type of work is being performed. List each type of work separately under item 5 and enter the required bids below.)

Bid #1:
Company Name: David Veneziano Painting and Papering, Inc.
Contact Name: David Veneziano
Contact Phone Number: 954 763 5334
Bid Amount for Total Work: $775.00

Bid #2:
Company Name: Pelo Builders & Restoration
Contact Name: Marvin Vasquez
Contact Phone Number: 305 900 0392
Bid Amount for Total Work: $2,300.00

7. SOURCE(S) OF ADDITIONAL FUNDING

from the income of the business.

8. INVESTMENT VALUE OF WORK BEING PERFORMED BY APPLICANT
Include the total cost estimate of all work being performed at the business, both exterior and any interior improvements being made. $10,191.00
4. AUTHORIZATION TO UNDERTAKE WORK
If the applicant is not the owner of the property, provide written evidence in the form included on page 5 of this application that the owner authorizes this work to be undertaken.

5. BRIEF DESCRIPTION OF PROPOSED EXTERIOR IMPROVEMENTS

________________________________________

Assistance is requested to complete the following improvements (check all that apply):

_____ Doors and Windows (front only)  Cost of Project: ______

_____ Lighting (____ front / ______ rear)  Cost of Project: ______

_____ Landscaping (____ front / ______ rear)  Cost of Project: ______

_____ Enclosures (rear only)  Cost of Project: ______

_____ Signs (front only)  Cost of Project: ______

_____ Painting (entire exterior)  Cost of Project: ______

TOTAL PROJECT COST: ______

6. ESTIMATED COST OF WORK FROM BIDS RECEIVED (Applicant may make multiple copies of this page if the applicant is acting as their own General Contractor and more than one type of work is being performed. List each type of work separately under item 5 and enter the required bids below.)

Bid #1:
Company Name: Everbrace
Contact Name: Pete Markiew
Contact Phone Number: 414-579-7289
Bid Amount for Total Work: $13,979.49

Bid #2:
Company Name: PSB Miami
Contact Name: 
Contact Phone Number: accounting@psbmiami.com
Bid Amount for Total Work: $9,416.90

7. SOURCE(S) OF ADDITIONAL FUNDING

________________________________________

8. INVESTMENT VALUE OF WORK BEING PERFORMED BY APPLICANT
Include the total cost estimate of all work being performed at the business, both exterior and any interior improvements being made. $_________
8. ACKNOWLEDGEMENTS

☑️ I have read and understand the program guidelines and criteria.
☑️ The business and the property are current on all local, state and federal taxes.
☑️ The business and the property does not have outstanding judgment liens, code violations, delinquent taxes, water bill, and/or be exempt from ad valorem property taxes.
☑️ I understand that final approval must come from all City departments concerned with any improvement and that award of the grant by the CRA does not guarantee approval of the project. The applicant must meet all City requirements and codes.

Please Attach the Following:

☑️ Copy of executed commercial lease OR warranty deed.
☑️ Complete description of project [include samples of paint chips, materials used, etc.].
☑️ Detailed budget for entire renovation project and all associated plans and renderings.
☑️ Verification of approved site plan modification application from City of Coral Springs.
☑️ Photographs of the existing conditions of the property.
☑️ Executed Program grant agreement.
☑️ Two professional estimates for all work to be completed under the grant request [FL licensed].
☑️ Proof of current property taxes, both City and County.
CERTIFICATION BY APPLICANT

Please read the section below carefully. After you have read the program guidelines for the requested funding assistance program, sign the form below and submit your completed application to the CRA office.

I, the undersigned, being a principal of the business applying for funding assistance from the Coral Springs Community Redevelopment Agency, hereby certify that the business represented herein is a legally operating business and is or will be located within the Downtown Merchants Pilot Program Area in the City of Coral Springs Community Redevelopment Area.

I understand that this application is not a guarantee of assistance. Should my application be approved, I understand that I am committing to completing the project I have represented in this application, and to obtaining a Certificate of Occupancy or the necessary satisfactory inspection notices signifying that any improvements have been done in accordance with city ordinances and codes. I agree to maintain a valid Coral Springs business tax receipt at all times, and to obtain all necessary City approvals prior to beginning any work. I understand that a failure to do so may jeopardize my ability to receive CRA funding under any funding assistance program.

I understand that any proposed improvement project as represented in this application must receive CRA board approval before any construction begins in order to be eligible for reimbursement.

I understand and agree that neither the CRA nor the City assume responsibility or liability to me or any other party for any action or failure of any contractor or other third party and in no way guarantee any work to be done or material to be supplied. I further agree to hold the CRA and the City harmless from and indemnify them for and against any and all claims which may be brought or raised against the CRA, the City, or any of its officers, representatives, agents or agencies regarding any matters relevant to the participant obligations under the Program.

I have read the program guidelines in their entirety and by signing below accept the terms of the program. I understand that if this application is incomplete, contains false information or is not accompanied by the necessary documents, it will not be processed.

Applicant Signature

Date

Please return a copy of this completed application along with any supporting documents to the address below:
Coral Springs Community Redevelopment Agency (CRA)
9500 W. Sample Road
Coral Springs, Fl. 33065

For additional information please contact:
Danielle Lima
CRA Administrator
Phone: 954-344-1121
Email: dlima@coralsprings.org

CRA Commercial Enhancement Grant Program - Page 4 of 5

Updated on 5/1/2018
Commercial Enhancement Grant Program
Property Owner Authorization

I, ____________, understand that
the leaseholder of my property located at
9801 W. Sample Rd. is considering improvements under the City of Coral Springs Community Redevelopment Agency Commercial Enhancement Grant Program, hereinafter referred to as "Program." For the purposes of this authorization, hereinafter the Community Redevelopment Agency shall be referred to as "CRA" and the City of Coral Springs as "City".

I have received and reviewed the Program guidelines and reviewed the application submitted by my tenant. I agree to permit the proposed improvements to my building. I understand that I am not financially responsible to complete these improvements under the Program.

I understand and agree that neither the CRA nor the City assume responsibility or liability to me or any other part for any action or failure of any contractor or other third party and in no way guarantee any work to be done or material to be supplied.

I further agree to hold the CRA and the City harmless from and indemnify them for and against any and all claims which may be brought or raised against the CRA, the City, or any of its officers, representatives, agents or agencies regarding any matters relevant to the participant obligations under the Program.

I assure the CRA and the City that the tenant holds a valid lease with no expiration pending within the next twenty-four months following the date of application for Program funding. I assure that the property does not have outstanding judgment liens, code violations, delinquent taxes, water bill, and/or be exempt from ad valorem property taxes.

I have read the above statements and acknowledge that they are true and complete to the best of my knowledge. I have no objection to the applicant pursuing the proposed improvements project, and I authorize the leaseholder to make the proposed improvements under the provisions of the Program.

Property Owner Signature

STATE OF FLORIDA
COUNTY OF
Broward

5/1/18

Date

The foregoing instrument was acknowledged before me this ___________________________ day of ___________________________ 2018, who is personally known to me or who has produced ___________________________ as identification.

Notary Public

Rebecca Lee Pankey
Commission # P179096
Expires: NOV 24, 2018
BONDED THRU
1ST FLORIDA NOTARY, LLC
Commercial Lease

THIS COMMERCIAL LEASE ("Lease"), made and entered into as of this 20th day of October 2014, by and between DECO INN INC, a Florida limited liability company ("Landlord") and MILLER PAINT CENTER OF CORAL SPRINGS, ("Tenant").

THE Landlord, for and in consideration of the rent herein reserved to be paid by the Tenant, and in consideration of the covenants and provisions to be kept and performed by the Tenant, does hereby lease unto Tenant, and said Tenant does hereby hire and take as Tenant under the Landlord the property located at 8801 W Sample Road, Coral Springs, Florida 33065 consisting of approximately 3300 square feet more or less of unit space (the "Premises"), together with all improvements therein and thereon belonging or pertaining to the Premises, including all rights, privileges, easements and appurtenances belonging or pertaining thereto.

TO HAVE AND TO HOLD, said Premises, together with the rights and appurtenances unto the Tenant, subject to the following conditions and covenants:

WITNESSETH:

TERM

The Tenant is to have and to hold the Premises for a term of THREE (3) YEARS beginning JANUARY 1, 2015 (the "Commencement Date") and terminating on DECEMBER 31, 2018 (the "Term"). Provided that Lessor is not or has not been in default under any of the terms and conditions of this Agreement, specifically including, but not limited to, all rent payments due hereunder, although cured, TENANT shall have the right and option to extend the term of this lease for term N/A.

RENT:

Tenant agrees to pay the Landlord monthly installments of the following:

YEAR ONE (1):
BASE RENT- $4,852.48 plus applicable Florida sales tax
TOTAL MONTHLY RENT- $5,143.83

YEAR TWO (2):
BASE RENT- $4,996.05 plus applicable Florida sales tax
TOTAL MONTHLY RENT- $5,287.44

YEAR THREE (3):
BASE RENT- $5,147.99 plus applicable Florida sales tax
TOTAL MONTHLY RENT- $5,486.87

Such monthly installments of Rent shall be due on or before the first day of each and every calendar month. The Rent shall be payable to Landlord's office or elsewhere as designated from time to time by written notice to Tenant.

A. RENT PAYMENTS: Rent shall be payable to: DECO INN, INC.

Mail to: c/o Current Capital Management, Inc.
4000 Hollywood Blvd. Suite 605-S
Hollywood, FL 33021

B. RENT ESCALATIONS:
Each twelve (12) month period commencing on the "Commencement Date" or any anniversary thereof is referred to in this Lease as a "Lease Term"; provided that, if the Commencement Date is other than the first day of a calendar month, then the first Lease Year shall include such partial month together with the next succeeding twelve (12) months, and each succeeding Lease Year shall begin on the first day of the calendar month that corresponds to the month following the Commencement Date. For the first Lease Year, the amount of Base Rent shall be as provided in the "Rent" section of this Lease. At the beginning of the second Lease Year and each Lease Year thereafter during the term of this Lease and each extension option term, if any, the amount of Base Rent shall be increased and such increased amount shall then be the Base Rent for that Lease Year. The Base shall increase N/A.

The Tenant furthermore agrees to pay any increase in said Florida State Sales Tax throughout the term of this Lease payable to the Landlord in advance, during each and every month of the Lease Term.

IT IS FURTHER AGREED AND COVENANTED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

SECURITY

1. Tenant has deposited with Landlord the sum of N/A, the receipt of which is hereby acknowledged by Landlord (the "Deposit"); shall be retained by Landlord as security for the payment by Tenant of the rents herein agreed to be paid by Tenant and for the faithful performance by Tenant of the terms and covenants of this Lease. It is agreed, that Landlord, at Landlord's option, may at any time apply said sum or any part thereof toward the payment of the rents and all other sums payable by Tenant under this Lease, and towards the performance of each and every of Tenant's covenants under this Lease, but such covenants and Tenant's liability under this Lease shall thereby be discharged only pro tanto; that Tenant shall remain liable for any amounts that such sum shall be insufficient to pay; that Landlord may exhaust any or all rights and remedies against Tenant before resorting to said sum, but nothing herein contained shall require or be deemed to require Landlord so to do; that, in the event this deposit shall not be utilized for any such purposes, then such deposit shall be returned by Landlord to Tenant fifteen days next after the expiration of the term of this Lease. Landlord shall not be required to pay Tenant any interest on said security deposit Landlord shall not be required to maintain the security deposit in a segregated account and no trust relationship is created with respect to the security deposit.

ASSIGNMENT

2. Tenant shall not assign, transfer, mortgage, pledge, sublet, or otherwise encumber or dispose of this Lease or the Term or any portion of the Term remaining, or permit the Premises to be occupied by other persons, without obtaining the prior written consent of Landlord. If this Lease be assigned, or if the demised Premises or any part thereof be sublet or underlet or occupied by anybody other than the Tenant, the Landlord may, after default by the Tenant, collect rent from the assignee, sublessee, under tenant, or occupant and apply the net amount collected to the rent herein reserved but no such collection shall be deemed a waiver of this covenant, or the acceptance of the assignee, under tenant, or occupant as Tenant or a release of the Tenant from the further observance and performance by the Tenant of the covenants contained herein.

EXAMINATION OF PREMISES

3. Tenant has been in possession of the Premises and is familiar with the condition thereof and acknowledges that it is willing to accept the Premises as they exist on the date hereof. Landlord makes no representations or warranties with respect to the condition of the Premises and Tenant accepts same in "as-is" condition.
POSSSESSION OF PREMISES

4. (a) Landlord shall be entitled to cause Tenant to relocate from the Premises to another space within the Project at any time, upon not less than ninety (90) days’ written notice to Tenant. Upon such relocation, such new space shall be deemed the Premises and the prior space originally demised shall in all respects be released from the effect of this Lease. If Landlord elects to relocate Tenant as above described, (i) the new space shall contain approximately the same as, or greater usable area than the original space, (ii) Landlord shall improve the new space, at Landlord’s sole cost, to at least the standards of the original space at the time of relocation, and (iii) Landlord shall pay the reasonable costs of moving Tenant’s trade fixtures and furnishings from the original space to the new space. Landlord shall not be liable for any further indirect or special expenses of Tenant resulting from the relocation, including but not limited to, lost profit and losses due to business interruption. All other terms of this Lease shall apply to the new space as the Premises.

4 (b) Tenant shall have the option to lease additional space or to return possession of a portion of current unit back to Landlord upon no less than ninety (90) days written notice to Landlord.

USE

5. The Premises shall be used by Tenant as **SALES OFFICE WITH PAINT, WALLPAPER, FLOORING, WINDOW TREATMENTS, DRAPERY, AND BEDDING** and for no other purpose, and further, Tenant agrees to use the entire Premises as hereinafter provided.

ALTERATIONS

6. (a) Tenant will make no alterations, additions or Improvements in or to the Premises without written consent of Landlord; and all Tenant improvements upon the Premises and any replacements thereof, including all air conditioning systems, additions, fixtures, or improvements shall be and remain part of the Premises at the expiration of this Lease.

(b) In the event Landlord consents to the making of any alterations, additions or improvements to the Premises by Tenant, the same shall be made by Tenant at Tenant’s sole cost and expense by licensed and bonded contractors.

(c) Tenant shall, at its expense, before commencing any alterations, additions, installations or improvements obtain all permits, approvals and certificates required by any governmental or quasi-governmental bodies and (upon completion) certificates of final approval thereof and shall deliver promptly duplicates of all such permits, approvals and certificates to Landlord. Tenant agrees to carry and will cause Tenant’s contractors and sub-contractors to carry such workman’s compensation, general liability, personal and property damage insurance as Landlord may require.

EXTERIOR

7. Landlord agrees to keep the exterior part of said Building (including the landscaping and driveway) and roof in good repair, but Tenant shall give to Landlord fourteen (14) days notice of needed repairs to the exterior part of the building and Landlord shall have a reasonable time thereafter to make them. However, if any part of the exterior or the interior of the Premises is injured or damaged by any breaking and/or entering said Premises, or by any attempt to break and/or enter said Premises, by any third person or persons, Tenant agrees to promptly cause all necessary repairs to be made at Tenant’s expense so as to promptly restore said Premises to its condition immediately prior to said breaking and/or entering or said attempt to break and/or enter. The Tenant further agrees, in the event additional sanitary facilities are required because of the nature of the operations conducted by the Tenant, it shall be the Tenant’s obligation to supply such additional facilities at his own expense.

Page | 3
INTERIOR

8. Tenant agrees to keep the interior of said Premises including all windows, screens, awnings, doors, including the overhead truck loading doors, interior walls, pipes, machinery, plumbing, electric wiring, fire sprinkler system and other fixtures and interior appurtenances, in good and substantial repair and clean condition at Tenant's own expense - fire, windstorm, or other act of God, alone excepted. All glass both interior and exterior is at the sole risk of Tenant and Tenant agrees to replace at Tenant's own expense, any glass broken during the term of this Lease. It is hereby understood and agreed that in the event that there is an air conditioning unit (or units) in the demise Premises, the Tenant shall maintain the same during the term of this Lease and shall return said unit (or units) to the Landlord at the termination of this Lease in good working order, reasonable wear and tear accepted. If the demised Premises be or become infested with vermin, Tenant shall, at its expense, cause the same to be exterminated.

REGULATIONS AND INSURANCE

9. (a) Tenant shall comply with all statutes, ordinances, rules, orders, regulations and requirements of all federal, state and municipal authorities, and of any and all their departments and bureaus, applicable to said Premises for the correction, prevention, and abatement of nuisances or other grievances, in, upon, or connected with said Premises, during said term, and shall also promptly comply with and execute all rules, orders, and regulations of the Southern Underwriters Association for the prevention of fires, at Tenant's own cost and expense.

   (b) During the Term of the Lease, Tenant agrees to maintain a policy of commercial general liability insurance (or broad form comprehensive general liability insurance) in the amount of $1,000,000.00 per occurrence, insuring Tenant against liability for bodily injury, property damage (including loss of use of property), and personal injury arising out of the operation, use or occupancy of the Premises and naming Landlord as additional insured and indicating that Landlord will receive 10 days written notice in the event of a cancellation of coverage or change in coverage. The liability insurance obtained by Tenant shall be primary and non-contributing and shall insure Landlord against Tenant's performance under this Lease. Proof of such coverage in the form of a Certificate of Coverage shall be sent to Landlord within 15 days of Tenant's occupancy of the demised Premises. Tenant, at its own expense may obtain insurance for Tenant's personal property, fixtures, equipment or any improvements made to the Premises.

   (c) Tenant will comply with all requirements of an insurance company insuring the Premises which requirements relate to the condition or use of the Premises, equipment, installations therein, operating procedures or the health or safety of the Tenant, its employees, invitees, customers, agents or contractors, at its own expense.

   (d) If Tenant's alteration, use or occupancy of the Premises violates a law, regulation or insurance requirement, he will pay to make any changes needed to comply including structural alterations.

   (e) Tenant will not do anything to jeopardize the owner's insurance coverage, create an additional risk, or cause an increase in his insurance premiums.

   (f) Such insurance policy shall provide that the insurer shall not cancel such policy unless insurer shall deliver notice to Landlord of such cancellation no later than 30 days prior to the date of such cancellation.

ABANDONMENT

10. If Tenant shall abandon or vacate said Premises before the end of the term of this Lease, or shall suffer the rent to be in arrears, Landlord may, at his option, cancel this Lease, in the manner stated in paragraph 34 hereof, or Landlord may enter said Premises as the agent of the Tenant, by force or otherwise, without being liable in any way therefor, and relet the Premises with or without any furniture or equipment that may be therein, as the agent of Tenant, at such price and upon such terms and for such
duration of time as Landlord may determine, and receive the rent therefor, applying the same to the payment of the rent due by these presents, and if the full rental herein provided shall not be realized by Landlord over and above the expenses to Landlord in such reletting, Tenant shall pay any deficiency.

**ATTORNEY'S FEES**

11. Tenant agrees to pay all costs and expenses of collection and reasonable attorney's fee on any part of said rental that may be collected by an attorney, suit, distress or foreclosure. In all other litigated matters, the prevailing party shall be entitled to an award of reasonable attorneys' fees, court cost and similar expenses at all trial and appellate court levels.

**ASSIGNMENT OF CH vertexes**

12. It is understood and agreed that any merchandise, fixtures, furniture or equipment left in the Premises when Tenant vacates shall be deemed to have been abandoned by Tenant and by such abandonment Tenant automatically relinquishes any right or interest therein, Landlord is authorized to sell, dispose of same.

**FIRE**

13. In the event the Premises shall be destroyed or so damaged or injured by fire or other casualty, during the life of this agreement, whereby the same right shall be rendered untenable, then Landlord shall have the right to render said Premises untenable by repairs 120 days therefrom. If said Premises are not rendered untenable within said time, it shall be optionable with either party hereto to cancel this Lease, and in the event of such cancellation the rent shall be paid only to the date of such fire or casualty. The cancellation herein mentioned shall be evidenced in writing. During any time that the Premises are untenable due to causes set forth in this paragraph the rent or a just and fair proportion thereof shall be omitted.

**PERSONAL PROPERTY**

14. All personal property placed or moved in the Premises above described shall be at the risk of Tenant or the owner thereof and Landlord shall not be liable to Tenant for any damages to said personal property unless caused by or due to the gross negligence of Landlord, Landlord's agents or employees.

**UTILITIES AND SERVICES**

15. All applications and connections for utilities and other services on the Premises shall be in the name of the Tenant only and the Tenant shall be solely responsible for the payment thereof. It is understood and agreed between the parties hereto that any changes against Tenant by Landlord for services, utilities or for work done on the Premises by order of Tenant or otherwise accruing under this Lease shall be considered as rent due and shall be included in any lien for rent. It is further understood that the Tenant will pay promptly when due any fee(s) for sprinkler standby charged by the supplier of water to the demised Premises.

**SIGNS AND AWNINGS**

16. No awnings, sign or signs shall be attached to or erected on the exterior of the Premises without the written consent of the Landlord having first been obtained, which consent shall not be unreasonably withheld.

**RIGHT OF ENTRY**
17. Landlord, or any of its agents, shall have the right to enter said Premises during all reasonable hours, to examine the same or make such repairs, additions, or alterations as may be deemed necessary for the safety, comfort, or the preservation thereof, or of said building, or to exhibit said Premises, and to put or keep upon the doors or windows thereof a notice "FOR RENT" at any time within six (6) months before the expiration of this Lease. Said right of entry shall otherwise exist for the purpose of removing placards, signs, fixtures, alterations, or additions which do not conform to this agreement.

TIME

18. It is understood and agreed by the parties hereto that time is the essence of all of the terms and provisions of this Lease.

NOTICE

19. It is understood and agreed between the parties hereto that written notice addressed to Tenant and mailed certified mail, return receipt requested to the Premises Leased hereunder shall constitute sufficient notice to the Tenant, and written notice addressed to Landlord and mailed certified mail, return receipt requested to the office of Landlord shall constitute sufficient notice to the Landlord to comply with the terms of this Lease. Notice shall be deemed given three (3) banking days following the day such notice is mailed.

NON-PAYMENT

20. Immediately following the Tenant's failure to pay rental due within the 15 day limit set forth in paragraph 34(b), Landlord shall have the right to enter upon the Premises and place and thereafter maintain a "FOR RENT" sign in a place where the sign would be most likely seen by the public.

WRITTEN AGREEMENT

21. This Lease is the only agreement between the parties and contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and may be modified only by an agreement in writing signed and sealed by Landlord and Tenant. Landlord shall not be bound by any agreements entered into, whether oral or written, express or implied, between Tenant and any predecessor owner or landlord. This Lease supersedes any prior lease and terminates any prior written agreement and is the only operative agreement as of the date hereof. No surrender of the demised Premises or of the remainder of the term of this Lease shall be valid unless accepted by Landlord in writing.

INDEMNIFY LANDLORD

22. In consideration of said Premises being Leased to Tenant for the above rental, Tenant agrees: That Tenant, at all times, will indemnify and keep harmless Landlord from all losses, damages, liabilities and expenses which may arise or be claimed against Landlord and be in favor of any person, firm or corporation, for any injuries or damages to the person or property of any person, firm or corporation, consequent upon or arising from the use or occupancy of said Premises by Tenant, or consequent upon or arising from any acts, omissions, neglect or fault of Tenant (his agents, servants, employees, licensees, customers or invitees), or consequent upon or arising from Tenant's failure to comply with the aforesaid laws, statutes, ordinances or regulations; that Landlord shall not be liable to Tenant for any damages, losses or injuries to the person or property of Tenant which may be caused by the acts, neglect, omissions or faults of any person, firm or corporation, and that Tenant will indemnify and keep harmless Landlord from all damages, liabilities, losses, injuries, or expenses which may arise or be claimed against Landlord and be in favor of any person, firm or corporation, for any injuries or damages to the person or property of any person, firm or corporation, where said injuries or damages arose about or upon said Premises. Notwithstanding anything in this Lease to the contrary, Landlord's liability hereunder shall be strictly limited to Landlord's interest in the demised property.
WAIVER

23. No waiver of any condition or covenant of this Lease by Landlord shall be deemed to imply or constitute a further waiver by Landlord of any other condition or covenant of this Lease. The rights and remedies created by this Lease are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

RIGHT TO MORTGAGE OR LEASE

24. Tenant's rights shall be subject to any bonafide mortgage which now covers said Premises and which may hereafter be placed on said Premises by Landlord, or underlying Lease now or later covering the entire property.

HEIRS AND ASSIGNS

25. This Lease and all provisions, covenants and conditions thereof shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of the parties hereto except that no person, firm, corporation, or any court officer holding under or through Tenant in violation of any other terms, provisions or conditions of this Lease, shall have any right, interest or equity in or to this Lease, the terms of this Lease or the Premises covered by this Lease.

BEYOND LANDLORD'S CONTROL

26. None of the acts, promises, covenants, agreements or obligations on the part of the Tenant to be kept, performed or not performed as the case may be, nor the obligation of the Tenant to pay rent and/or additional rent or other charge or payment shall be in any wise waived, impaired, excused or affected by reason of the Landlord being unable at any time or times during the term of this Lease to supply, or being prevented from, or delayed in supplying heat, light, or any service expressly or implied on the part of the Landlord to be supplied, or by reason of the Landlord being unable to make any alterations, repairs or decorations or to supply any equipment or fixtures, or any other promise, covenant, agreement or obligation on the part of the Landlord to be performed, if the Landlord's inability or delay shall arise by reason of any law, rule or regulation of any federal, state, municipal or governmental department, agency or subdivision thereof, or by reason of conditions of supply and demand due to national emergency or other conditions or causes beyond the Landlord's control.

EMINENT DOMAIN

27. In the event of any portion of said Leased Premises is taken by any condemnation or eminent domain proceedings, the (minimum) monthly rental herein specified to be paid shall be ratably reduced according to the area of the Leased Premises which is taken, and Tenant shall be entitled to no other consideration by reason of such taking, and any damages suffered by Tenant on account of the taking of any portion of said Leased Premises and any damages to any structures erected on said Leased Premises respectively that shall be awarded to Tenant in said proceedings shall be paid to and received by Landlord, and Tenant shall have no right therein or thereto or to any part thereof, and Tenant does hereby relinquish and assign to Landlord all of the Tenant's rights and equities in and to any such damages. Should all of the Leased Premises be taken by any condemnation or eminent domain proceedings, then and in that event Tenant shall be entitled to no damages or any consideration by reason of such taking, except the cancellation and termination of this Lease as of the date of said taking. Notwithstanding anything in this paragraph to the contrary, in the event any portion of the Leased Premises is taken by any condemnation or eminent domain proceedings and Tenant by reason of such taking shall be entitled to receive damages or any other consideration for any Leasehold improvements or
other betterments made and owned by it, Tenant shall be entitled to receive and retain all such damages Landlord having no claim or rights thereto.

SURRENDER PREMISES

28. Tenant agrees to surrender to Landlord, at the end of the term of this Lease and/or upon any cancellation of this Lease, said Leased Premises in as good condition or said Premises were at the beginning of the term of this Lease, ordinary wear and damage by fire and windstorm or other act of God excepted. Tenant agrees that, if Tenant does not surrender to Landlord, at the end of the term of this Lease, or upon any cancellation of the term of this Lease, said Leased Premises, then Tenant will pay to Landlord all damages that Landlord may suffer on account of Tenant's failure to surrender to Landlord possession of said Leased Premises, and will indemnify and save Landlord harmless from and against all claims made by any succeeding Tenant of said Premises against Landlord on account of delay of Landlord in delivering possession of said Premises to said succeeding Tenant so far as such delay is occasioned by failure of Tenant to so surrender said Premises and unless otherwise agreed in writing, such holding shall constitute and be construed as tenancy from month to month only at a monthly rental equal to two hundred percent (200%) of the then current rent and all other payments to be made by Tenant which are applicable as of the last month of the Lease term and otherwise subject to conditions, provisions and obligations of this Lease insofar as the same or applicable month to month tenancy.

LIENS

29. Tenant further agrees that Tenant will pay all liens of contractors, subcontractors, mechanics, laborers, material men, and other liens of like character, and will indemnify Landlord against all legal costs and charges, bond premiums for release of liens, including counsel fees reasonably incurred in and about the defense of any suit in discharging the said Premises or any part thereof from any liens, judgments or encumbrances caused or suffered by Tenant. It is understood and agreed between the parties hereto that the costs and charges above referred to shall be considered as rent due and shall be included in any lien for rent. The Tenant herein shall not have any authority to create any liens for labor or material on the Landlord's interest in the above described property, and all persons contracting with the Tenant for the doing of any work or the furnishing of any material men, contractors, mechanics, and laborers, are hereby charged with notice that they must look to the Tenant and to the Tenant's interests only in the above described property to secure the payment of any bill for work done or material furnished during the rental period created by this Lease.

PROPERTY TAX

30. Landlord will be responsible for the payment of all real property taxes, (including any fees, taxes or assessments) during the Term of the Lease.

LANDSCAPE

31. The Tenant, at its own cost and expense, shall maintain all portions of the Leased property and adjoining areas in a clean, and orderly condition, free of dirt, rubbish and unlawful. Obstructions and shall keep the landscaped areas thereof watered and trimmed during the term of this Lease.

RADON GAS

32. The following notification is provided pursuant to Section 404.055(8), Florida Statutes (1981): Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.
ENVIRONMENTAL.

33. Tenant will strictly comply with all federal, state, county, city and/or district regulations, laws and ordinances with regard to toxic or hazardous wastes or to environmental protection of the land, ground water and aquifer, (collectively "Environmental Laws") and in the event Tenant is found in violation of any Environmental Laws, mandating monitoring or a clean-up or re-filling of the area or other remedial action, then Tenant will indemnify and hold Landlord harmless from all losses, damages, liabilities and expenses, including reasonable attorney's fees and court costs, which may arise or be claimed against Landlord as a result of such a breach of Environmental Laws. Landlord shall be responsible for and hold Tenant harmless from any pre-existing condition which violates Environmental Laws and represents that there is no existing contamination to the best of his knowledge. This paragraph shall survive termination or expiration of the Lease.

DEFAULTS, REMEDIES

34. Defaults. The occurrence of any one or more of the following events shall constitute a material default and breach of this Lease by Tenant:

(a) The vacating or abandonment of the Premises by Tenant.

(b) The failure by Tenant to make any payment of rent or any other payment required to be made by Tenant hereunder as and when due where such failure shall continue for a period of five (5) days.

(c) The failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Tenant other than described in paragraph (b) above, where such failure shall continue for a period of 15 days after written notice thereof from Landlord to Tenant provided, however, that if the nature of the Tenant's default is such that more than 15 days are reasonably required for its cure then Tenant shall not be deemed to be in default if Tenant commenced such cure within said 15-day period and thereafter diligently prosecutes such cure to completion.

(d) (i) The making by Tenant of any general arrangement or assignment for the benefit of creditors;
(ii) Tenant becomes a "debtor" as defined in 11 U.S.C. §101 or any successor statute thereto (unless, in the case of a petition filed against Tenant, the same is dismissed within 60 days). (iii) the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Premises of Tenant's interest in this Lease, where possession is not restored to Tenant within 30 days or (iv) the attachment, execution or other judicial "seizure" of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where such seizure is not discharged within 30 days. Provided, however, in the event that any provision of this paragraph 34(d) is contrary to any applicable law, such provision shall be of no force or effect and (v) the discovery by Landlord that any financial statement given to Landlord by Tenant, any assignee of Tenant, any subtenant of tenant, any successor in interest of Tenant or any guarantor of Tenant's obligation hereunder, and any of them was materially false.

34.1 Remedies. In the event of any such material default or breach by Tenant, Landlord may at any time thereafter with or without notice or demand and without limiting Landlord in the exercise of any right or remedy which Landlord may have by reason of such default or breach:

(a) Terminate Tenant's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to Landlord. In such event Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default including, but not limited to, the cost of recovering possession of the Premises, expenses of re-listing including necessary renovation and alteration of the Premises, reasonable attorney's fees and any real estate commission actually paid; the worth at the time of award by the court having jurisdiction.
thereof of the amount by which the unpaid rent for the balance of the term after the time of such award exceeds the amount of such rental loss for the same period that Tenant proves could be reasonably avoided; that portion of the lease commission paid by Landlord applicable to the unexpired term of this Lease.

(b) Maintain Tenant's right to possession in which case this Lease shall continue in effect whether or not Tenant shall have abandoned the Premises. In such event Landlord shall be entitled to enforce all of the Landlord's rights and remedies under this Lease, including the right to recover the rent as it becomes due hereunder.

(c) Pursue any other remedy now or hereafter available to Landlord under the laws or judicial decisions of the state wherein the Premises are located. Unpaid installments of rent and other unpaid monetary obligations of Tenant under the terms of this Lease shall bear interest from the date due at the maximum rate then allowable by law.

34.2 Default by Landlord. Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time but in no event later than thirty (30) days after written notice by Tenant to Landlord specifying wherein Landlord has failed to perform such obligation; provided, however, that if the nature of the Landlord's obligation is such that more than thirty (30) days are required for performance then Landlord shall not be in default if Landlord commences performance within such 30-day period and thereafter diligently prosecutes the same to completion.

34.3 Late Charges. Tenant hereby acknowledges that late payment by Tenant to Landlord or rent and other sums due hereunder will cause Landlord to incur costs not contemplated by this lease, the exact amount of which will be extremely difficult to ascertain. Such costs include but are not limited to, processing and accounting charges and late charges which may be imposed on Landlord by the terms of any mortgage or trust deed covering the Premises. Accordingly if any installment of rent or any other sum due from Tenant shall not be received by Landlord or Landlord's designee within five (5) days after the tenant's receipt of the written notice described in paragraph 34.1(b) above, then, in such event, Tenant shall pay to Landlord a late charge equivalent to Ten (10%) percent of such overdue amount. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

CONSENT

35. Wherever Tenant must first obtain the Landlord's consent prior to undertaking or performing any action pursuant to the terms of this Lease, Landlord hereby agrees that it shall not unreasonably withhold its consent to such proposed action and furthermore that it shall expeditiously provide its reply to any such request of Tenant.

WAIVER OF JURY TRIAL

36. Tenant and Landlord hereby knowingly, voluntarily and intentionally waive the right either may have to a trial by jury in respect to any litigation based hereon, or arising out of, under or in connection with this Lease and any agreement contemplated to be executed in conjunction herewith or any course of conduct, course of dealings, statements (whether verbal or written) or actions of either party. This provision is a material inducement for Landlord entering into this Industrial Lease Agreement with Tenant.

BROKERAGE

37. Tenant hereby warrants that Tenant has not engaged the services of any broker, agent or finder other than Current Capital Realty, Inc. and hereby indemnifies Landlord against any claim by any broker claiming by, through or under the Tenant.
IN WITNESS WHEREOF, the parties hereto have signed, sealed, and delivered this Lease
the ____ day of ___ 20__.

WITNESSES TO LANDLORD:

BY: ______________________
PRINT NAME: ______________

BY: ______________________
PRINT NAME: ______________

WITNESSES TO TENANT:

BY: ______________________
PRINT NAME: ______________

BY: ______________________
PRINT NAME: ______________

LANDLORD:

DECO INN, INC, a Florida Corporation

BY: ______________________
PRINT NAME: ______________
TITLE: ______________
DATE: ______________

TENANT:

MILLER PAINT CENTER OF CORAL SPRINGS

BY: ______________________
PRINT NAME: ______________
TITLE: ______________
DATE: ______________
ASSIGNMENT & ASSUMPTION
OF
COMMERCIAL LEASE

THIS ASSIGNMENT & ASSUMPTION OF COMMERCIAL (the "Assignment") is made as of the 3rd OF JANUARY 2018 by and between MILLER PAINT CENTER OF CORAL SPRINGS, a Florida corporation (the "Assignor") and Santa Barbara Paints Coral Springs LLC., a Florida Limited Liability Company (the "Assignee").

RECITALS:

A. Assignor has this date conveyed unto Assignee the Leased Premises located at 9801 West Sample Road, Coral Springs, FL 33065 which is more particularly described on Exhibit "A" and Exhibit "C"— Commercial Lease, attached hereto and made a part hereof (the "Commercial Lease")

B. In connection with the conveyance of the Leased Premises, Assignor desires to assign and transfer to Assignee all of Assignor's right and interest in that certain Commercial Lease Agreement dated July 15th, 1997, by and MILLER PAINT CENTER OF CORAL SPRINGS, a Florida corporation ("Tenant") and Three N Development, LLC ("Lessor") [previous landlord].

C. WHEREAS, Assignor desires to assign the lease to assignee and assignee desires to assume all of the assignor's rights and obligations and Guarantee of Lease as Tenant under the lease, attached hereto as Exhibit "B"— Guaranty of Lease, with the consent of the landlord; and

D. Landlord Acknowledges Santa Barbara Paints Coral Springs LLC. (Assignee) payment of First Month's Rent (01/2018) in the amount of Five thousand four hundred and forty-six dollars 57/100 ($5,446.57)

E. Whereas, the original security deposit on record with Lessor the amount of Three Thousand Dollars 00/100 ($3,000.00) shall be refunded to assignor.

F. The Assignee shall also provide an Insurance Certificate to insure to the benefit of the Lessor.

G. The assignor agrees to a three (3) year extension to the lease causing the new expiration date to be December 31, 2021. Effective January 1, 2019 the base rent rate shall increase by three percent (3%).

H. Upon execution of this assignment & assumption agreement, Assignee shall also provide a Last Month's Rent in the amount Six thousand and seven dollars 87/100 ($6,007.87) and a new security deposit in the amount of Three Thousand Dollars 00/100 ($3,000.00). In the event payments are missed or bounced Landlord will reserve the right to collect additional security deposit amount to equal total one (1) months' rent.
IN WITNESS WHEREOF, the parties have executed this Assignment as of the date set forth above.

WITNESSES:

Print Name: [Signature]
Print Name: [Signature]
Print Name: [Signature]

ASSIGNOR:

MILLER PAINT CENTER OF CORAL SPRINGS

BY: [Signature]
Print Name: [Signature]
Title: [Title]

ASSIGNEE:

Santa Barbara Paints Coral Springs LLC.

BY: [Signature]
Print Name: [Signature]
Title: [Title]

WITNESS AS TO LANDLORD:

Print Name: [Signature]
Print Name: [Signature]

LANDLORD:

DECO INN INC

Its: Managing Member
BY: [Signature]
Title: President
EXHIBIT "B"
PERSONAL GUARANTY

STATE OF FLORIDA
COUNTY OF BROWARD

The undersigned for in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged agrees to personally and unconditionally guaranty all obligations pursuant to that certain Lease Agreement between DECO INN INC, a Florida Limited Liability Company ("Landlord") and MILLER PAINT CENTER OF CORAL SPRINGS, a Florida Limited Liability Company ("Tenant") and Santa Barbara Paints Coral Springs LLC., a Florida Limited Liability Company, as follows:

1. The undersigned jointly and severally, do hereby guarantee to the LANDLORD and to any mortgagees holding a mortgage upon the interest of LANDLORD in the leased Premises, the due and punctual payment of all rent payable under said Lease, and each and every installment thereof, as well as the full and prompt and complete performance by the TENANT of all and singular the covenants, conditions and provisions in said Lease contained on the part of the TENANT therein to be kept observed and performed, for the Lease Term of said Lease, as permitted by the Lease with no less force and effect then if the undersigned were named as the TENANT in said Lease, and the undersigned jointly and severally will forthwith on demand pay all amounts at any time in arrears, and will make good any and all defaults occurring under said Lease.

2. This Guaranty shall be absolute and continuing. The LANDLORD shall not be required to take any proceedings against the TENANT, or give notice to the undersigned before the LANDLORD has the right to demand payment or performance by the undersigned upon default by the TENANT. This Guaranty and the liability of the undersigned hereunder shall in no way be impaired or affected by any assignment which may be made of said Lease, or any subletting thereunder, or by any extension(s) of the payment of any rental or any other sums provided to be paid by TENANT, or by any forbearance or delay in enforcing any of the terms, conditions, covenants or provisions of said Lease or any amendment, modification or revision of said Lease.

3. No action or proceeding brought or instituted under this Guaranty against the undersigned, and no recovery had in pursuance thereof shall be any bar or defense to any further action or proceeding which may be brought under this Guaranty by reason of any further default or defaults of TENANT. The undersigned hereby waive trial by Jury in connection with any proceedings brought in connection with the Lease and/or this Guaranty.

4. The liability of the undersigned shall not be deemed to be waived, released, discharged, impaired or affected by reason of the release or discharge of the TENANT in any creditors, receivership, bankruptcy (including Chapter 7 or Chapter 11 bankruptcy proceedings or other reorganization proceedings) or other proceedings, or the rejection or disaffirmance of the Lease in any proceedings.

5. There shall be no modification of the provisions of this Guaranty unless the same be in writing and signed by the undersigned and the LANDLORD.

6. All of the terms, agreements and conditions of this Guaranty shall be joint and several, and shall extend to and be binding upon the undersigned, their heirs, executors, administrators, and assigns, and shall inure to the benefit of the LANDLORD, its successors and assigns, and to any future owner of the fee of the Premises referred to in the Lease, and to any mortgagee of the fee interest of the LANDLORD in the Leased Premises.

[SIGNATURES ON NEXT PAGE]
ASSIGNMENT & ASSUMPTION
OF
COMMERCIAL LEASE

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A. Assignor has this date conveyed unto Assignee the Leased Premises located at 9801 West Sample Road,. Coral Springs, FL 33065 which is more particularly described on Exhibit "A" and Exhibit "C" - Commercial Lease, attached hereto and made a part hereof (the "Commercial Lease")

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E. Whereas, the original security deposit on record with Lessor the amount of Three Thousand Dollars 00/100 ($3,000.00) shall be refunded to assignor.

F. The Assignee shall also provide an Insurance Certificate to insure to the benefit of the Lessor.

G. The assignor agrees to a three (3) year extension to the lease causing the new expiration date to be December 31, 2021. Effective January 1, 2019 the base rent rate shall increase by three percent (3%).

H. Upon execution of this assignment & assumption agreement, Assignee shall also provide a Last Month's Rent in the amount Six thousand and seven dollars 87/100 ($6,007.87) and a new security deposit in the amount of Three Thousand Dollars 00/100 ($3,000.00). In the event payments are missed or bounced Landlord will reserve the right to collect additional security deposit amount to equal total one (1) months' rent.
EXHIBIT "B"
PERSONAL GUARANTY

STATE OF FLORIDA
COUNTY OF BROWARD

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1. The undersigned jointly and severally, do hereby guarantee to the LANDLORD and to any mortgagee holding a mortgage upon the interest of LANDLORD in the leased Premises, the due and punctual payment of all rent payable under said Lease, and each and every installment thereof, as well as the full and prompt and complete performance by the TENANT of all and singular the covenants, conditions and provisions in said Lease contained or the part of the TENANT therein to be kept observed and performed, for the Lease Term of said Lease, as permitted by the Lease with no less force and effect than if the undersigned were named as the TENANT in said Lease, and the undersigned jointly and severally will forthwith on demand pay all amounts at any time in arrears, and will make good any and all defaults occurring under said Lease.

2. This Guaranty shall be absolute and continuing. The LANDLORD shall not be required to take any proceedings against the TENANT, or give notice to the undersigned before the LANDLORD has the right to demand payment or performance by the undersigned upon default by the TENANT. This Guaranty and the liability of the undersigned hereunder shall in no way be impaired or affected by any assignment which may be made of said Lease, or any subletting thereof, or by any extension(s) of the payment of any rent or any other sums provided to be paid by TENANT, or by any forbearance or delay in enforcing any of the terms, conditions, covenants or provisions of said Lease or any amendment, modification or revision of said Lease.

3. No action or proceeding brought or instituted under this Guaranty against the undersigned, and no recovery had in pursuance thereof shall be any bar or defense to any further action or proceeding which may be brought under this Guaranty by reason of any further default or defaults of TENANT. The undersigned hereby waive trial by jury in connection with any proceedings brought in connection with the Lease and/or this Guaranty.

4. The liability of the undersigned shall not be deemed to be waived, released, discharged, impaired or affected by reason of the release or discharge of the TENANT in any creditors, receivership, bankruptcy (including Chapter 7 or Chapter 11 bankruptcy proceedings or other reorganization proceedings) or other proceedings, or the rejection or disaffirmance of the Lease in any proceedings.

5. There shall be no modification of the provisions of this Guaranty unless the same be in writing and signed by the undersigned and the LANDLORD.

6. All of the terms, agreements and conditions of this Guaranty shall be joint and several, and shall extend to and be binding upon the undersigned, their heirs, executors, administrators, and assigns, and shall inure to the benefit of the LANDLORD, its successors and assigns, and to any future owner of the fee of the Premises referred to in the Lease, and to any mortgagee of the fee interest of the LANDLORD in the Leased Premises.

[SIGNATURES ON NEXT PAGE]
Good Afternoon,

TO WHOM IT MAY CONCERN:

My name is Giancarlo Farinola, and I am the owner of the Benjamin Moore Store that is located in Sample Road. Recently we found out about the renovation of the Sample Road and the idea of that really got into my head.

I think that the project for the renovation of the stores in Sample Road is basically necessary to transform this busy part of Coral Springs and turn it into a new and fresh environment that will add a lot more value to the locals, since the new City Hall has been renewed, we have to start changing the surroundings of it so everything looks new, modern and similar.

The reason why we want to change the signage is because in the first place, that signage has been there for more than 10 years and also, the store has recently changed owner so it is no longer called MILLER PAINTS but SANTA BARBARA PAINTS, in addition to this, the new sign will have built-in lighting what instantly makes it more striking to the public.

By changing the sign on the wall, the immediate result will be that the wall will peel, so we will necessarily have to repaint the whole wall, and also take the opportunity to renew the old coatings that are already faded and really dirty.

In Santa Barbara Paints we have all the materials needed for this kind of project, so feel free to visit us and we will be more than happy to help you with anything.

Kind Regards,

Giancarlo Farinola.
Owner's Affidavit for Tenant Improvement

As owner/authorized agent of the tenant space with address 9801 W. Sample Rd., Cooper City, Santa Barbara Point, Cooper City, I hereby give authorization for my lessee, Mr. Smith, to apply and obtain a building permit for the scope of work described as follows:

New designer Sign/Point.

[Signature]
Owner/Authorized Agent Signature

[Signature]
State of Florida, County of Broward

Sworn to (or affirmed) and subscribed before me this 12th day of May, 2018

[Signature]
Amid Kleinedler

[Signature]
Date

[Seal]
Rebecca Lee Pankey
Commission # FF179096
Expires: NOV 24, 2018
BONDED THRU 1ST FLORIDA NOTARY, LLC

[Signature]
[Signature]
Type of Identification Produced

Please note: An authorized agent is a person who is legally authorized to act for another through employment, contract, or other apparent authority.
CITY OF CORAL SPRINGS
BUILDING PERMIT APPLICATION ZONING ADDENDUM

JOB ADDRESS: 9801 W. Sample Rd, Coral Springs  FL 33065

APPLICATION PERMIT #: 

CONTACT PERSON: 

PHONE: (954) 753-1200

FENCE PERMIT DETAILS

FENCE TYPE:

- Vinyl Coated Chain Link
- PVC Semi-Private Only (Picket, Shadowbox, or Board-on-Board with One Foot Lattice On Top)
- Wood Semi-Private Only (Picket, Shadowbox, or Board-on-Board with One Foot Lattice On Top)
- Aluminum Rail
- Other: ____________________________

ADDITIONAL ITEMS NEEDED FOR FENCE PERMIT, IF APPLICABLE:

- Landscape Affidavit (Not Required If Owner/BUILDER)
- Easement Agreements (AT&T, FPL, Blue Stream, Comcast, TECO)
- Drainage Easement Agreement
- Other: ____________________________

COMMERCIAL TREE REMOVAL PERMIT DETAILS

ITEMS NEEDED FOR COMMERCIAL TREE REMOVAL:

- Two (2) Tree Surveys (Show Trees to Be Removed)
- Two (2) Landscape Plans (Show Tree Mitigation)

ROOF PERMIT DETAILS

BUILDING TYPE:

- Duplex (Continuous Roof)
- Duplex (Semi-Attached)
- Single-Family
- Multi-Family
- Commercial
- Industrial

ROOF TYPE/MATERIALS:

- Cement/Clay Tile (Flat)
- Cement/Clay Tile (S" or Barrel)
- Split Cedar Shake
- Slate
- Other: ____________________________

PRODUCT INFORMATION:

MANUFACTURER: ____________________________
(Eagle, Integra, Boral, etc.)

STYLE/PROFILE: ____________________________

COLOR: ____________________________

(Please see city's roof color list for approved colors)

GARAGE DOOR PERMIT DETAILS

COLOR: ____________________________

If not a neutral color (white, almond, light tan), a paint application must be obtained.

SIGN PERMIT DETAILS

SIGN TYPE:

- Wall Sign(s)
- Standard
- Designer (See Section 1602 of LDC)

PRE-APPROVAL REQUIRED

- Monument Sign(s)
- Directional Sign(s)

SIGN INFORMATION:

VERBIAGE: Benjamin Moore® 85 Paints

SQ. FOOTAGE: 286.6 sq ft. total

DIMENSIONS: 79.23' x 72.54" only

DIRECTION SIGN FACES: SOUTH

ILLUMINATED: YES  NO

ADDITIONAL ITEMS:

- Site Plan or Location Map Indicating Sign Location
- Design of Sign, Scaled, on Building Elevation
- Dimensions of Sign Band Area
- Colors, Materials, Lighting Details
- Letter of Approval from Property Owner to Install Sign
- Copy of Business Tax Receipt or Application
Sorry for the delay, I do inspection in the morning.

- "Benjamin Moore" sign has been pre-approved, please processed to submit a sign permit with the followings:
  - Two copies of the drawing: Engineer sign and sealed
  - Property owner/agency approval letter
  - Coral Springs Business Tax

Thanks,

Lorraine Belle
Associate Planner • Community Development Division
lbelle@coralsprings.org • Phone 954-344-1123 • Fax 954-344-1000
City of Coral Springs, Florida • 9500 W. Sample Rd. • Coral Springs, Florida
33065

From: Giancarlo Farinola [mailto:farinola@gmail.com]
Sent: Thursday, March 29, 2018 5:11 PM
To: Lorraine Belle <lbelle@coralsprings.org>; Pete Mortimer <PMortimer@evarbrite.com>; Dominick, Donna <Donna.Dominick@benjaminmoore.com>; Schermer, Rick <Rick.Schermer@benjaminmoore.com>
Subject: Fwd: Store signage Pictures

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hello Lorraine,

[Quoted text hidden]

The City of Coral Springs is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records. This footnote also confirms that this email message has been swept for the presence of
computer viruses, and illegal or questionable content. This system is a private system and is monitored for electronic tampering. Violators will be prosecuted to the fullest extent of the law. This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not the intended recipient, please delete this email.

Disclaimer

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This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast Ltd, an innovator in Software as a Service (SaaS) for business. Providing a safer and more useful place for your human-generated data. Specializing in: Security, archiving and compliance. To find out more Click Here.
# Paint Color Application

**Owner/Applicant Information**

- **Date Filed:** 6/20/2018
- **Owner/Applicant Name(s):** Giancarlo Farinola
- **Address:** 9801 West Sample Road, Coral Springs, FL 33065
- **Telephone:** 954-753-1200
- **E-mail:** sanambara@paaints@gmail.com
- **Subdivision/Complex Name:**
- **Owner/Applicant's Signature:**
- **Homeowner Association?** Yes

**CHECK ONE:**

- **□** SINGLE FAMILY
- **□** DUPLEx
- **□** SEMI-ATTACHED
- **□** THREE & FOURPLEX
- **□** MULTI-FAMILY
- **□** COMMERCIAL/INDUSTRIAL

*For Existing Multi-Family, Commercial and Industrial buildings, photographs (in JPEG file) of the building and any adjacent buildings are required with the application submittal.*

## PAINT COLORS

<table>
<thead>
<tr>
<th>Paint Distribution</th>
<th>City's Paint Code (Example: 70YR 57/070)</th>
<th>Your Paint Brand Name (Example: Sherwin-Williams)</th>
<th>Your Paint Brand Code and Color Name (Example: SW6099 Sand Dollar)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Color</td>
<td>20N6/07/084</td>
<td>Benjamin Moore</td>
<td>HC-78</td>
</tr>
<tr>
<td>Secondary (Max. 25% of wall surface)</td>
<td>30YR 6/2/90</td>
<td>Benjamin Moore</td>
<td>2172-30</td>
</tr>
<tr>
<td>Trim (Contrast with base)</td>
<td>30YR 6/2/2B</td>
<td>Benjamin Moore</td>
<td>2172-30</td>
</tr>
<tr>
<td>Roofs</td>
<td>N/A</td>
<td>Benjamin Moore</td>
<td>N/A</td>
</tr>
<tr>
<td>Wall</td>
<td>N/A</td>
<td>Benjamin Moore</td>
<td>HC-78</td>
</tr>
<tr>
<td>Garage Door</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Front Door</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If you're hiring someone to do the work:

- **Company Name:** David Veneziano Painting and Papering Inc.
- **Telephone:** 954-753-5334
- **Contractor's Name (print):** David Veneziano

**PAINTING SHALL BE COMPLETED WITHIN SIXTY (60) DAYS FROM APPROVAL DATE**

**Community Development Approval:**

- **Approved by:**
- **Date:** 6/21/18
Electrical load: 120 volts

Scope of Work: Fabricate and install one (1) set of shoulder cut-out face & halo illuminated letters. The letters should be deep aluminum reverse painted to match 37-30-33 Red. Disconnect switch to be located in lower left. All letters should have deep bases with black battens. 10 wale whip required.

Notes:
- Lower portion of logo is a.3 deep aluminum reverse painted to match 37-30-33 Red: Disconnect switch
- Mounting: 120° at 1/2" standoff
- Illumination: White LEDs
- Letter backs: Clear polycarbonate
- Trimmed: Inside: Shoulders cut channel letters
- Inside: White aluminum with white interiors
- Viny: 37-30-1371 European Blue
- Color: Viny to match faces @ FCO acrylic disc with first surface vinyl
- Faces: 3/8 acrylic (1/4" proud) w first surface translucent vinyl applied to crossfores painted

Shoulder cut-out face & halo illuminated letters

[Diagram of layout with dimensions and labels]
<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Item #</th>
<th>Price</th>
<th>Amount</th>
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<tr>
<td>SURVEY</td>
<td>1</td>
<td>6095</td>
<td>$395.00</td>
<td>$395.00</td>
</tr>
<tr>
<td>PERMIT(S)</td>
<td>1</td>
<td>6071</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>PERMIT PROCUREMENT</td>
<td>1</td>
<td>16118</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>LTR BMCO 14&quot; BM HALO BIR</td>
<td>1</td>
<td>PP4375321C</td>
<td>$4,329.00</td>
<td>$4,329.00</td>
</tr>
<tr>
<td>LTR BMCO 10&quot; IMP HALO BLUE</td>
<td>1</td>
<td>PP357322D</td>
<td>$1,974.00</td>
<td>$1,974.00</td>
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</tbody>
</table>

**SUBTOTAL:** $6,698.00

**Installation:** $5,921.04

**Freight:** $625.00

**Sales Tax:** $733.44

**Project Total:** $13,977.48

**Deposit Upon Order:** $0.00

**NOTES:**
- All facade restoration done by others, not in scope of project.
- Existing electrical to be connected within 5 ft. of the sign.
- New signage does not come with phone call mem reader.
- If electrical is further away than 5 ft. of sign, additional charges will occur.
- All signage must be sealed with phone call mem reader unless noted.
**TERMS AND CONDITIONS:**

**RIGHTS OUT! EVERBRITE'S SERVICE & MAINTENANCE TEAM IS HERE FOR ALL YOUR NEEDS.**

**CALL 855-360-7378**

**REMIT TO:** Everbrite, LLC, 825 W 88th St, Milwaukee, WI 53228  
**QUOTATION VALID FOR 30 DAYS FROM THE DATE INDICATED ABOVE.**

**Email: mmorren@everbrite.com**  
**Direct Phone: (414) 529-7269 Fax: (414) 629-7194**  
**Phone: (800) 558-3988 Ext. 7289**  
**Peter Morren**

---

**THE PURCHASER PURCHASES ASSUMES ALL LIABILITY IN THIS REGARD FOR ACCEPTANCE STRUCTURE INTEGRITY. THIS IS THE RESPONSIBILITY OF EXISTING COLUMN, ANCHOR BOLTS AND FOUNDATION HAVE NOT BEEN INSPECTED.**

__________________________
**Date**

__________________________
**Print Name**

__________________________
**Signature**

---

**Please Place My Order**

I hereby accept this quotation/order.

---

**Moore Allowance Funds:**

Funding if Quote Proposal Exceeds Remain

---

**Due at fabrication $13,977.48**  

---

QUOTE: 192097  

---

Page 2

---

QUOTE: 192097  

---

Page 1
Proposal

DAVID VENEZIANO
Painting and Papering, Inc.
2753 N.W. 123rd Avenue • Coral Springs, FL 33065 • (954) 753-5334

We hereby submit specifications and estimate for:

* Pressure clean front wall of store. $125.00

1. Seal front store wall using Ben Moore Latex Clear Sealer

2. Patch holes and cracks on front face of wall.

3. Paint front store wall ‘one coat’ using Ben Moore Ultra Spec Satin Finish $650.00

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Seven Hundred Seventy Five dollars ($775.00)

Due at completion of work

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: ___________________________ Signature ___________________________
**QUOTE**

**POLO BUILDERS & RESTORATIONS**

**TO: PENNINO MANSIONS, LANTANA**

**9661 W. SAMPLE ROAD, LAUDERDALE, FL**

**DATE: 08/08/2018**

---

**PAINTING**

- Paint Exterior One Color Body and One Color Trim
- Pressure Wash/Call/Prime/Paint
  
  **Total** $2,300.00

---

**ACKNOWLEDGMENT**

This Proposal represents the entire understanding between Polo Builders & Restorations, Inc. and the Client in respect to this Proposal on the above referenced Project and may only be modified in writing and signed by both parties. This agreement is open to acceptance until **JULY 08, 2018**. Unforeseen work and or quantities not listed will be done at additional cost. Please note that progressive payment is due, in full upon receipt of invoice(s). In the event it becomes necessary for either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover reasonable attorney fees and costs. Warranty and 1 year's labor, manufactures warranty on materials.

Polo Builders & Restoration, Inc agrees to commence work, which does not need a permit within two weeks of receiving a signed contract and deposit.

Owners / Tenants will provide electricity, water, parking and area for staging equipment for the duration of project. And will contact adjacent business in written in regards to the project activities and safety precautions. Any damage caused by the tenant, visitors etc., will be repaired at additional cost. Polo Builders and Restorations, Inc will place caution tape and signs to detour Owner / Tenants and visitor etc., from areas while work is being conducted. Anyone that does not comply with safety measures put in place is doing so at their own risk.

**INITIALS**

---

**TOTAL $2,300.00**

**DEPOSIT $1,265.00**

**REMAINING BALANCE $735.00**
Please sign below and return to our office to acknowledge your acceptance of this Agreement.

Please contact our office if you have any questions or require additional information.

Sincerely,

Accepted this ___ day of _____________, 2018

Marvin Vasquez
Vice President

______________________________
Signature

______________________________
Print Name and Title

Client/representative

______________________________
Signature

______________________________
Print Name and Title
ESTIMATE

ADDRESS
Giancarlo Farinola
Santa Barbara Paints
9801 W. SAMPLE RD
Coral Springs, FL 33065

SHIP TO
Giancarlo Farinola
Santa Barbara Paints
9801 W. SAMPLE RD
Coral Springs, FL 33065

ESTIMATE # 1037
DATE 04/17/2018
EXPIRATION DATE 05/17/2018


ACTIVITY

Sign
JOB ADDRESS: 9801 W SAMPLE RD (BENJAMIN MOORE SB PAINTS)
1 UL LISTED REVERSE CHANNEL LETTERS

ALUM. REVERSE CHANNEL LETTER RED COLOR 3730-33
TEXT: BENJAMIN MOORE SB PAINTS

H: 10" & 14"
REGISTER PVC NON ILLUMINATED

LOGO: BM’S TRIANGLE CHANNEL LETTERS REVERSE FRONT ILLUMINATED WITH PUSHED THRU ACRYLIC ALL MOUNTING 1.5" STAD OFF COLOR: 3730 - 33 RED DISCONNET SWITCH ON LETTERS

ESTIMATE WAS PROVIDED BASED ON DRAWING SENT VIA E-MAIL;
INCLUDED FINAL INSPECTION, NO INCLUDED IN UNIT PRICE PERMIT INSTALLATION ON FAÇADE

Sign
DISCOUNT: REFERRED BY THE PAINT SPOT (BENJAMIN MOORE STORE IN PALMETTO, FL)

<table>
<thead>
<tr>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>1</td>
<td>10,500.00</td>
<td>10,500.00</td>
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QUOTE DOES NOT INCLUDE ANY FASCIA RESORATION.
ANY FASCIA REPAIR IS SOLELY THE RESPONSIBILITY OF THE RETAILER OR LANDLORD. PSB Miami, Corp., assumes power exists and is easily accessible, as it is the sole responsibility of the retailer to supply adequate power to the signage before or after
Thank you for your interest in doing business with PSB Miami.
Attached is your requested estimate.

Thanks for your business!

PSB Miami, Corp
www.PSSMiami.com
More than just your print & marketing solution...

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>SUBTOTAL</td>
<td>8,800.00</td>
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<tr>
<td>TAX (7%)</td>
<td>616.00</td>
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<td>TOTAL</td>
<td>$9,416.00</td>
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Accepted By       Accepted Date
### Property Description

```
THE JUST VALUES DISPLAYED BELOW WERE SET IN COMPLIANCE WITH SEC. 193.011, FLA. STAT., AND INCLUDE A REDUCTION FOR COSTS OF SALE AND OTHER ADJUSTMENTS REQUIRED BY SEC. 193.011(8).
```

### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvements</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<tbody>
<tr>
<td>2016</td>
<td>$626,510</td>
<td>$3,109,070</td>
<td>$3,635,580</td>
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<td>2017</td>
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<td>$3,495,610</td>
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<td>$2,704,250</td>
<td>$3,290,760</td>
<td>$3,067,060</td>
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</table>

### Exempted and Exemptable Values by taxing Authority

<table>
<thead>
<tr>
<th>Just Value</th>
<th>$3,635,580</th>
<th>Building / Improvements</th>
<th>$3,635,580</th>
<th>Assessed / SOH Value</th>
<th>$3,635,580</th>
<th>Taxable Value</th>
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### Special Assessments

<table>
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<tr>
<th>Fees</th>
<th>Class</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Sale</th>
<th>Storm</th>
<th>Clean</th>
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<td>.93</td>
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<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
### License Information

**License # BT-1203**

**Status**: ACTIVE

**Type**: MERCHANT

**Licensee Name**: SANTA BARBARA PAINTS CORAL SPRINGS

**Issued**: 09/01/2006

**Expiration**: 09/01/2011

**Applied**: 07/02/2006

**Type of Business**: Not Required

<table>
<thead>
<tr>
<th>Type</th>
<th>Required</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANCY</td>
<td></td>
<td>Address: 9501 W SAMPLE RD</td>
</tr>
<tr>
<td></td>
<td></td>
<td>City: CORAL SPRINGS</td>
</tr>
<tr>
<td></td>
<td></td>
<td>State: FL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Zip: 33065-4005</td>
</tr>
</tbody>
</table>

#### Additional License Information

**Correspondence**

<table>
<thead>
<tr>
<th>Name</th>
<th>9501 W SAMPLE RD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone</td>
<td>554/703-1202 Ext</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:FARINDL8@GMAIL.COM">FARINDL8@GMAIL.COM</a></td>
</tr>
</tbody>
</table>

**Address**: 9501 W SAMPLE RD

**City**: CORAL SPRINGS

**State**: FL

**Zip**: 33065-4005
Dear:

The Coral Springs Community Redevelopment Agency (“CSCRA”) is pleased to confirm to you that, subject to the terms and conditions set forth in this letter and the terms of the Community Redevelopment Agency (“CRA”) Commercial Enhancement Grant Program (“Grant”), that your application to receive Grant funds has been approved by the CRA Board of Directors.

By accepting the Grand funds, you (“the Applicant”) agree to complete the project as stated in the application submitted to CSCRA (the “Project”), which is attached to this Letter of Intent. Upon the satisfactory completion of the Project, CSCRA will reimburse the Applicant 50% of the total Project costs or the approved amount of $_____, (in no event shall CSCRA pay more than $20,000.00).

In the event of any dispute arising between or among the CSCRA and the Applicant, the prevailing party shall recover from the losing party reasonable attorney’s fees, costs and expenses incurred by the prevailing party in connection with such dispute at pretrial, trial, and appellate levels.

Please indicate your agreement with the terms of this Letter of Intent by placement of a signature of an authorized representative below and returning the signed Letter of Intent to Danielle Cohen Lima at dlima@coralsprings.org.

CORAL SPRINGS CRA:
__________________________
John Walsh
Chair

AGREED AND ACCEPTED BY APPLICANT:

By: ___________________________
Print Name: ____________________

By: ___________________________

Its: ___________________________