BOARD OF DIRECTORS MEETING
Monday, August 27, 2018 at 6:30 p.m.
City Hall, Commission Chambers
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
   – June 25, 2018

VII. FY 2019 CRA Business Plan – D. Lima, CRA Administrator
    (Request to Approve and Adopt)

VIII. Resolution 2018- Approving and Adopting the FY 2018-19 Annual Budget
     – D. Lima, CRA Administrator
     (Request to approve and Adopt)

IX. Agreement with the City for Funding of the Farmers Market - D. Lima, CRA Administrator
    (Request to Approve)

X. CRA Commercial Enhancement Grant Applications: Polished Salon and
    JP Dance Enterprises – D. Lima, CRA Administrator
    (Request to Approve)

XI. NEA Grant Application for Pop-Up ArtPark – D. Lima, CRA Administrator

XII. CRA Board of Directors Meeting Calendar (October – December 2018)
     – D. Lima, CRA Administrator
     (Request to Approve)

XIII. Other Business – J. Walsh, Chairman

XIV. Adjournment – J. Walsh, Chairman

Note: Next CRA Board Meeting Monday, September 24, 2018 at 6:30 pm

Attachment(s) to August 27, 2018 Agenda:
All of the items above (from VI – XII) have attachments.
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.

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: May 21, 2018 meeting

ACTION: Board Member Vasquez moved, seconded by Vice Chair Kasten, to accept the meeting minutes of May 21, 2018. The motion was approved unanimously (6-0).

4. FY 2019 Preliminary Budget Overview – Danielle Lima presented a brief overview of the proposed budget. The Board will vote on the budget and business plan in August.

5. FY 2018 CRA Business Plan Accomplishments & City’s Strategic Plan Highlights: The entire plan was not presented; simply the highlights for Downtown. Five of the goals were discussed.

6. CRA Commercial Enhancement Grant Application from Santa Barbara Paints

ACTION: Board Member Koch moved, seconded by Board Member Brown-Burton, to approve the grant application. The motion was approved unanimously (7-0).

7. CRA Updates – The official name of the financial plaza property is “Cornerstone at Downtown Coral Springs.” Ms. Lima met with the developer and the Smart Growth Partnership Group to gain an outside perspective and receive ideas for smart growth development on topics such as walkability.

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

There being no additional business, the meeting adjourned at 7:37 p.m. The next CRA Board Meeting will be Monday, July 23, 2018 at 6:30 p.m.

DATE APPROVED/ACCEPTED

JOHN M. WALSH, J.D.
BOARD CHAIRPERSON
CRA BOARD OF DIRECTORS

___________________________            __________________________________
DEBRA THOMAS, CMC                  JOHN M. WALSH, J.D.
CITY CLERK  CITY OF CORAL SPRINGS  BOARD CHAIRPERSON
CRA BOARD OF DIRECTORS
City of Coral Springs
Community Redevelopment Agency

BUSINESS PLAN

Fiscal Year 2019

DRAFT
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 2019.

Priorities:
1. Attract Mixed-Use Redevelopment
2. Downtown Core Redevelopment
3. Transportation, Infrastructure, and Beautification
4. West Sample Road Improvement
5. Downtown Marketing and Events
6. Emphasize Cultural and Educational Opportunities
7. IncentivesPrograms
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Note: (*) New Projects
Executive Summary

The Coral Springs Community Redevelopment Agency (CRA) was established by the City Commission in 2002 to guide the City in its Downtown redevelopment efforts. The purpose of creating a CRA is to carry out redevelopment activities that include reducing or eliminating blight, improving the economic health of an area, and encouraging public and private investments in a CRA district. CRAs provide local government with a funding and planning mechanism to redevelop areas where market forces are not performing.

The CRA worked closely with the City in a number of exciting projects during the last year – one of those projects is the new City Hall and its adjoining 607-space parking garage. Infrastructure improvements were also completed in conjunction with the project, to include water and sewer line replacement and road improvements. Perhaps most aesthetically pleasing, was the installation of the CRA funded, “Downtown Interactive Icon” on the corner of City Hall’s Grand Lawn. This interactive sculpture incorporates the City and Downtown/CRA logos and its arching shape encourages visitors to walk under the sun to take photos.

The new City Hall is a catalyst for redevelopment, and in addition to it, the Downtown Mixed-Use Zoning, which was adopted in January 2018, has been instrumental in attracting exciting new development to the area. The goal of the new zoning is to create a more urban feel for Downtown, with a lively mix of uses that includes commercial, office, residential, and entertainment. The City and CRA’s investment, resulted in a mixed-use project planned for the southwest corner of Sample Road and University Drive. The project, Cornerstone at Downtown Coral Springs, will feature 450 residential units, a multi-story commercial building, a grocery store, office space and entertainment area with approximately 213,000 square feet of retail and restaurants.

The focus of the FY 2019 Business Plan is to continue making progress on some of the projects that were initiated in FY 2018.

- Continue working with the City and the Developer of the Cornerstone at Downtown Coral Springs mixed-use project to make sure the project meets the CRA’s vision - The CRA provided a LOI for a tax increment rebate incentive but it still needs to be formalized with a Development Agreement.
- The CRA is working with a consultant to finalize the wayfinding sign design for the Downtown area– Fabrication of some of the signs is expected to take place in FY 2019
- Continue working with the City on the redevelopment of Parcel II and the old City Hall Parcel – If the NEA Grant is awarded, utilize the space as a temporary Pop-Up ArtPark until redevelopment occurs.
- Finalize the Urban Design Guidelines and Master Parking Redesign project with the selected consultant – Once that portion of the project is finalized move on to construction design.
- Continue working to improve aesthetics of Commercial Building (matching grant program) and developing strategies to activate empty spaces (co-working / incubator and Pop-Up shops)

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 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”.

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 2019 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 2019, 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 2018 CRA Business Plan, either under the same title or under a modified title because of a shift in focus. The projects that had their title modified are underlined ( ). Some of the ongoing 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>
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<tbody>
<tr>
<td>1. Attract Mixed-Use Redevelopment</td>
<td>103</td>
<td>Andy Kasten, Vice-Chair</td>
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<tr>
<td>2. Downtown Core Redevelopment</td>
<td>107-110 and 115</td>
<td>John Walsh, Chairman</td>
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<tr>
<td>3. Transportation, Infrastructure, and Beautification</td>
<td>106 and 133</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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<td>5. Downtown Marketing and Events</td>
<td>134</td>
<td>Elissa Harvey</td>
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<tr>
<td>6. Emphasize Cultural and Educational Opportunities</td>
<td>78-79</td>
<td>William Vasquez</td>
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<tr>
<td>7. Incentives Programs</td>
<td>125-128</td>
<td>Allan Koch</td>
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This document is amendable and the CRA may choose to take on 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>
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<tbody>
<tr>
<td><strong>1.1. Downtown Urban Design Guidelines</strong></td>
<td>The City and CRA would like to establish supplementary urban design guidelines for the DT-MU District. These guidelines will provide further detailed explanation and graphic examples of the preferred form of future development within the entire CRA area. The Guidelines will also include design considerations for elements that are not specifically regulated within the DT-MU, such as signage, building features, lighting, landscaping and other design considerations.</td>
<td>✦ Continue managing the project with selected consultant firm to make sure they are meeting the deliverables and timeline.</td>
<td>- CRA - CMO - DS - PW</td>
<td>Timeline: Estimated 10 weeks (could be more depending on dates for outreach)</td>
<td>In January 2018, the City adopted the Downtown Mixed-Use (DT-MU) Zoning District. The CRA drafted the scope of work and requested quotes from a number of companies. After reviewing the proposals, the CRA hired Bermello Ajamil &amp; Partners to assist with the preparation of the Urban Design Guidelines for the new DT-MU Zoning District. The selected company met with the CRA and the City Staff to establish project goals, objectives, timeline, deliverables, project protocols and other project development actions.</td>
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<th>Weeks from NTP</th>
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<tr>
<td>Task Description</td>
<td>Kids off meeting</td>
<td>Analyst of Existing Conditions</td>
<td>Urban Design Guidelines and Master Parking Area</td>
<td>Urban Design Guidelines</td>
<td>Master Parking Area</td>
<td>Stakeholder, CRA and City Commission Meetings</td>
<td>Community Workshop Meeting</td>
<td>Workshop Results and Update</td>
<td>Final Design Guidelines and Recommended Redesign of Master Parking Area</td>
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<td>Cost: $27,800 (most of the project is going to be paid in FY 18) – The amount also includes Master Parking Redesign (see project 4.2)</td>
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| 1.2. Promote Mixed-use Redevelopment | Each of the CRA private properties in the Downtown Core has a set of challenges. However, the new DT-MU zoning and new Municipal Complex and Parking Garage are already serving as catalyst for redevelopment. Since the completion of these projects, we have already seen a significant increase in number of Developers interested in redevelopment opportunities in the CRA area. | ✦ Continue supporting private investment in the CRA.  
✦ Build relationships with Developers and promote the great opportunities for Mixed-Use development in the CRA.  
✦ Work closely with the Developer of the proposed mixed-use project on the SW corner of Sample and University. Cornerstone at Downtown Coral Springs, to insure that the project meets the CRA’s vision with the right mix of uses, appropriate architecture and connectivity.  
✦ Continue conversations with the property owners of other Downtown Core Parcels (Publix, Bank of America, Post Office, Gas Station, and Village Square) for the redevelopment of these parcels.  
✦ Help promote downtown core sites to potential developers. | - CRA  
- CMO  
- EDO  
- C&M | Timeline: Ongoing  
Cost: Attend conferences and advertise and promote the area to attract more developers. | Property Update: Publix was removed from the market after the deal fell through with a potential buyer. Financial Plaza (building and land) was purchased and the Developer is working on the Preliminary site plan. Village Square property owners are trying to come to an agreement on sale price. Bank of America just decided to renew lease for another 5 years (owner is tied to the lease). Post Office would consider moving only if another location in the same area and similar size was provided – they are going to consider a City proposal for landscape improvements. Charter School relocation is being reconsidered.  
Promotion Update: In FY 2018, many meetings were held with developers and realtors about the potential mixed-use redevelopment opportunities in the downtown core. |
### Priority 2. Downtown Core Redevelopment – CRA Advisor: John Walsh

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| 2.1. Maintain and Manage Parking Garage | Now that the construction of a new 74,000 square-foot Municipal Complex and 607-space parking garage were completed, the CRA is responsible for paying the cost of maintenance of the additional 250 parking spaces. The additional spaces are going to be used for the future private development of the Municipal Complex Commercial parcel (known as Parcel II) adjacent to the garage. The City is responsible for the other 357 spaces. | - Continue coordinating 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  
- Further discuss CRA’s role with the parking garage now that the tri-party agreement is no longer in place and decide if a new parking agreement is needed.  
- When a Developer for Parcel II is selected, assist with negotiating a parking agreement.  
- Discuss the possibility of the Developer taking over the CRA’s cost for parking maintenance and the City’s debt service of the 250 spaces. | - CRA  
- Public Works – Facilitates Division | Timeline: N/A  
Cost: Total for 250 spaces $20,614.00 (Cleaning $11,554.00 Electric $9,060) | Garage was completed in January 2018. CRA paid for FY 2018 maintenance.  
Started parking discussions with a Developer interested in Parcel II. |
## Priority 2. Downtown Core Redevelopment – CRA Advisor: John Walsh

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| 2.2. 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. | ✷ Promote the new free Wi-Fi zone available at the ArtWalk.  
✷ Work with Bluestream to extend the Wi-Fi zone area.  
✷ Make improvements or maintenance when needed to the area.  
✷ Research other suggested enhancements such as 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 the CRA Board Members, research cost and feasibility. | -CRA  
-PW  
-C&M  
-IT (Wi-Fi only) | Timeline: TBD  
Cost: TBD | In FY 2018, Bluestream Cable worked on the installation of the free Wi-Fi for the ArtWalk. Since Bluestream has businesses in the area with their service, along with service poles and pedestals in the neighborhood behind the new Municipal Complex, they agreed to absorb the entire cost of the Wi-Fi devices, along with providing high-speed internet free.  
In addition, in FY 2018 the CRA replaced the lights around the trunks of 24 trees in the ArtWalk with 200 waterproof lights. |
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| 2.3. Redevelopment of the Former City Hall Parcel and the Municipal Complex Commercial (known as Parcel II) | The old City Hall was demolished in June 2018 leaving the site ready for redevelopment. In the past year, many Developers contacted the City and the CRA to inquire about the site. Rather than redeveloping the 4-acre city-owned site on its own, the City and CRA are going to continue to work with the Village Square property owners to come to an agreement on a selling price. Both properties together would be more impactful with a 12-acre development instead of 4 acres. The City would like to sell or lease the old City Hall to a Developer that is interested and able to purchase and develop both sites simultaneously. The City-owned Parcel II is located adjacent to the City Hall garage. The Cornerstone developer is proposing to purchase the land as part of his project. | Continue meeting with Developers interested in the city-owned Parcels to discuss the CRA’s vision. Develop ways to incorporate specific uses into these projects, such as Museum, Black Box Theater, Corporate Headquarters, and/or College or University campus. Consider Master Planning the Downtown to find out what type of uses would work best in each Parcel and how to connect the four corners. | -CRA  
-CMO  
-Purchasing | Timeline: NA  
Cost: Possible cost with appraisals, incentives, and ads to promote project – Possible cost for broker or consultant and approximately $100,000 for master planning the Downtown | In FY 2016, A Developer entered into a tri-party agreement with the City and the CRA for the Development of Parcels II and III, which are located adjacent to the New City Hall and parking garage. The Developer did not reach the contract deliverables so the agreement was terminated. After the termination of the tri-party agreement in 2017, the City and the CRA requested proposals from developers interested in developing the three City-owned sites (Parcel II, Parcel III, and the Old City Hall). The proposal received was not what the City and the CRA were seeking so in 2018 the new City leadership decided not to move forward with an RFP process. Since that decision was made, staff has been reformulating the strategy and meeting with a number of potential developers. Also, it was decided that instead of selling Parcel III, it would be best to maintain it as part of the open lawn for City events. |
Priority 3. Transportation, Infrastructure, and Beautification – CRA Advisor: Lorna Brown-Burton

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| **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 January 2018 within a section of the CRA area (on Sample from University to Coral Hills) and a section of Coral Hills Drive. Phase II is going to continue the improvements (on Sample from Coral Hills to NW 101st Avenue). | ♦ 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 2020.  
♦ Have a dialogue with Merchants on lessons learned from Phase I so that we can make improvements during Phase II. | CRA  
-C&M  
-Public Works | Timeline: Construction estimated for 2020, with the initial outreach beginning in the fall of 2019  
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. The CRA played a major role 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 was initially planned to start in FY 2018 but it is now estimated to start towards the end of FY 2019. |
### Priority 3. Transportation, Infrastructure, and Beautification – CRA Advisor: Lorna Brown-Burton

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| 3.2. Gateway Hub /Neighborhood Transit Center | The City and CRA can pursue a 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 stop service (Breeze services) along University Drive and Sample Road. | ♦️ 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. | -CRA-DS (Transportation Planner)  
Other entities: /Transportation/Engineering/Broward County Transit/Broward MPOV | Timeline: TBD  
Cost: MPO committed $400,000 for planning & conceptual design | The Broward MPO designated the CRA as a Gateway Hub in the 2040 Long Range Transportation Plan (LRTP) and the City has committed to creating a Neighborhood Transit Center as per a condition of the Development Order. The City and the CRA met with the MPO in FY 2018 to start conversations about the planning study. |
### Priority 3. Transportation, Infrastructure and Beautification – CRA Advisor: Lorna Brown-Burton

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<td><strong>3.3. Sample Road Corridor Coalition</strong></td>
<td>The Broward MPO completed an Education Corridor transit study in 2016 in an effort to improve access to the educational facilities amongst four municipalities: Pompano Beach, Margate, Coconut Creek and Coral Springs. The closing of the Broward College in Coral Springs and the lack of local funding sources for additional transit services has made it unlikely that the proposed Education Corridor shuttle service will be implemented at this time. In 2018, FDOT sponsored a Sample Road Transit Improvement Study to look at ways to improve access to transit service and provided recommendations for ADA improvements, traffic signal priority, bike lane continuity, sidewalk connections, and other safety related improvements within the corridor.</td>
<td>♦ The CRA will collaborate with the City in promoting the cooperation of cities along the Sample Road corridor to bring attention to the recommendations resulting from the Sample Road study and to ensure these capital improvements are prioritized and funded by either FDOT and/or Broward County. This coalition aims to improve the level of service and access to transit service that connects the Tri-Rail station in Pompano Beach to Downtown Coral Springs. ♦ Attend Sample Road Corridor Coalition meetings with City’s Transportation Planner to get updates on status.</td>
<td>-CRA -DS (Transportation Planner)</td>
<td>Timeline: TBD</td>
<td>In November 2018, a transportation surtax initiative will be on the ballot for Broward County voters that will request an additional one-penny sales tax to fund a list of transportation projects over a 40-year period. A positive outcome of the surtax would have a significant impact on transportation infrastructure and transit services as well as improvements that expand multimodal transportation choices by providing a dedicated source of local funding that can also attract additional State and Federal resources.</td>
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### 3.4. Downtown Identity & Environmental Communications Program

**Overview**
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. In FY 2019 the focus is going to be on the fabrication of some of the wayfinding and gateway signs that were designed in FY 2018.

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| ♦ Continue looking at feasibility of adding additional downtown logo banners to existing green poles and when and if possible to light poles.  
♦ Finalize work with selected consultant on the design of a Downtown sign family and sign location.  
♦ Once the design is finalized work to create an RFP for the fabrication of the signs.  
♦ Select company and work with them on all the details for fabrication and installation of some of the signs (Phase I).  
♦ Prioritize which sign should be done first. | -CRA  
-DS  
-PW  
-Communications and Marketing | Timeline: TBD  
Cost: No cost for banners on existing poles.  
Design Cost for Sign design $13,500 was included in FY 2018 budget  
Fabrication and installation cost approximately $260,000 but $113,829 is going to be allocated in FY 2019 for Phase I | 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. In FY 2018 the CRA selected and purchased the “Downtown Interactive Icon” a large branded interactive sun sculpture next to the new City Hall. The CRA has also selected a consultant to design street identity signs for the Downtown and is working with the consultant to finalizing the design. |
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| 4.1. Downtown Coral Springs Merchants Meetings | 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. The Merchants group was created to improve communication with the property and business owners, exchange ideas, create marketing alliances, and unifying the Merchants to communicate with the City under one banner. | ✦ Continue having quarterly meetings (or as needed).  
✦ 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.  
✦ Create a newsletter to keep constant communication and the Merchants informed.  
✦ Assist Merchants when needed on a variety of issues.  
✦ Partner with the City to have some of the Merchants participated in the Savor the Notes event Series.  
✦ Continue promoting the CRA Grant opportunity (see project 7.3) | -CRA  
-EDO  
-Other Departments will participate depending on the meeting topic  
Other entities: Chamber of Commerce | Timeline: Have three to four meetings per year (tentative months for FY 2019 are January, April, June, and Sept.)  
Cost: Approx. $4,000 for marketing alliance (newspaper ad) and meeting expenses | Had three Merchants Meetings in FY 2018. As a result of discussions with the Merchants, the CRA started offering a matching grant for aesthetic and safety improvements and it also started looking at improvements to the Master Parking area. |
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<tr>
<th>Priority 4. West Sample Road Improvement – CRA Advisor: David Harper</th>
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<td><strong>Project</strong></td>
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<tr>
<td>4.2. Physical Improvements to West Sample Road Area (Roadway, Alleyway, and Master Parking)</td>
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### Priority 5. Downtown Marketing and Events – CRA Advisor: Elissa Harvey

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<td>5.1. <em>ArtWalk Programming</em></td>
<td>Since the ArtWalk opened in October 2015 a few large events have taken place on this spectacular mile long linear open space. The events that were held in this space had great turn-outs and left residents interested in the new “Coral Springs ArtWalk”. However, as of the 2019 fiscal year, the large events that once took place in this area will now be transferred to the Grand Lawn outside the City Hall. Therefore, to continue the foot traffic and utilization of this beautiful space, within the CRA, we started looking at weekly, bi-weekly, and quarterly events that are low-cost and demand little manpower but keep the space activated.</td>
<td>◆ Further explore four events at the ArtWalk: Sunset Yoga, Farmers Market (continue and provide funding), Mommy and Me Classes, Dog and Games &amp; Painting Fiesta Nights &lt;br&gt;◆ Work with City to approve an agreement for the use of the ArtWalk for all proposed events and Temporary Use Permits. &lt;br&gt;◆ Negotiate agreements with yoga instructor and any others that will be regularly involved in the programming. &lt;br&gt;◆ Finalize ILA with the City for CRA funding of the Farmers Market – When agreement with current operator expires, draft an RFP. &lt;br&gt;◆ Start the programming in the beginning of FY 2019 with the Sunset Yoga and the Farmers Market &lt;br&gt;◆ Continue talking to potential partners for the other proposed events. &lt;br&gt;◆ Look at the possibility of contracting an event coordinator for a few hours a week to assist with managing the programming. &lt;br&gt;◆ Discuss with the City a policy for renting the ArtWalk for third party events.</td>
<td>-CRA &lt;br&gt;-CM &lt;br&gt;-PR &lt;br&gt;-CAT &lt;br&gt;Other entities: Operator of Farmers Market, Yoga Instructor, Broward Health (possible partner)</td>
<td>Timeline: Have yoga (every Saturday at 6:00 pm) and the Farmers Market (two Sundays a month at 9 am) from Oct. 2018 – April 2019. If possible implement the other proposed events in FY 2019</td>
<td>Cost: $5,500 for all the ArtWalk events ($2,000 - $2,500 for Farmers Market) and approximately $10,000 for assistance with managing CRA events</td>
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## Priority 5. Downtown Marketing and Events – CRA Advisor: Elissa Harvey

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| **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. | ♦ Collaborate with the EDO and Chamber on mutually beneficial marketing efforts that can help promote the Downtown, such as website, social media, marketing materials, and conference and event sponsorship and attendance.  
♦ Collaborate with the EDO and the Chamber on initiatives that help businesses stay and grow in Coral Springs and initiatives that attract more businesses to the City and especially to the Downtown.  
♦ Partner with the EDO on planning and organizing the Real Estate Summit, an event that showcases and promotes the City and the Downtown to Commercial and Residential Realtors and to Developers.  
♦ Continue involvement in the Chambers NextGen Young Professionals Group. | -CRA  
-EDO  
-CM  
Other entities: Chamber of Commerce | Timeline: Ongoing  
Cost: TBD | The CRA and EDO attended a number of conference and events to help promote Economic Development in the City and the Downtown redevelopment effort. The CRA has also been active in the Chamber, especially with NextGen, which is the young professional group. The EDO, CRA and Communications and Marketing organized four successful Realtor’s Summit in the past 4 years and plan on having another one in FY 2019. The FY 2018 theme was “MeetUp Downtown” and showcased the new City Hall. |
## Priority 5. Downtown Marketing and Events – CRA Advisor: Elissa Harvey

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| 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, businesses, and visitors. The Downtown Interactive Icon was installed in 2018 and its purpose is to help promote the Downtown, especially during events. | ♦ 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 sponsoring events, assist the 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.  
♦ Encourage event attendees to interact and take pictures with the "Downtown Interactive Icon" (ex. Photo booth during events, social media "best picture competition", and an interaction plaque) | -CRA  
-EDO  
-CM  
-Parks and Recreation  
-PD | Timeline: Ongoing  
Cost: Festival of the Arts sponsorship $2,500;  
Cost of giveaways and other materials to promote CRA at events or conferences  
Maintenance of the Icon approx. $2,500 | Planning for FY 2019, including parking authorization starts in the beginning of the fiscal year. The installation of the CRA funded, Downtown Interactive Icon on the corner of City's Grand Lawn has been a great way to promote the Downtown, especially during events. This interactive sculpture incorporates the City and Downtown/CRA logos and its arching shape encourages visitors to walk under the sun to take photos. |
### Priority 5. Downtown Marketing and Events – CRA Advisor: Elissa Harvey

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<td>5.4. <strong>Innovate Downtown</strong></td>
<td>Innovate Downtown focuses on bringing start-ups, entrepreneurs, and artists (referred to as “Creators”) to the City to showcase new creative products and ideas. The goal of this event is to: • Cultivate relationships between Creators, Angel Investors and residents. • Raise a sense of community within the emergent downtown. • Display the City as a place that encourages and supports innovation. • Show Creators that Downtown Coral Springs would be a great place for them to live and open their business. • Utilize the success of the event to attract an Incubator to the CRA.</td>
<td>♦ Start meeting with Communication and Marketing to discuss what the format of the 2019 event - what to keep and change from the first event in 2018 – band, speaker/ted-talk, competition, and more ♦ Discuss with incubators and angel investors, especially the ones that attended the FY 2018 event to talk about what the format of the start-up pitch competition should be like. ♦ Revisit the idea and possibility of a crowdfunding app to include as part of the event. ♦ Once the date is finalized start advertising and taking applications for creators. ♦ Work with Incubators and co-working spaces to help promote the application and the event. ♦ Select the creators ♦ Help plan, promote, and coordinate the event</td>
<td>-CRA -CM -EDO</td>
<td>Timeline: Planning for the event to start around November 2018. Event would happen in conjunction with Unplugged in March 2019. Cost: Cost for the event in 2018 was $15,000 – suggested budget amount for 2019 is $20,000. City assist with in-kind and sponsorship dollars could be utility for award for the Creators.</td>
<td>In 2015 the CRA began to identify options for a crowdfunding event in Downtown as a way to create entrepreneurial opportunities in the City. After extensive research, the CRA approved a tri-party agreement with Crowdly in 2017 to assist with obtaining sponsorships and Creators, providing the crowdfunding technology, and managing the event. The initial name of the event was “Springboard”. As part of the contract with Crowdly, they had to raise at least $25,000 in sponsorships. Because Crowdly was not able to reach that amount, the City and CRA decided to cancel the agreement and take on a smaller scale in house event and grow it organically. While the crowdfunding portion had to be eliminated, the goal of the event remained the same, which was to help start-ups and showcase the Downtown as a place that fosters innovation. In 2018, the event included 12 entrepreneurs whom were showcasing their ideas throughout the weekend. During the planning phase, the CRA built strong relationships with incubators that helped promote the application for Creators to pitch their ideas/products.</td>
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| **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. |
### Priority 6. Emphasize Cultural and Educational Opportunities – CRA Advisor: William Vasquez

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| 6.2. **Recruit a College or University** | Since Broward College closed their Coral Springs Center, we have decided not to pursue another college or university to occupy the space because we would like to have that entire parcel redeveloped. While a higher education is highly desired we need to further research the feasibility and the appropriate location. In the meantime we have been talking to college and universities about opening an incubator to offer programming for start-ups and potentially some targeted workforce training. This project would be in partnership with a co-working space operator. | ✦ Continue discussing potential permanent sites within downtown for a college or university.  
✦ Revisit the idea of the Charter School relocation to free up that space for a higher education facility and discuss other possible locations.  
✦ While we discuss and research the possibility of higher education in Downtown Coral Springs, continue approaching Incubators that are affiliated with a college or university to see if they would be interested in opening an incubator/co-working space in one of the existing sites available or as part of the new Mixed-Use project. | CRA  
- EDO  
- CMO | Timeline: TBD  
Cost: TBD | In FY 2017, the Broward College Coral Springs Academic Center decided to close their campus at the in Downtown. We decided, along with the property owner, not to pursue another tenant to occupy that space and concentrate in the redevelopment of that Parcel. The CRA has had some great discussions with Broward College about partnering with a co-working space to offer some training and programing for start-ups. |
**Priority 6. Emphasize Cultural and Educational Opportunities – CRA Advisor: William Vasquez**

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| 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 along Sample Road could be activated with pop-up shops, which are stores that stay for a short period to activate the empty commercial space. The empty office space could become repurposed for the very trendy high-in-demand co-working space. | **Pop-Up Shop**  
- 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)  
- Contact owners of vacant office and retail spaces in the CRA area to see if CRA can work with them in using the empty space to meet the needs of start-ups and entrepreneurs.  
- Work with owners to create an affordable rent program for temporary tenants.  
- Research cost of hiring an expert to run the Pop-Up Shop Program.  

**Incubator / Co-Working**  
- Continue discussions with potential co-working space operators and incubator organizations that could be interested in coming to downtown.  
- If needed work with an industry professional on a market research that could be used when meeting with co-working operators.  
- Develop brochures that could be utilized to promote potential spaces to co-working operators.  
- Determine what the partnership would look like and what type of financial commitment the CRA should make. | -CRA  
-EDO | Timeline: TBD  
Cost: TBD | Hired a summer intern, and one of her projects was to further research how to start the pop-up shop program. Now the inventory of vacant spaces is more easily accessible with CoStar. The initiative requires a lot of staff time. A consultant should be hired to assist with implementing the program.  

The preliminary research on co-working spaces and incubators was conducted in FY 2018 along with a number of tours of existing and successful spaces and some meetings with potential operators. The CRA has also built some relationships with incubators and co-working spaces when planning the Innovate Downtown event and has two potential sites interested in a partnership. |
### Priority 7. Incentives Programs – CRA Advisor: Allan Koch

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| **7.1. Secure Alternate Funding Sources for Projects** | Working with City’s Grant Writer to locate and acquire alternate funding sources. Grant opportunities can aid in the implementation of projects and programs. Examples of funding sources include: CDBG, Transit Grants, EDA, HUD, Brownfield Remediation, Cultural Grants, and more. | ♦ Identify an existing or potential shortfall.  
♦ Focus grants research on finding sources of funding for programs or projects in the Master Plan.  
♦ Work with City Grant Writer on research and to complete application process.  
♦ Be open to undertaking new programs or projects if come across a good source of funds.  
♦ If the NEA grant is awarded in April 2019 work on implementation of the Pop-Up ArtPark idea.  
♦ The grant is for a two-year period. | CRA -DS -CMO - BD (Grant Writer) | Timeline: TBD | Cost: If the NEA grant is awarded, $80,000 required in matching funds. |

Coral Springs and Parkland were selected as a Finalist in the Running to Receive Up to $1 Million from Bloomberg Philanthropies in Funding for Public Art Project that Addresses Civic Issue. If Coral Springs wins the Grant this is going to have a positive impact in the City as a whole and the Downtown. The CRA also worked with the City to apply for the NEA Our Town Grant which is all about creative placemaking. If awarded the Grant will allow us to create a Pop-Up ArtPark to activate the old City Hall parcel with art walls and art benches until the site is ready for redevelopment.
### Priority 7. Incentives Programs – CRA Advisor: Allan Koch

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| 7.2. Incentives for Redevelopment | The CRA negotiated the first Tax Increment Revenue (TIR) Incentive in FY 2018. TIR provides a percentage of the tax increment generated by the Development back to the Developer. | ♦ Continue working with the Developer of Cornerstone to make sure he meets the deliverables outlined in the LOI.  
♦ If the Developer meets the expectations and presents a project that satisfies the CRA’s vision, move forward with the Development Agreement, which would also include all the details regarding the TIR incentive.  
♦ Consider TIR incentives for other potential redevelopment projects within the CRA on a case-by-case basis.  
♦ Research different types of CRA incentives that could be offered to spur redevelopment. | -CRA  
-BD  
-Finance  
-CMO | Timeline: The Developer is supposed to start construction of Cornerstone in 2019 (the incentive would start upon completion of the project and it would end in 2031).  
Cost: Will depend on the increase in taxable value generated by the project and the rebate percentage for each individual project. | In FY 2018 the CRA approved a letter of intent with a Developer to provide a Tax Increment Revenue Incentive for a proposed mixed-use project on the SW corner of Sample and University, called Cornerstone at Downtown Coral Springs. |
### Priority 7. Incentives Programs – CRA Advisor: Allan Koch

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| **7.3. Develop CRA Grant Programs to Assist Existing Businesses and Attract New 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. Many CRAs also offer grants to attract specific industries, one example is built-out assistance. | ♦ Continue promoting the newly created Commercial Enhancement Grant Program to the Downtown Merchants Group.  
♦ When a new application comes in review and make sure package is complete before bringing it to the Board for approval.  
♦ Once the new Design Guideline is adopted, determine if changes need to be made to the grant to incorporate the recommendations within the guidelines, related to awnings, paint, signage and more.  
♦ Decide if larger projects should receive additional funding.  
♦ At the end of FY 2019 evaluate if the grant is being utilized and if we should continue with the program, modify, eliminate, or create a new one.  
♦ Research other grants and consider developing a grant/incentive that targets specific industries – an example would be to provide a grant to build-out an incubator/co-working space. | -CRA  
-DS  
-Code Enforcement  
-Construction Manager | Timeline: TBD  
Cost: Allocated $40,000 for FY 2019 Façade Program. Minor projects (painting and signage) were submitted in FY 2018. If NEA Grant is not awarded an additional $80,000 will be available for other grants. | In FY 2018 the CRA approved the Commercial Enhancement Grant Program. The purpose of Commercial Enhancement Grant Program is to encourage existing building owners or tenants located within a section of the CRA, to improve the aesthetics of commercial buildings and to enhance safety in the rear of the buildings. For approved projects, the Program will pay for 50% of the documented hard costs for the improvements and the applicant is responsible for 50% of the hard costs. Commercial buildings may receive up to $20,000. To qualify for the Program, the structure must be located within a section of the CRA area, referred to as the Downtown Merchants Group Pilot Program Area, on Sample Road between Coral Hills Drive and NW 99th Way. One grant was awarded so far. |
Deferred/Completed Initiatives

Deferred Initiatives
- NW94th 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
- Downtown Mixed-use (DT-MU) Zoning District (FY 2018)
- Construction of the Municipal Complex, Parking Garage and Right Turn Lane on NW 94th Projects (FY 2018)
- Downtown Mobile Interactive Icon (FY 2018)
- 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 (FY 2014)
- Urban Land Institute, Technical Assistance Panel (FY 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
RESOLUTION 2018-

A RESOLUTION OF THE CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR FISCAL YEAR 2018/2019; PROVIDING FOR TRANSMITTAL OF THE ADOPTED BUDGET TO THE CITY COMMISSION FOR INCLUSION IN THE GENERAL BUDGET OF THE CITY OF CORAL SPRINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Coral Springs Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City of Coral Springs; and

WHEREAS, the CRA is a dependent special district of the City of Coral Springs, Florida, as provided by Chapter 189, Florida Statutes; and

WHEREAS, pursuant to Section 189.016, Florida Statutes, the annual budget of the CRA must (i) be adopted by a resolution; (ii) include the total amount available from taxation and other sources, including balances brought forward from prior fiscal years; (iii) equal the total of appropriations for expenditures and reserves; (iv) show for each fund budgeted revenues and expenditures which are at least at the level of detail required for the annual financial report under Section 218.32(1), Florida Statutes; (v) regulate expenditures of the CRA; and (vi) be presented in accordance with generally acceptable accounting principles; and

WHEREAS, the CRA’s annual budget must be included within the general budget of the City of Coral Springs and be clearly stated as the budget of the CRA; and
WHEREAS, the CRA has caused the proposed budget to be posted on the CRA’s official website at least 2 days prior to the date of this Resolution, said budget to remain posted on the website for at least 45 days from the date of this Resolution; and

WHEREAS, the CRA Board of Directors desires to approve the Coral Springs Community Redevelopment Agency Fiscal Year 2018/2019 Budget and present same to the City Commission of the City of Coral Springs for adoption pursuant to the requirements of Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The foregoing recitals and findings are true and correct and are incorporated herein.

Section 2. The Board of Directors of the CRA (the “Board”) hereby approves the Coral Springs Community Redevelopment Agency Fiscal Year 2018/2019 Annual Budget (the “Annual Budget”) attached hereto and incorporated herein as Exhibit A.

Section 3. The Clerk of the CRA is hereby authorized to transmit the Annual Budget of the CRA to the City Commission of the City of Coral Springs for inclusion in the general budget of the City of Coral Springs (the “City”) in compliance with the requirements of Florida Statutes.

Section 4. Upon final adoption of the Annual Budget, as included within the general budget of the City, the Annual Budget shall be posted on the CRA’s official website within 5 days after adoption and shall remain on the website for at least 2 years thereafter.

Section 5. No officer of the CRA may expend or contract for expenditures except pursuant to the adopted Annual Budget of the CRA.
Section 6. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED BY THE CRA BOARD OF DIRECTORS THIS 27th DAY OF AUGUST 2018.

____________________________
JOHN M. WALSH, Chair

ATTEST:

____________________________
DEBRA THOMAS, CMC
CITY CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

____________________________
VANESSA T. STEINERTS, CRA Attorney

Unanimous ___
Motion/2nd ___

LORNA BROWN-BURTON ___
DAVID HARPER ___
ELISSA HARVEY ___
ANDREW KASTEN ___
ALLAN KOCH ___
WILLIAM VASQUEZ ___
JOHN M. WALSH ___
Exhibit A

Coral Springs Community Redevelopment Agency

Fiscal Year 2018/2019 Annual Budget
## Revenues:

**1.0 Tax Increment Revenue**

1.1 City of Coral Springs - tax increment based on proposed millage rate: $353,223.00

1.2 North Broward Hospital District - tax increment based on proposed millage rate: $65,282.00

1.3 Broward County - tax increment based on proposed millage rate: $110,433.00

1.4 Children Services Council of Broward County (CSCBC) - tax increment based on recommended millage rate: $29,361.00

1.5 Interest Earnings projection: $3,500.00

1.6 Event Sponsorship: $5,000.00

**1.7 Transfer from the CRA Trust Fund for Projects (Remaining TIF from FY 2018):** $113,829.00

1.8 Transfer from the CRA Trust Fund (Not TIF): $85,000.00

**Total Revenues: $765,628.00**

## Expenditures:

**1.0 Administrative**

1.1 - 1.2 Salaries:

- CRA Administrator staff position - includes performance merit raise: $58,999.00
- Part-Time / Intern / Temporary Employee: $19,000.00

1.3 Benefits - FICA, ICMA, Disability, Health, Life Insurance, Workers' Comp: $24,242.00

1.4 Benefits - car allowance: $1,820.00

1.5 CRA Legal Counsel (based on monthly retainer of $3,500 and annual reimbursable expenses at $3,000): $45,000.00

**2.0 Professional Services**

2.1 Architectural/Urban Planning (ex. Master Parking Construction Design): $50,000.00

2.2 Engineering: $1,000.00

2.3 Appraisals: $8,000.00

2.4 CRA Financial Audit - per agreement: $13,800.00

2.5 Marketing & Promotion - initiatives to promote CRA projects & Downtown awareness:

   (ex. Merchants Asso., Giveaways, event booth, Downtown Branding, Colleteral, Web, etc.): $12,447.00

2.6 Other Professional Services (ex. Master planning the Downtown Core; Pop-Up Shop consulting): $135,000.00

2.7 Innovate Downtown Event ($20,000 from CRA; $5,000 potential sponsorship contributions): $25,000.00
## Expenditures (continued):

### 3.0 Operating Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Advertisements - Board Vacancy, Calendar, Annual Report, Award Applications, Merchants ads, Misc.:</td>
<td>$ 7,000.00</td>
</tr>
<tr>
<td>3.2 Meeting Expenses - CRA Board meetings, Merchants Meetings, misc. meeting:</td>
<td>$ 2,500.00</td>
</tr>
<tr>
<td>3.3 Office Supplies - various office supplies:</td>
<td>$ 500.00</td>
</tr>
<tr>
<td>3.4 Postage - mailings:</td>
<td>$ 250.00</td>
</tr>
<tr>
<td>3.5 Printing &amp; Publishing - stationary, letterheads, etc.:</td>
<td>$ 1,500.00</td>
</tr>
<tr>
<td>3.6 Special Events - CRA-Downtown Community Events Promotional (Coral Springs Art Festival $2,500; ArtWalk Programming $5,500):</td>
<td>$ 8,000.00</td>
</tr>
<tr>
<td>3.7 Membership(s) - (ex. FRA $495, IEDC $345, ULA $100, Chamber $265, ICSC $50, Association of Children Museum $290):</td>
<td>$ 1,500.00</td>
</tr>
<tr>
<td>3.8 CRA Consultants-Lobbyist:</td>
<td>$ 1,000.00</td>
</tr>
<tr>
<td>3.9 General Liability Insurance for CRA:</td>
<td>$ 4,991.00</td>
</tr>
<tr>
<td>3.10 Property Maintenance (ArtWalk and Interactive Icon):</td>
<td>$ 3,500.00</td>
</tr>
<tr>
<td>3.11 DEO Special District Fee:</td>
<td>$ 175.00</td>
</tr>
<tr>
<td>3.12 Communication Cost - cell phone allowance:</td>
<td>$ 600.00</td>
</tr>
<tr>
<td>3.13 Payment to Children Services Council of Broward County (CSCBC) - as per ILA:</td>
<td>$ 29,361.00</td>
</tr>
<tr>
<td>3.14 Travel, Meals, Lodging (Ex. FRA &amp; ICSC Conferences; IEDC Classes):</td>
<td>$ 3,500.00</td>
</tr>
<tr>
<td>3.15 Registration/Educational (Ex. FRA &amp; ICSC Conference; IEDC Classes, local conferences, summits, events):</td>
<td>$ 2,500.00</td>
</tr>
</tbody>
</table>

### 4.0 Capital Outlay

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1 Capital Outlay (ex. wayfinding signage):</td>
<td>$ 113,829.00</td>
</tr>
</tbody>
</table>

**Balance of operations fund remaining at the end of FY 2018**

### 5.0 Additional Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1 Loan Interest Payment:</td>
<td>-</td>
</tr>
<tr>
<td>5.2 RZEDB Debt Service Contribution - Build America Bonds:</td>
<td>$ 50,000.00</td>
</tr>
<tr>
<td>5.3 Parking Garage Maintenance</td>
<td>$ 20,614.00</td>
</tr>
<tr>
<td>5.4 CRA Grants (ex. NEA; Commercial enhancement Grant)</td>
<td>$ 120,000.00</td>
</tr>
</tbody>
</table>

**Note: Chapter 163 (7) (d) F.S. authorizes on the last day of the fiscal year of the CRA, any remaining TIF funds to be**

"Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan which project will be completed within 3 years from the date of such appropriation."

---

Community Redevelopment Agency (proposed 8/24/2018,3:32 PM)
INTERLOCAL AGREEMENT

BETWEEN THE

CITY OF CORAL SPRINGS, FLORIDA

AND THE

CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY

FOR FUNDING OF FARMERS MARKET

This Interlocal Agreement (the "Agreement") is entered into as of the day of _______ 2018, by and between the CITY OF CORAL SPRINGS, a municipal corporation created and existing under the laws of the State of Florida, acting by and through its City Commission, 9500 West Sample Road, Coral Springs, Florida 33065 (the “City”) and the CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY a public body corporate and politic pursuant to the Community Redevelopment Act, Part III, Chapter 163, Florida Statutes, 9500 West Sample Road, Coral Springs, Florida 33065 (the "CRA") by and through their authorized representatives (hereinafter collectively referred to as “the Parties”).

WITNESSETH:

WHEREAS, the City Commission of the City of Coral Springs adopted Resolution No. 2001-018 on March 6, 2001 finding the existence of blight conditions in the area of the City of Coral Springs comprising approximately 136 acres known as Downtown Coral Springs, adopting a finding of necessity for the creation of a community redevelopment area and establishment of a community redevelopment agency and requesting the delegation of powers by Broward County (the “County”), pursuant to Section 163.410, Florida Statutes, to establish a community redevelopment agency and to prepare a redevelopment plan for approval by the County; and

WHEREAS, on June 19, 2001 the Board of County Commissioners of Broward County, Florida, adopted Resolution No. 2001-538 delegating to the City of Coral Springs ("City") the powers, among others, to create a community redevelopment agency and to prepare a community redevelopment plan pursuant to Chapter 163, Part III, Florida Statutes (the “Act”); and

WHEREAS, on November 6, 2001, by Ordinance 2001-128, the City created the CRA and established its duties and responsibilities; on June 4, 2002, by Resolution 2002-019, the City approved a redevelopment plan pursuant to Section 163.358(2), Florida Statutes, for the area known as the Coral Springs Community Redevelopment Area (“Community Redevelopment Area”); on June 4, 2002, by Resolution 2002-022, the City amended the Community Redevelopment Area to include additional land within the Community Redevelopment Area; and further, on June 18, 2014, by Resolution 2014-012, the City adopted a modified redevelopment plan, the Community Redevelopment Master Plan, which is the effective plan (“Redevelopment Plan”); and

WHEREAS, the CRA has included in its Redevelopment Plan its objective to produce and support special events to attract people to downtown, and to promote art, specialty crafts, restaurants and food specialties, and specialty apparel by participating in events, and in furtherance
of these objectives, to promote and sponsor community events, or offer grants for events, such as the Farmers Market (the “Event”) throughout the Community Redevelopment Area; and

WHEREAS, the CRA has determined that the use of tax increment revenues to provide financial support for the Event in the Community Redevelopment Area is appropriate and consistent with the Redevelopment Plan and should be undertaken by the CRA; and

WHEREAS, on August 27, 2018 the CRA Board of Directors approved minimum funding towards the costs of the Event, to be paid to the City, in the amount of $_______; and

WHEREAS, both the City and the CRA have an interest in special event programming within the Community Redevelopment Area; and

WHEREAS, the CRA and the City wish to enter into an Interlocal Agreement pursuant to Section 163.01, Florida Statutes, in which the CRA agrees to provide funds to the City to be applied toward the City’s costs of the Event in furtherance of the Redevelopment Plan.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Recitals. The recitals set forth about are true and correct and are hereby incorporated herein by reference.

2. Representations. The City hereby represents that it has the authority, pursuant to the Act, to execute any and all documents necessary to effectuate and to implement the terms of this Agreement. The CRA hereby represents that it has the authority, pursuant to the Act, to execute any and all documents necessary to effectuate and to implement the terms of this Agreement.

3. CRA Obligations. Effective upon approval of this Agreement by the City and CRA, and execution by the corresponding authorized representatives, the CRA shall pay to the City a portion of the actual cost of the Event incurred by the City, not to exceed $_______ for Fiscal Year 2019. The obligation of CRA to contribute funds to the City shall be payable solely from the tax increment revenues to be received by the CRA pursuant to the Redevelopment Act.

4. City’s Obligations. It is the intent of the Parties that the moneys paid to the City are to be applied by the City toward the costs associated with the Event held on the City’s property within the Redevelopment Area. The City shall coordinate and manage all aspects of utilizing the City’s services or resources for the Event.

5. Events of Default. The CRA shall be in default of this Agreement if it fails to timely make its payment to the City as contemplated by this Agreement. The City shall be in default of the Agreement if it fails to use the CRA funds toward the costs associated with the Event. Each party shall provide the other party a notice of default and provide 30 days to cure, prior to seeking legal remedies for default.

6. Notices. All notices to be given hereunder shall be in writing and personally delivered, or sent by registered or certified mail, return receipt requested, or sent by telefax with copy by mail, or delivered by an overnight courier service utilizing return receipts to the parties at the following addresses (or to such other or further addresses as the parties may designate by like notice similarly sent) and such notices shall be deemed given and received for all purposes under this Agreement.
three (3) business days after the date same are deposited in the United States mail, if sent by registered or certified mail, or the date actually received if sent by personal delivery or overnight courier service, or on the date of transmission with confirmed answer back if by telefax if transmitted before 5:00 p.m. on a business day, and on the next business day if transmitted after 5:00 p.m. or on a non-business day, except that notice of a change in address shall be effective only upon receipt.

If to the CRA: Danielle Lima, CRA Administrator  
City of Coral Springs  
Community Redevelopment Agency  
9500 West Sample Road  
Coral Springs, FL 33065  
(954) 344-1121 (phone)  
(954) 344- (fax)

Copy To: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Blvd., Sixth Floor  
Fort Lauderdale, Florida 33301  
Attn: Vanessa T. Steinerts, Esq.  
(954) 764-7150 (phone)  
(954) 764-7279 (fax)

If to the City: Mike Goodrum, City Manager  
City of Coral Springs  
9500 West Sample Road  
Coral Springs, FL 33065  
(954) 344-5906 (phone)  
(954) 344-1043 (fax)

With Copy to: John J. Hearn, City Attorney  
City of Coral Springs  
9500 West Sample Road  
Coral Springs, FL 33065

7. **Independent Contractor.** This Agreement does not establish an employment relationship between the parties. Each party and its employees, volunteers and agents shall be and remain in an independent contract relationship with the other parties with respect to all acts and services performed under the terms of this Agreement.

8. **Binding Authority.** Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

9. **Headings.** Headings herein are for the convenience of reference only and shall not be considered in any interpretation of this Agreement.
10. **Waiver.** Failure of the City or CRA to insist upon strict performance of any covenant or condition of this Agreement, or to execute any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right, but the same shall remain in full force and effect.

11. **Legal Representation.** It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement and accordingly the rule that a contract shall be interpreted strictly against the party preparing same shall not apply herein due to the joint contributions of both parties.

12. **Attorney’s Fees.** In connection with any litigation, including appellate proceedings, arising out of this Interlocal Agreement, the prevailing party shall be entitled to recover reasonable attorneys’ fees and costs, including paralegal expenses, from the other party at both the trial and appellate levels.

13. **Joint Defense.** In the event that the validity of this Agreement is challenged through legal proceedings or otherwise, the parties agree to cooperate with each other in defense of this Agreement, with each party to bear its own attorneys’ fees and costs associated with such defense.

14. **Entire Agreement.** This Agreement sets for all the promises, covenants, agreements, conditions, and understandings between the Parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, expressed or implied, oral or written, except as herein contained.

15. **Amendments and Waivers.** This Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing, duly executed by the parties. No failure by any Party hereto to insist upon the strict performance of any covenant, duty, agreement or condition of the Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition.

16. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative or unenforceable to any extent whatever.

17. **Remedies.** Each party hereto recognizes and agrees that the violation of any term, provision, or condition or this Agreement may cause irreparable damage to the other parties which may be difficult to ascertain, and that the award of any sum of damages may not be adequate relief to such parties. Each party, therefore, agrees that, in addition to other remedies available in the event of a breach of this Agreement, any other party shall have a right of equitable relief, including, but not limited to, the remedy of specific performance.

18. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Should any legal action be required, pursuant to this Agreement, venue shall be in Broward County, Florida.
19. Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be considered to be an original, and all collectively deemed one instrument.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed this _______ day of ________________, 2018.

CITY OF CORAL SPRINGS, FLORIDA

[Seal]

WALTER G. CAMPBELL, JR., Mayor

ATTEST:

DEBRA THOMAS, CMC, City Clerk

Approved as to Form and Legal Sufficiency:

BY: __________________________
    Office of the City Attorney

CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY

[Seal]

JOHN WALSH, Chair

ATTEST:

DEBRA THOMAS, CMC, CRA Clerk

Approved as to Form and Legal Sufficiency:

BY: __________________________
    CRA Counsel
City of Coral Springs
Community Redevelopment Agency (CRA)
Commercial Enhancement Grant Program
Application Form

1. APPLICANT
Name: Joseph Pozzuoli
Address: 1730 Vesyl Way
        Coral Springs 71 Zip 33071
Contact Name: Same Phone Number: 954-856-3495
Email: Jepozzo@BellSouth.net Fax Number: 954-752-6769
Legal Form: Corporation: Profit ☑  Non-Profit ☐

In which State are the incorporation and/or organization documents filed?
Florida

Tax Identification Number: 65-0294803

2. BUILDING/BUSINESS TO BE IMPROVED
Name: J.P. Dance Enterprises Inc
Address: 9631 W. Sample Rd
        Coral Springs 71 Zip 33065

Legal Description:

Property Tax Parcel Number:

3. OWNER OF PROPERTY (if not applicant)
Name:
Contact Name:
Address:

        Zip

Phone Number(s):

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

Re-paint exterior

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: Farrino Services
Contact Name: Tom Farrino
Contact Phone Number: 954-298-6596
Bid Amount for Total Work: $ 2600.00

Bid #2:
Company Name: Fera Painting
Contact Name: Steve Rawlings
Contact Phone Number: 954-800-3574
Bid Amount for Total Work: $ 2700.00

7. SOURCE(S) OF ADDITIONAL FUNDING

self

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.
WARRANTY DEED

THIS INDENTURE made this 1st day of July, 1998, between C.R.C. ENTERPRISES, INC., a Florida corporation, whose address is 3611 N.W. 124th Avenue, Coral Springs, Florida 33065, Grantor, and JR DANCE ENTERPRISES, INC., a Florida corporation, whose post office address is 9631 W. Sample Road, Coral Springs, Florida 33065, Grantee.

WITNESSeth, that said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Broward County, Florida:

Lot 23, Block A, CORAL SPRINGS CITY CENTER COMMERCIAL SECTION ONE, according to the Plat thereof, recorded in Plat Book 63, at Page 37, of the Public Records of Broward County, Florida.

SUBJECT TO:
1) Taxes for the year 1998 and all subsequent years, not yet due and payable,
2) Zoning and/or restrictions and prohibitions imposed by governmental authority,
3) Restrictions and other matters appearing on the plat and/or otherwise common to the subdivision,
4) Public utility easements of record,
5) Purchase Money Mortgage in the amount of $274,000.00.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

C.R.C. ENTERPRISES, INC., a Florida corporation
By: /s/ Richard B. Cardeglio
Richard B. Cardeglio, President
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

I, JENNY PERLMAN, Notary Public, hereby certify that on this 1st day of July, 1998, before me, an officer duly qualified to take acknowledgments, personally appeared Richard B. Cardeglio, as President of C.R.C. ENTERPRISES, INC., a Florida corporation, who is personally known to me or who produced a driver's license as identification, on behalf of the corporation.

JENNY PERLMAN
Notary Public
Commission No. 1001000
[Notary Public Seal]

RECEIVED: IN CIRCUIT RECORDS DEPT.
of BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR
To whom it may concern,

I, Joseph Pozzuoli, owner of the building 9631 W. Sample Rd., Coral Springs Fl. 33065, would like to paint my building. This will give it a fresh look, enhancing the overall ambiance of the area. The colors will be the same as exists now. I am looking forward to your approval and thank you in advance.

Sincerely,

Joseph Pozzuoli
President J.P. Dance Enterprises, Inc

954-856-3495
# Paint Color Application

**Owner/Applicant Information**

Date Filed: 
Owner/Applicant Name(s): Joe Torzoni

Address: 9631 W. Songle Rd, Coral Springs, FL 33065

Telephone: 954-856-3495 E-mail: Joe_Tor22@Bellsouth.net

Subdivision/Complex Name: 

Owner/Applicant's Signature: 

Homeowner Association? □ Yes □ No If Yes, please consult with your HOA for their approval.

CHECK ONE:

□ SINGLE FAMILY □ SEMI-ATTACHED □ MULTI-FAMILY
□ DUPLEX □ THREE & FOURPLEX □ 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>White</td>
<td>90RK-44/144</td>
<td>90RK 44/144</td>
</tr>
<tr>
<td>Secondary (Max. 25% of wall surface)</td>
<td>pink eraser 2005-50</td>
<td>90RK-44/144</td>
<td>90RK 44/144</td>
</tr>
<tr>
<td>Trim (Contrast with base)</td>
<td>wispy pink 2005-70</td>
<td>90RK 45/63</td>
<td>90RK 45/63</td>
</tr>
<tr>
<td>Roofs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wall</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage Door</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Door</td>
<td></td>
<td></td>
<td></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: Farino Services Telephone: 954-298-6596

Contractor's Name (print): Tom Farino

---

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

(Office Use Only)

Community Development Approval:

Approved by: 

Date: 

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 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 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.

[Signature]

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
FERA Painting

10375 NW 31 St, Coral Springs, 33065
Office: 954-800-3874
Fera.Painting@Gmail.com

Mrs. P’s Dance Arco
Property Address:
9631 W Sample Rd
Coral Springs, Fl 33065
Joepozz@bellsouth.net
954-753-5480

Project Manager: Steven Rawlings
Cell: 954-687-3713

All Work to be done in a clean Workman like manner.

Scope of Work:

Exterior:
Pressure clean Stucco walls – note peeling paint on west side.
Cover Canvas Awnings and sidewalks.
Patch cracks with Sherwin Williams Elastomeric patching compound. (Knife grade texture)
Large crack filled with concrete, patch cracks with Sherwin Williams Elastomeric patching compound. (Knife grade texture)
Seal all Stucco walls with Sherwin Williams Loxon sealer.
Caulk stucco bands.
Paint with Sherwin Williams SuperPaint Satin Finish

Please note: All required approval for color choices are the responsibility of the homeowner.
Labor and materials sum of Two Thousand, Seven Hundred dollars ($2,700).

Deposit will be requested as job progresses.
Any requested changes or additions must be addressed in writing to Fera.Painting@gmail.com

We appreciate your time and business.

Signed: Steven Rawlings
Fera Painting LLC
Date: July 11, 2018

Accepted: ________________________________
Date: ________________________________
Farino Services
10702 NW 37th Street
Coral Springs, FL 33065
954-298-6596

To:
Mrs. P. Dance 6 ACRO
9631 Sample Rd
Coral Springs FL 33065

DATE:
5/14/18

DESCRIPTION OF WORK PERFORMED

Exterior Painting

- Pressure Clean all walls
- Fill all structure cracks
- Seal exposed masonry
- Paint all walls
- Paint Trim & Door in Back same color as Biling
- White Trim
- Light Pink Body
- West Side white
- Bottom Part dark pink
- Back wall white
- Flat finish on walls

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of $2,600.

This is a Partial Full invoice due and payable by:

in accordance with our Agreement Proposal No. Dated Month Day Year

$2,600

03-11
From: "Thomas Farino" <farinoservices1@gmail.com>
Date: Friday, July 13, 2018 12:20 PM
To: <Joepozz@bellsouth.net>
Subject: This is peas dance studio 9631 sample road Coral Springs Florida 33065

Pressure clean all walls front back and side fill all structural cracks some of this structural cracks may need some cement seal exposed masonry paint trim and door and back same color on the building why I don't trim like pink on body bottom part darker pink using. Sherman Williams paint flat finish on walls and trim total cost labor and material 2600 hundred
Successfully checked out.
Thank you! Your payment is now being processed.

Receipt #: WWW-17-00070469
Date: 11/29/2017 12:12PM
Paid by: J.A. Dance Enterprises, Inc.
Using: E-Check ending in 7869

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J P DANCE ENTERPRISES INC
1730 VESTAL WAY
CORAL SPRINGS, FL 33071

Corrected
PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

AD VALOREM TAXES

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<tr>
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Total Millage: 20.43640 Ad Valorem Taxes: $14,372.30

Levying Authority

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Non - Ad Valorem Assessments: $1,477.60

Non - Ad Valorem Assessments:

If Postmarked By | Please Pay |
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<td>$15,215.90</td>
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<td>Jan 31, 2018</td>
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<td>Mar 31, 2018</td>
<td>$15,849.90</td>
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Made checks payable to:
BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895
PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT
J P DANCE ENTERPRISES INC
1730 VESTAL WAY
CORAL SPRINGS, FL 33071

Corrected
Please Pay Only One Amount
## AD VALOREM TAXES

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<tr>
<th>TAXING AUTHORITY</th>
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**TOTAL MILLAGE**: 20.4354  
**TOTAL AD VALOREM TAXES**: 14,372.30

## NON - AD VALOREM ASSESSMENTS

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<tr>
<th>LEVYING AUTHORITY</th>
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<tr>
<td>SUNSHINE DRAINAGE 1</td>
<td></td>
<td>235.60</td>
</tr>
</tbody>
</table>

**TOTAL NON - AD VALOREM ASSESSMENTS**: 1,477.60  
**COMBINED TAXES AND ASSESSMENTS**: 15,849.90

### Important Information
- **IF PAID BY**  
  - Nov 30, 2017: $15,215.90  
  - Dec 31, 2017: $15,374.40  
  - Jan 31, 2018: $15,532.90  
  - Feb 28, 2018: $15,691.40  
  - Mar 31, 2018: $15,849.90

---

**MAKE CHECKS PAYABLE TO:**
BROWARD COUNTY TAX COLLECTOR
115 S. ANDREWS AVE #4A100
FORT LAUDERDALE, FL 33301-1895

**ACCOUNT NUMBER**: 484116-04-0210

**IF PAID BY**  
- Nov 30, 2017: $15,215.90  
- Dec 31, 2017: $15,374.40  
- Jan 31, 2018: $15,532.90  
- Feb 28, 2018: $15,691.40  
- Mar 31, 2018: $15,849.90

**PAY YOUR TAXES ONLINE AT:**
browardcounty-taxes.com
CITY OF CORAL SPRINGS
COMMERCIAL BUSINESS TAX APPLICATION

ALL APPLICABLE AREAS MUST BE FILLED OUT

***FOR OFFICE USE ONLY***  NAIC: ____________  Date: ____________


BUSINESS LOCATION APPROVAL BY THE CORAL SPRINGS ZONING AND BUILDING DIVISIONS IS REQUIRED BEFORE YOUR LOCAL BUSINESS TAX RECEIPT CAN BE ISSUED.

THIS APPLICATION WILL ALSO BE REVIEWED BY THE CORAL SPRINGS POLICE AND FIRE DEPARTMENTS.

SECTION 1. FORM OF BUSINESS

☑ CORPORATION  □ LLC

□ PARTNERSHIP  □ FICTITIOUS NAME  □ INDIVIDUAL/SOLE PROPRIETOR

NAME OF CORPORATION, LLC OR PARTNERSHIP: __________________________________________

SECTION 2. BUSINESS INFORMATION

NAME OF BUSINESS: Mrs. P's Dance & Acrobatic Studios, Inc.

BUSINESS LOCATION ADDRESS: 8831 W. Sample Rd. Coral Springs FL 33326

OPENING DATE OF BUSINESS AT THIS LOCATION: 9/1/18

MAILING ADDRESS: 8831 W. Sample Rd. Coral Springs FL 33326

SUITE/BAY #: ____________  BUSINESS PHONE #: 954-753-5480  BUSINESS E-MAIL: nmpalace@bellsouth.net

TOTAL SQ. FOOTAGE: 5400  DATE OF LEASE AT CORAL SPRINGS: no lease

TOTAL NUMBER OF EMPLOYEES: ____________  FULL TIME: ____________  PART TIME: ____________

LEASING AGENT: ____________  PHONE #: ____________  E-MAIL: __________________________

PROPERTY OWNER: J.P. Dance Enterprises, Inc.  PHONE #: 954-956-3495  E-MAIL: jpdance@bellsouth.net

TYPE OF BUSINESS: DESCRIBE TYPE OF BUSINESS. FAILURE TO PROVIDE ACCURATE INFORMATION COULD RESULT IN REVOCATION OF YOUR BUSINESS TAX RECEIPT AND LEGAL ACTION. FAILURE TO COMPLY WITH CITY CODES WILL RESULT IN REVOCATION OF TAX RECEIPT.

dance instructions

___________________________________________________________

___________________________________________________________

___________________________________________________________

___________________________________________________________

___________________________________________________________

___________________________________________________________

___________________________________________________________

Revised Jan 2017
SECTION 3. OWNER/APPLICANT INFORMATION – RESPONSIBLE PARTY

NAME OF BUSINESS OWNER: joseph pozzuoli

NAME OF APPLICANT: same

HOME STREET ADDRESS OF BUSINESS OWNER: 1730 vestal way

CITY/STATE/ZIP: coral springs fl 33071

CELL PHONE # 954-856-3495 HOME PHONE #

FEDERAL EMPLOYER ID# 59-1889050 or SS#

(DRIVER'S LICENSE #: P240-480-42-305-0 DATE OF BIRTH: 8/25/42

APPLICANT E-MAIL: josepozz@bellsouth.net BUSINESS WEB SITE mrspdance.com

DESIGNATED CONTACT PERSON, IF OTHER THAN THE APPLICANT OR OWNER:

PLEASE INCLUDE: NAME, ADDRESS, PHONE NUMBER AND E-MAIL:

ATTACHMENTS REQUIRED IF APPLICABLE

♦ ARTICLES OF INCORPORATION/LLC AND/OR FICTITIOUS NAME

♦ PERSONAL PROFESSIONAL LICENSE – STATE OR COUNTY

♦ BUSINESS STATE REGISTRATION CERTIFICATE

♦ BROARD COUNTY COMPETENCY CERTIFICATE

ADDITIONAL REQUIREMENTS FOR RESTAURANTS,
CONVENIENCE STORES, ASSISTED LIVING FACILITIES, DAYCARES, ETC.:

♦ STATE RESTAURANT LICENSE

♦ STATE ALCOHOLIC BEVERAGE LICENSE

♦ HEALTH DEPARTMENT - STATE OR COUNTY AS REQUIRED

Revised Jan 2017
ONAL REQUIRED INFORMATION FOR SPECIFIC TYPES OF BUSINESSES

MERCHANTS  AVERAGE MONTHLY RETAIL INVENTORY: $ ________________

RESTAURANTS  # OF INDOOR SEATS: ___________  # OF OUTDOOR SEATS ___________

MANUFACTURERS  # OF EMPLOYEES: ___________

APARTMENTS/HOTELS  # OF UNITS: ___________

VENDING MACHINES  # OF MACHINES ___________

(ATTACH LIST OF EXACT LOCATION AND NUMBER OF MACHINES PER LOCATION)

THIS IS TO CERTIFY THAT ALL INFORMATION GIVEN IS TRUE AND ACCURATE. I HAVE COMPLETED THIS APPLICATION AND THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: ____________________________

State of: ____________________________

County of: ____________________________

The foregoing instrument was acknowledged before me, the undersigned notary public, this ___________ day of _______________ 20________ by ________________

(Name of person acknowledging)

Notary Public, State of Florida

NOTARY PUBLIC SEAL
OF OFFICE

DAWN POULIN
Printed, typed or stamped name of Notary Public exactly as commissioned

Personally known to me, or  [ ] Produced identification:

(Notary Public's Seal)

(Total of identification produced)

Revised Jan 2017
City of Coral Springs
Community Redevelopment Agency (CRA)
Commercial Enhancement Grant Program
Application Form

1. APPLICANT
Name: Polished Salon
Address: 9258 W Sample Rd
City: Coral Springs FL Zip 33065
Contact Name: Diane Broadway Phone Number: 954 384 4207
Email: diane.broadway.net 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: 45-44238137 Fein 16-8015836323-8 Tax

2. BUILDING/BUSINESS TO BE IMPROVED
Name: Polished Salon
Address: 9258 W Sample Rd
City: Coral Springs FL Zip 33065
Legal Description: Coral Springs City Center Com sec 7w
Property Tax Parcel Number: 63-43B Lot 455 Less N

3. OWNER OF PROPERTY (if not applicant)
Name: Daeel Nelson Of VLN Development LLC
Contact Name: Daeel Nelson
Address: 11655 SW Apple Blossom Tel
Post St. Lucie FL Zip - 34987-2472
Phone Number(s): 772-260-0471

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

Exterior Sign For Business

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: $3024.00 - 3988.69

TOTAL PROJECT COST: $3024.00 - 3988.69

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: Sign Specialists
Contact Name: Diego
Contact Phone Number: 561-221-3175
Bid Amount for Total Work: $3024.00

Bid #2:

Company Name: Signalama
Contact Name: James Finch
Contact Phone Number: 954 7910 1644
Bid Amount for Total Work: $3988.69

7. SOURCE(S) OF ADDITIONAL FUNDING

N/A

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. $7588.38
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
Commercial Lease Agreement

This Commercial Lease Agreement for Florida ("Lease") is made and effective March 22, 2018 (the "Effective Date") by and between VLN DEVELOPMENT, LLC ("LANDLORD") and BONADI, INC. ("TENANT").

LANDLORD is the owner of land and improvements commonly known and numbered as 9858 West Sample Road; Coral Springs, FL 33065 (the "Building").

LANDLORD makes available for lease a portion of the Building designated as 9858 West Sample Road; Coral Springs, FL 33065 (the "Leased Premises").

LANDLORD'S business address is 11555 S.W. Apple Blossom Trail; Port Saint Lucie, FL 34987.

TENANT'S Business Address is: 9858 West Sample Road; Coral Springs, FL 33065.

LANDLORD desires to lease the Leased Premises to TENANT, and TENANT desires to lease the Leased Premises from LANDLORD for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

TENANT stipulates, represents, and warrants that TENANT has examined the Leased Premises and Furnishings, and that the Leased Premises and Furnishings are at the time of this Lease in good order, repair, and in a safe, clean, and TENANTABLE condition.

Additional terms used in this Lease shall have the meanings set forth on Exhibit "B"—DEFINITIONS attached here to and made a part hereof.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term

A. LANDLORD hereby leases the Leased Premises to TENANT, and TENANT hereby leases the same from LANDLORD, for an "Initial Term" of Seven (7) Years and Eight (8) days beginning at 12 noon on March 23, 2018 and ending on March 31, 2025. LANDLORD shall use its best efforts to give TENANT possession as close as possible at the beginning of the Lease term. If LANDLORD is unable to timely provide the Leased Premises, rent shall abate for the period of delay. TENANT shall make no other claim against LANDLORD for any such delay.

B. Each year on the anniversary date of this lease, the initial monthly rental, which is called the base rent, shall be increased annually for any increase in the Consumer Price Index as published by the U.S. Bureau of Labor Statistics. In no event shall the annual increase be less than four percent (4%) or more than ten percent (10%) annually plus any currently unknown future applicable taxes levied by Governmental Agencies.

C. Conditioned upon the faithful performance of this lease by the TENANT, and providing TENANT is not in default, TENANT may renew the Lease for One (1) additional period(s) of Seven (7) Years with Consumer Price Index increases annually of not less than four percent (4%) annually or greater than ten percent (10%) annually plus any unknown applicable taxes imposed by governmental agencies. TENANT shall exercise such renewal option, if at all, by giving written notice to LANDLORD not less than Three (3) months prior to the expiration of the Initial Term. The renewal term shall be at the rental rate set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.
in such room or hallway or otherwise as is reasonably required to avoid a "patched" appearance of the replacement carpeting.

4. **Use**

The Leased Premises referred to in this Lease are to be used and occupied by the TENANT as Hair Salon, Nails, Makeup, Facials and Waxing and for no other purposes or uses in compliance with applicable laws, bylaws, and regulations relative to the Leased Premises and to the business conducted thereon. The Leased Premises must only be used and occupied by TENANT and TENANT'S employees, agents, contractors, invitees, guests, visitors, licensees, or SUBTENANTS. TENANT must obtain LANDLORD'S prior written consent to use the Leased Premises for any use not considered a Permitted Use. TENANT will carry on business under its current name and will not change its name without the prior written consent of LANDLORD. If TENANT'S business requires opening the Leased Premises to the public, then the Leased Premises must be fully furnished, stocked, staffed, and organized as of the date of opening and remain so throughout the remainder of the term. TENANT must continually occupy and use the entire Leased Premises in conducting its business in a reputable manner and on such days and during such hours as agreed upon with LANDLORD. Furthermore, TENANT must not allow others to occupy or use the Leased Premises for any purposes other than as herein limited, nor for any purpose deemed unlawful, disreputable, or extra hazardous, on account of fire or other casualty. TENANT must conduct all business in compliance with any and all laws, ordinances, rules, and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy, and preservation of the Leased Premises and its Furnishings, and must promptly comply with all orders, regulations, requirements, and directives of the Board of Fire Underwriters or similar authority and of any insurance companies which have issued or are about to issue policies of insurance covering the said Premises and its contents, for the prevention of fire or other casualty, damage, or injury, at TENANT'S own cost and expense. TENANT is responsible for contacting LANDLORD, local authorities, a licensed attorney, or the owners association, if any, regarding any laws and regulations that TENANT may have questions regarding.

Notwithstanding the forgoing, TENANT shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device nor any use which is destructive to the Leased Premises. TENANT will be in default if any warranty, statement, agreement or representation made to LANDLORD is proven to be false in any material respect when made or furnished.

5. **Termination of Lease**

At the termination of this Lease, TENANT agrees to deliver to LANDLORD the Leased Premises and all mechanical systems and all equipment and fixtures thereon, in good working order and condition. No agreement to accept a surrender of the Leased Premises shall be valid unless in writing signed by LESSOR. The delivery of keys to any employee of LANDLORD or of LANDLORD'S agents shall not operate as a termination of the Lease or the surrender of the Leased Premises.

Should TENANT fail to vacate the Leased Premises at the termination of this Lease, TENANT shall pay for each day of the holdover period either (a) twice the then-applicable rent, or (b) a current fair market rent for the Leased Premises (as determined by LANDLORD in its sole judgment), whichever is higher. All the terms and provisions of this Lease shall continue to apply. TENANT will be a TENANT at will during the holdover period. Nothing in this section shall be a waiver of or preclude the exercise of LANDLORD'S remedies for TENANT'S default. Should TENANT'S holdover prevent LANDLORD from fulfilling the terms of another lease, TENANT shall defend and indemnify LANDLORD from all direct and consequential damages for which LANDLORD may be liable, or which LANDLORD may suffer, as a result thereof.
occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease. TENANT shall have the obligation of maintaining all portions of the Leased Premises which LANDLORD is not specifically obligated to maintain under the above section. TENANT shall maintain and keep in good working order all equipment, fixtures, and systems including light bulbs on the Leased Premises, and shall perform routine repair and maintenance on the same, including without limitation, all heating and air conditioning systems and equipment. TENANT shall keep the Leased Premises and all approaches, sidewalks, parking areas, truck pads, and adjacent alleys clean, sity, and free of rubbish. The TENANT is responsible for professionally steam cleaning any carpeting on a yearly basis and at the termination of the lease. TENANT shall be responsible for all window glass replacement (as applicable), for maintenance of light fixtures and lamps throughout the Leased Premises, for repair and routine maintenance of water pipes, plumbing apparatus and fixtures, smoke detectors (as applicable), gutters and downspouts (as applicable), and all other portions of or equipment upon the Leased Premises, including without limitation all mechanical systems which are a part of the Leased Premises. Upon LANDLORD'S written consent, TENANT may make improvements or repairs to the Premises or Furnishings, or undertake an obligation of LANDLORD'S, and deduct the relevant expenses from rental payments.

8. Alterations and Improvements

At its sole expense, TENANT may, but is not required to, make improvements, alterations or additions to the Leased Premises. TENANT, at TENANT'S sole expense, shall have the right following LANDLORD'S written consent, to remodel, redecorate, and make additions, improvements, and replacements of and to all or any part of the Leased Premises from time to time as TENANT may deem desirable. Any alterations shall be of good workmanship and material and shall not reduce the size or strength of the then existing improvements or any load bearing wall or structural support. TENANT acknowledges that ALL alterations and Improvements MUST be done with appropriate and applicable City and/or County Licenses/Permits. TENANT must use a registered Architect and Licensed/Insured Contractor. TENANT agrees that a copy of any plans and specifications for construction of any Improvements will be attached to this Lease as EXHIBIT C. During the course of construction, TENANT shall, at its cost, keep in full force and effect a policy of Builder's Risk and Liability Insurance in a sum of two times (2x) the amount expended for construction of the improvements. At completion of construction, TENANT will obtain an occupancy permit for the improvements. TENANT shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the Leased Premises. All personal property, equipment, machinery, trade fixtures and temporary Installations, whether acquired by TENANT at the commencement of the Lease term or placed or installed on the Leased Premises by TENANT thereafter, shall remain TENANT'S property free and clear of any claim by LANDLORD. TENANT shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by TENANT at TENANT'S expense. This Lease does not require TENANT to improve the Leased Premises or construct any improvements or additions on the Leased Premises. Any improvements or additions to the Leased Premises which TENANT might make or permit are for the sole use of TENANT and will not benefit LANDLORD'S reversion. TENANT is not, and shall not be deemed to be, the agent of LANDLORD in contracting or arranging for any improvements to the Leased Premises or any construction on the Leased Premises. TENANT shall promptly pay all bills for labor done or material or equipment supplied for any construction or repair work done on the Leased Premises. Failure to promptly pay any such bills shall be a default under this Lease. TENANT shall defend and indemnify LANDLORD from all liability, damages or expense resulting from any mechanic's lien claims affecting the Leased Premises or the Building. Any improvements, alterations, additions or fixtures placed on the Leased Premises, whether or not permanently affixed to the Leased Premises, other than trade fixtures, cabinetry and equipment shall become a part of the realty, shall belong to LANDLORD, and shall remain on and be surrendered with the Leased Premises at the termination of this Lease. No improvements, alterations or additions to the Leased Premises, other than trade fixtures, cabinetry and equipment shall be removed at termination of
10. Insurance

A. If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any act or negligence of TENANT or of TENANT'S agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and TENANT shall be responsible for the costs of repair not covered by insurance.

B. LANDLORD shall maintain fire and general liability insurance on the Building and the Leased Premises in such amounts as LANDLORD shall deem appropriate. In the event of casualty damage to the Leased Premises, TENANT will promptly report damage to LANDLORD and LANDLORD will make whatever claim necessary against the insurance company as LANDLORD deems necessary. TENANT shall cooperate in connection with the claim. Any insurance proceeds will be applied to the repair or rebuilding of the Building with any excess paid to LANDLORD or disbursed as LANDLORD deems appropriate.

C. The TENANT'S policies of insurance hereinafter referred to will contain the following: a) provisions that the LANDLORD is protected notwithstanding any act, neglect or misrepresentation of the TENANT which might otherwise result in the avoidance of claim under such policies will not be affected or invalidated by any act, omission or negligence of any third party which is not within the knowledge or control of the insured(s); b) provisions that such policies and the coverage evidenced thereby will be primary and noncontributing with respect to any policies carried by the LANDLORD and that any coverage carried by the LANDLORD will be excess coverage; c) all insurance referred to above will provide for waiver of the insurer's rights of subrogation against the LANDLORD and d) provisions that such policies of insurance will not be cancelled without the insurer providing the LANDLORD thirty (30) days written notice stating when such cancellation will be effective. TENANT shall be responsible, at its expense, for fire and extended coverage (including interruption of TENANT'S rental and occupancy with LANDLORD as named insured) insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises. TENANT agrees to cooperate with LANDLORD so that lowest insurance rating can be obtained and agrees to comply with any requirements insurance carrier may have.

D. TENANT and LANDLORD shall, each at its own expense, maintain: 1) a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date. All insurance policies that LANDLORD and TENANT are required to maintain must be written by carriers who are authorized to write insurance in the same state that the Premises is located and must have an AM Best company rating of not less than A/XV. Policies must be approved by LANDLORD. Policy will indemnify and protect both the TENANT and the LANDLORD and contain a 'cross liability' and 'severability of interest' clause so that the LANDLORD and the TENANT may be insured in the same manner and to the same extent as if individual policies had been issued to each. Policy will afford minimum protection of not less than $1,000,000 combined single limit coverage of bodily injury, Building damage, or combination thereof or other amount as may be reasonably required by the LANDLORD from time to time 2) Insurance upon all glass and plate glass in the Leased Premises against breakage and damage from any cause, all in an amount equal to the full replacement value of such items, which amount in the event of a dispute will be determined by the decision of the LANDLORD. In the event the TENANT does not obtain such insurance, it is liable for the full costs of repair or replacement of such damage or breakage 3) owned automobile insurance with respect to all motor vehicles owned by the TENANT and operated in its business. LANDLORD shall be listed as an additional insured on all of TENANT'S policies and TENANT shall provide LANDLORD with current Certificates of Insurance evidencing TENANT'S compliance with this Paragraph. TENANT shall obtain the agreement of TENANT'S insurers to notify LANDLORD that a policy is due to expire or be modified at least Thirty (30) days prior to such expiration or modification. LANDLORD shall not be required to maintain insurance against thefts within the Leased Premises or the Building. LANDLORD shall not be liable for any loss or damage to any of TENANT'S merchandise, personality or other property on or about the Leased Premises, or for any lost
13. **Pets**

No pets or animals are allowed to be kept in or about the Leased Premises or in any common areas in the building containing the Leased Premises without the prior written permission of the LANDLORD. Upon thirty (30) days' notice, the LANDLORD may revoke any consent previously given under this clause.

14. **Signage**

With LANDLORD'S consent, TENANT shall have the right to place on the Leased Premises any signs which are permitted by applicable zoning ordinances and restrictions. LANDLORD may refuse consent to any proposed signage that is in LANDLORD'S opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other TENANT. Signage on Parapet Walls must be of Channel Type with Sign Channel painted to match signage area. LANDLORD shall assist and cooperate with TENANT in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for TENANT to place or construct the foregoing signs. TENANT is responsible for maintenance of their signage. TENANT to be responsible for removing signage when vacating unit. TENANT shall repair all damage to the Leased Premises resulting from the removal of signs installed by TENANT. LANDLORD must approve signage for Leased Premises. Signage must be uniform in nature and appearance. No signage will be allowed on building awnings or canopies. No string-type LED lighting will be allowed or allowed to be seen on exterior of building. Any banners used for advertising purposes shall be installed without penetrations to building.

(For Shoppers of Bougainvillea LLC only) A bucket truck must be used to install signage above metal roofed areas. No weight to be placed on Metal Roofing. LANDLORD to provide a Monument sign which serves the Building. TENANT is responsible for signage on monument sign. The two top spaces on the Monument Sign are reserved for TENANTS located in units #1337 and #1343. The sign specifications are attached hereto as Exhibit “E”.

15. **Entry**

With appropriate notice of usually not less than twenty-four (24) hours, LANDLORD shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided LANDLORD shall not thereby unreasonably interfere with TENANT'S business on the Leased Premises. In the case of an emergency such as fire, serious damage or danger to the Leased Premises or if LANDLORD believes the Leased Premises to have been abandoned, no advance notice is required. The LANDLORD may use such reasonable force as it may deem necessary for the purpose of gaining admittance to and retaking possession of the Leased Premises and the TENANT hereby releases the LANDLORD from all actions, proceedings, claims and demands whatsoever for and in respect of any such forcible entry or any loss or damage in connection therewith or there upon. During the last sixty (60) days of the Lease term, LANDLORD may display a “For Rent” sign on the Leased Premises and show the Leased Premises to prospective TENANTS.

16. **Parking**

During the term of this Lease, TENANT shall have the non-exclusive use in common with LANDLORD, other TENANTS of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by LANDLORD. LANDLORD reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for TENANT and TENANT'S agents and employees. All TENANTS and Employees must park in the rear of the building. Unless TENANT receives LANDLORD'S prior written consent, TENANT may not park a vehicle long-term at the Building. If TENANT receives LANDLORD'S prior written consent to park long-term at the Building,
Rent shall be abated during the Force Majeure period if access to the Leased Premises is substantially unavailable to TENANT.

20. **Default**

TENANT will be in default under this Lease upon the happening of any one or more of the following events: A) Failure of TENANT to make any rent payment within fifteen (15) days of being due or fully and timely performing any obligation contained in this Lease; B) if any warranty, representation or statement made or furnished to LANDLORD by or on behalf of TENANT for the purpose of inducing the execution of this Lease or any other agreement between the parties proves to have been false in any material respect when made or furnished C) TENANT is dissolved or its existence terminated; TENANT becomes insolvent, its business fails, or a receiver is appointed for any of TENANT'S property; TENANT is generally not paying its debts as they become due; or TENANT makes an assignment for the benefit of its creditors or is the subject of any voluntary or involuntary bankruptcy or Insolvency proceeding; D) TENANT abandons the Leased Premises or TENANT'S leasehold interest in the Leased Premises are attached or taken under any court order or writ of execution E) TENANT causes a lien to be filed against LANDLORD'S Building and lien is not removed within thirty (30) days.

If LANDLORD determines that TENANT is in default of this Lease, LANDLORD will provide TENANT with the appropriate written eviction notice as specified under state law and under which TENANT may have a limited number of days to cure the default unless otherwise excepted or agreed. TENANT'S sole remedy for default or failure to perform obligations under this Lease by LANDLORD is rescission. Unless otherwise agreed in writing, it is a default under this Lease if any of the following occur: a) bankruptcy proceedings are instituted by or against TENANT'S business, b) a receiver or trustee is appointed to manage all or substantially all of TENANT'S business estate by reason of insolvency, c) TENANT assigns all or substantially all of TENANT'S business estate for the benefit of its creditors, or d) TENANT prematurely vacates or abandons the Leased Premises.

If TENANT defaults, LANDLORD may enforce its rights by an action for rent and possession, unlawful detainer, or other legal remedy. The LANDLORD may expel and remove, forcibly, if necessary, the TENANT, those claiming under the TENANT and their effects, as allowed by law, without being taken or deemed to be guilty of any manner of trespass.

In the event that the LANDLORD has removed the property of the TENANT, the LANDLORD may store such property in a public warehouse or at a place selected by the LANDLORD, at the expense of the TENANT. If the LANDLORD feels that it is not worth storing such property given its value and the cost to store it, then the LANDLORD may dispose of such property in its sole discretion and use such funds, if any, towards any indebtedness of the TENANT to the LANDLORD. The LANDLORD will not be responsible to the TENANT for the disposal of such property other than to provide any balance of the proceeds to the TENANT after paying any storage costs and any amounts owed by the TENANT to the LANDLORD.

TENANT agrees that, notwithstanding LANDLORD'S possession of the Leased Premises, TENANT shall remain liable for and shall pay LANDLORD an amount equal to the entire rent payable to the end of the then-applicable term of this Lease. LANDLORD, upon TENANT'S default, shall have the right, without notice to TENANT, and without terminating this Lease, to re-enter the Leased Premises and make alterations and repairs for the purpose of reletting the Leased Premises. LANDLORD may relet or attempt to relet the Leased Premises or any part of the Leased Premises for the remainder of the then-applicable Lease term or for any longer or shorter period as opportunity may offer, to such persons and at such rent as may be obtained. This Lease shall not require LANDLORD to relet or make any attempt to relet the Leased Premises, and any reletting shall be done by LANDLORD as agent for TENANT. In case the Leased Premises are relet, TENANT shall pay the difference between the amount of rent payable during the remainder of the term and the net rent actually received by LANDLORD during the term after deducting all expenses for repairs, alterations, recovering possession and reletting the same.
afforded by either grants of administrative expense priority, grants to LANDLORD of ownership interests in a continuing business surviving the bankruptcy, or grants to LANDLORD of protected securities issued by a continuing business surviving the bankruptcy, which completely compensate LANDLORD for the loss of the present value (computed at the then market rate of interest for commercial loans) of LANDLORD’S ability to use or lease the Leased Premises.

The parties agree that because of the extreme financial importance to LANDLORD of this transaction, LANDLORD will be irreparably harmed by any stay of its collection efforts or the exercise of its remedies under this Lease.

If any of the non-monetary Defaults, as herein specified, shall occur and is not cured within: (i) thirty (30) days from the date of LANDLORD’s written notice of Default; or (ii) TENANT timely commences in good faith to cure any such non-monetary Default, which cannot be cured within thirty (30) days, and diligently pursues such cure to completion, which cure period shall not exceed sixty (60) days in total, then LANDLORD shall have the right to the remedies prescribed under this Lease. With regard to any monetary Default, TENANT shall be allowed to cure such monetary Default provided that: (i) TENANT shall be allowed to cure a monetary Default only once in any twelve (12) month period; and (ii) the cure of a monetary Default must be effectuated within seven (7) days after the date of LANDLORD’s written notice of a monetary Default.

21. Quiet Possession.

LANDLORD covenants and warrants that upon performance by TENANT of its obligations hereunder, LANDLORD will keep and maintain TENANT in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease. LANDLORD may use the Leased Premises for any purpose as defined in Section 3 of this Lease as long as it is not destructive of the Leased Premises. TENANT shall not commit or allow any waste, nuisance or other act omission to occur that will disturb the quiet enjoyment of those occupying surrounding units.

22. Condemnation.

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and LANDLORD and TENANT shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

23. Subordination and Attornment

TENANT accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof. TENANT agrees that any such mortgagor (holder of mortgage) shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagor may deem appropriate in its discretion. LANDLORD is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or placed upon the Leased Premises of the Building in the future, and TENANT agrees upon demand to execute such further instruments subordinating this Lease or recognizing a new LANDLORD/owner (attorning) as the holder of any such liens as LANDLORD may request. In the event that TENANT should fail to execute any instrument of subordination required to be executed by TENANT within ten (10) days as requested, TENANT hereby irrevocably constitutes LANDLORD as its attorney-in-fact to execute such instrument in TENANT’S name, place and stead, it being agreed that such power is one coupled with an interest. TENANT agrees that it will from time to time upon request by LANDLORD execute and deliver to such persons
With an additional copy to:

N/A

LANDLORD and TENANT shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice to the other party. Notices shall be effective when received (if personally delivered) or when deposited in the United States Mail (if mailed by certified mail).

Both LANDLORD and TENANT are entitled to know each other's telephone number, if any, at all times. LANDLORD and TENANT agree to notify each other within five calendar days of any change in their respective telephone numbers.

LANDLORD'S Telephone Numbers: 561-779-3324 and 772-260-0471

TENANT'S Telephone Number(s): 954-304-4207

LANDLORD'S Email Address: inletbaydev@gmail.com

TENANT'S Email Address(es): dianebon@att.net


TENANT represents that TENANT was not shown the Leased Premises by any real estate broker or agent and that TENANT has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

26. Recording of Lease

TENANT will not record this Lease on the Public Records of any public office unless required by law. In the event that TENANT records this Lease (unless required by law) this Lease will, at LANDLORD'S option, terminate immediately and LANDLORD will be entitled to all rights and remedies that it has at law or in equity.

27. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

28. Successors.

The provisions of this Lease shall extend to and be binding upon LANDLORD and TENANT and their respective legal representatives, successors and assigns.

29. Effective Time of Lease

The submission of this Lease for examination does not constitute a reservation of or option for the Leased Premises and this Lease becomes effective as a Lease only upon execution and delivery thereof by LANDLORD and TENANT. Time is of the essence of all of the terms and provisions of this Lease.
reasonable attorney fees, court costs, and all other expenses, whether or not taxable by the court as costs, in addition to any other relief to which the prevailing party may be entitled. In such event, no action shall be entertained by said court more than one year subsequent to the date the cause(s) of action actually accrued regardless of whether damages were otherwise as of said time calculable.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Witness(es)

LANDLORD Signature/Date 3/22/18

For __________________________

TENANT Signature/Date 3/22/18

For __________________________

TENANT Signature/Date

For __________________________

EXHIBIT A—BUILDING RULES

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EXHIBIT B—DEFINITIONS

1. Leasable Area: "Leasable Area" means with respect to any rentable premises, the area expressed in square feet of all floor space including floor space of mezzanines, if any, determined, calculated and certified by the LANDLORD and measured from the exterior face of all exterior walls, doors and windows, including walls, doors and windows separating the rentable premises from enclosed Common Areas and Facilities, if any, and from the center line of all interior walls separating the rentable premises from adjoining rentable premises. There will be no deduction or exclusion for any space occupied by or used for columns, ducts or other structural elements.

2. Alterations: An "Alteration" means any change or improvement to the physical structure or materials comprising the Leased Premises besides mere decorative changes that can quickly and easily be restored to their original states. Examples include, but are not limited to, wallpapering, carpeting, changing of flooring, structural changes such as adding/removing walls or doors/windows or support beams, altering amount of gas, water, or electric wiring in the Leased Premises.

3. Common Areas: Common Area means those improvements to the Building areas that are not leased to individual TENANTS and are available for use by all TENANTS and other occupants of the Building and LANDLORD maintains control and responsibility over.

4. Fixture: Fixture means a moveable item of personal property (a chattel), including trade fixtures, that becomes part of the Building by reason of being attached thereto and cannot easily be removed without damaging or requiring repair of the Building.

5. Furnishings: Furnishings means all Fixtures, furniture, and other personal property upon the Leased Premises during the term of this Lease and provided or owned by LANDLORD or TENANT.

6. Normal Wear and Tear: Normal Wear and Tear means deterioration that occurs when the Leased Premises or any of its Furnishings is used as intended, without negligence, carelessness, accident, or abuse by TENANT or TENANT's agents, guests, licensees, invitees, SUBTENANTS, assignees, or successors.

7. The Building: The Building means the entire portion of the individual piece of real estate owned by VLN DEVELOPMENT, LLC where the Leased Premises (the leased unit) is located, including, without limitation, the land containing the Leased Premises itself, all Common Areas, buildings, parking areas, all improvements and any other leased units located thereon.

8. It is the intent of this Lease and agreed to by the Parties to this Lease that rent for this Lease will be on a gross rent basis meaning the TENANT will pay the Base Rent and any Additional Rent (as applicable by building) and the LANDLORD will be responsible for all other service charges related to the Leased Premises save as specifically provided in this Lease to the contrary.

9. "Additional Rent" means all amounts payable by the TENANT under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease.

10. The pronouns used in the Lease include, where appropriate, either gender or both, singular or plural.

11. The terms "LANDLORD" and "TENANT" include the singular as well as the plural.

[Signatures]

TENANT'S Initials

LANDLORD'S Initials

19
ADDENDUM TO LEASE
DATED
MARCH 22, 2018
BETWEEN
VLN DEVELOPMENT, LLC
AND
BONADI, INC.

The following is incorporated into and made a part of the aforementioned lease:

1. LANDLORD to pay for the linoleum tile floor to be cleaned by SOS Carpet Cleaning.

2. In case of a Catastrophic Failure, not due to TENANT neglect or error, LANDLORD agrees to maintain the Air Conditioning System in the unit for Year One of the Lease.

Witness

TENANT 3/22/18

Date

Witness

Witness

LANDLORD 3/22/18

Date

Witness

Witness
Wednesday, August 8, 2018

Coral Springs Community Redevelopment Agency
9500 W Sample Rd.
Coral Springs FL 33065

Polished Salon
9858 W Sample Rd.
Coral Springs FL 33065

RE: Application for Grant

To: Committee for redevelopment program

I am the owner of a Full service beauty salon in Coral Springs. My salon was purchased in 2012 and renamed to Polished Salon. I have been in the beauty industry for over 30 years. I have recently moved my business and I am located in the area of the re-beautification program on west Sample Rd.
My business is a full service beauty salon offering hair, nails, waxing, facials and makeup to our clients. We also offer an array of beauty products. My business is still young, going on our 7th year and I want to increase my volume and get my name out there. The signage would be a great way to get more exposure and will be our first sign with our name.
I have gone to the meetings and was able to find out about the Grant being offered for local businesses and thought it was an amazing opportunity.
I have been a resident of Coral Springs for over 40 years and have always shopped/dined locally and donated to local organizations and give back to the community.

This is a great opportunity and will help enhance my business along with the other upgrades I have made. The existing salon was 28 years old and needed a complete remodel. I put in wood floors, entire space was repainted along with light fixtures, throughout the salon, new vanity and fixtures in the bathroom, crown molding, baseboards, new ceiling tiles, new stations, mirrors and pedicure spa’s. Drapery for the windows as well as the name and logo professionally done. The cost for all the renovations with products and labour were approximately: $7528.38.
So I asking the committee to consider me for this program.
Included is a spreadsheet of my budget.

Thank you for the opportunity.

Sincerely;

[Signature]

Diane Bonadonna
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</tr>
<tr>
<td>Baseboard/Crown Molding</td>
<td>200.00</td>
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</tr>
<tr>
<td>Bath Fixtures/ Faucet</td>
<td>225.00</td>
<td>150.00</td>
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<tr>
<td>Ceiling Lenses</td>
<td>99.00</td>
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<td></td>
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<td></td>
<td></td>
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<tr>
<td>Refrigerator</td>
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<td></td>
<td></td>
<td></td>
<td>100.00</td>
<td></td>
<td></td>
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<tr>
<td>Table &amp; Chairs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>261.93</td>
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<td>Window Logo &amp; lettering</td>
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<td>Backsplash Tile</td>
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<tr>
<td>Paint &amp; Supply’s</td>
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<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Curtains/Rods</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>115.00</td>
</tr>
<tr>
<td>Reception desk/ retail shelves</td>
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<td></td>
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<tr>
<td>Pedicure Spa’s</td>
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<td>120.00</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Decor/Misc</td>
<td>500.00</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
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<td>4093.82</td>
<td>2100.00</td>
<td>317.53</td>
<td>200.00</td>
<td>100.00</td>
<td>746.93</td>
<td>7526.33</td>
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</tbody>
</table>
Commercial Enhancement Grant Program
Property Owner Authorization

I, Darcy Nelson for VLN Development LLC, understand that Bonadi Inc., Diane Bonadi is the property located at 9858 W Sample Rd, CS 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.

[Signature]
Property Owner Signature

[Date]
Date

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 7 day of June 2018

by Darcy A Nelson, who is personally known to me or who has produced Fl DL as identification.

[Signature]
Notary Public

CRA Commercial Enhancement Grant Program - Page 5 of 5

Updated on 5/1/2018
2574.00---------- SIGN COST
450.00---------- PERMIT PROCESS
50% TO SIGN CONTRACT
50% AT INSTALLATION
CITY FEE’S NOT INCLUDED

ILLUMINATED 18” CHANNEL LETTERS
**DESCRIPTION:** Channel Letters

**Bill To:** Polished Salon of Coconut Creek
5951 Lyons Rd
Coconut Creek, FL 33063
US

**Pickup At:** Signarama Coral Springs
10200 West Sample Road
Coral Springs, FL 33065
US

**Requested By:** Diane Bonadonna
Email: Dianebon@att.net
Work Phone: (954) 596-1517

**Salesperson:** James Finch

<table>
<thead>
<tr>
<th>NO.</th>
<th>Product Summary</th>
<th>QTY</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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<td>Channel Letters</td>
<td>1</td>
<td>$3,262.63</td>
<td>$3,262.63</td>
</tr>
<tr>
<td></td>
<td>To read POLISHED SALON</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>15&quot; and 5&quot; letters front lit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>White trim, white return and white face</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Power must be available at the fascia at the time of installation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The customer is responsible for the power</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Permitting Process</td>
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<td>$530.00</td>
<td>$530.00</td>
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<td></td>
<td>Engineering &amp; Permitting Process</td>
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</tr>
<tr>
<td></td>
<td>The customer is responsible for all the city fees</td>
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</tr>
<tr>
<td></td>
<td>The city fees are not included</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th><strong>Subtotal:</strong></th>
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<tr>
<td></td>
<td><strong>Taxes:</strong></td>
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<td><strong>Grand Total:</strong></td>
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<tr>
<td></td>
<td>$3,792.63</td>
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<td></td>
<td>$195.06</td>
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<td>$3,988.69</td>
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**Signature:**

**Date:**

---

Generated On: 6/5/2018 1:28 AM
LOCAL BUSINESS TAX RECEIPT

POLISHED SALON
9858 W SAMPLE RD

CORAL SPRINGS FL 33065

License #: BT-1574  Expiration Date: 09-30-2018

Amount $ Payment Date

Type of Business: BUSINESS TAX RECEIPT
GENERAL BUSINESSES

Business Location: 9858 W SAMPLE RD

*POST THIS BUSINESS TAX RECEIPT IN A CONSPICUOUS PLACE*
ALL WINDOW SIGNS SHALL COMPLY WITH LAND DEVELOPMENT CODE CHAPTER 18

CONDITIONS
(If no conditions exist, then TYPE OF BUSINESS is only condition)

<table>
<thead>
<tr>
<th>DATE ADDED</th>
<th>REQUIRED DATE</th>
<th>SATISFY DATE</th>
<th>TYPE</th>
<th>CONTACT</th>
<th>STATUS</th>
<th>DEPARTMENT</th>
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NOTES:

REMARKS:
**Property Assessment Values**

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
</tr>
</thead>
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<tr>
<td>2016</td>
<td>$175,500</td>
<td>$621,800</td>
<td>$797,300</td>
<td>$747,920</td>
<td>$17,351.11</td>
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<td>$175,500</td>
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**2018 Exemptions and Taxable Values by Taxing Authority**

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<tr>
<th>Just Value</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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<td>$903,450</td>
<td>$903,450</td>
<td>$903,450</td>
<td>$903,450</td>
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**Sales History**

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<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
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<tbody>
<tr>
<td>12/19/2002</td>
<td>QCD</td>
<td>$100</td>
<td>34392 / 1593</td>
</tr>
<tr>
<td>12/19/2002</td>
<td>QCD</td>
<td>$100</td>
<td>34392 / 1687</td>
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<tr>
<td>6/1/1982</td>
<td>QCD</td>
<td>$100</td>
<td>10226 / 790</td>
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</table>

**Adj. Bldg. S.F. (Card, Sketch)** 8372

**Eff./Act. Year Built**: 1968/1981

**Special Assessments**

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<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
<th>Misc</th>
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</thead>
<tbody>
<tr>
<td>28</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>C</td>
<td>S</td>
<td></td>
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</tr>
<tr>
<td>8372</td>
<td>.48</td>
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</tbody>
</table>
NEA Grant Title and Description:

**Pop-Up ArtPark**

The Pop-Up ArtPark is going to transform and activate an empty city-owned parcel in the heart of the Downtown redevelopment area of Coral Springs into a thriving public space where the community can interact and explore the local artwork throughout the park. This project will get people to become reacquainted with their own neighborhood, to appreciate its uniqueness, and to envision what their Downtown could look like.

The ArtPark would be built to activate an empty parcel, which came into existence earlier this year, when the City Hall operations moved to the new building and demolished the old building. The City is working with adjacent property owners in order to sell or lease the 4-acre city-owned Parcel along with the adjacent privately owned 7-acre parcel to a Developer to build a mixed-use project in Downtown and accomplish the vision set forth in the Master Plan. The negotiations and redevelopment of this site is going to take a couple of years so removing the eyesore and activating this space would contribute to improved quality of life in the community.

The Community Redevelopment Agency, which is responsible for the Downtown Redevelopment effort would like to work closely with community partners to build the Pop-Up ArtPark to activate the underutilized space. To design and develop the park, Downtown Coral Springs plans to engage local University design students along with local design professionals, developers, business owners and residents. To select artists that are going to provide the best work and also make sure that they involve the community, the CRA and the City will partner with the Coral Springs Museum of Art and with the Public Art Committee. Transforming this empty lot into a community gathering space creates many opportunities for civic engagement.

With the NEA grant, the temporary Pop-Up ArtPark would be designed and constructed on the old City Hall Parcel. The project would initially consist of creating walkways and adding lighting. After the site is prepared, the area will come to life with the addition of artistic benches and temporary art walls that would be transformed into art pieces. The art walls would be placed throughout the site and artists would be invited to come paint them. Each time an artist comes the community would be invited to watch and actively participate in the process. One side of the wall would be painted by the artist and the other would be the artists' collaboration with the community. These art engagements are also going to offer fun activities to the community that generate dialogue about topics related to a growing Downtown, such as increased density, types of uses, and future transportation (life with autonomous vehicles). For example, one of the activities would be to provide different materials for the community to build a Downtown that they envision in the future.

The temporary Pop-Up ArtPark will celebrate the City’s history and moving into the future with a small but vibrant urban Downtown area in a suburban community. The goal is to get people use to utilizing the site and excited about the idea of the area becoming a more urban Downtown. The theme of the ArtPark is “Moving into the Future”. We would also like to incorporate benches that can be painted around the temporary park and walkways that connect the art walls and that can also turn in to art. Some of the bricks from the old City Hall building would be incorporated within the walkways to celebrate the City’s 55-year Anniversary and our history. The walkways are a great way to represent the “move” and the art represents our future with a more dynamic, urban and vibrant Downtown. The Pop-up ArtPark may be temporary, but it will have lasting benefits.
CORAL HILLS DRIVE
SAMPLE ROAD
Pop-Up Art Park
Site Plan:
18-031 Maplog: 1638
- BENCHES
- WALLS
- WALK PATH
# COMMUNITY REDEVELOPMENT AGENCY
## FY 2017/18 BOARD OF DIRECTORS MEETING CALENDAR
City Hall, Everglades Room, 9500 West Sample Road

<table>
<thead>
<tr>
<th>MONTH</th>
<th>DAY</th>
<th>DATE</th>
<th>TIME</th>
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<tbody>
<tr>
<td>October, 2017</td>
<td>Monday</td>
<td>cancelled</td>
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<tr>
<td>November, 2017*</td>
<td>Monday</td>
<td>13</td>
<td>6:30 P.M.</td>
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<tr>
<td>December, 2017*</td>
<td>Monday</td>
<td>11</td>
<td>6:30 P.M.</td>
</tr>
<tr>
<td><strong>January</strong></td>
<td>Thursday</td>
<td>18</td>
<td>6:30 P.M.</td>
</tr>
<tr>
<td>February</td>
<td>Monday</td>
<td>26</td>
<td>6:30 P.M.</td>
</tr>
<tr>
<td>March</td>
<td>Monday</td>
<td>26</td>
<td>6:30 P.M.</td>
</tr>
<tr>
<td>April</td>
<td>Monday</td>
<td>23</td>
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</tr>
<tr>
<td>May*</td>
<td>Monday</td>
<td>21</td>
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<tr>
<td>June</td>
<td>Monday</td>
<td>25</td>
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<td>Monday</td>
<td>23</td>
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<td>August</td>
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<tr>
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<td>November, 2018*</td>
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<tr>
<td>December, 2018*</td>
<td>Monday</td>
<td>10</td>
<td>6:30 P.M.</td>
</tr>
</tbody>
</table>

* Date change due to holidays

For any additional information, please contact Danielle Lima, CRA Administrator at 954-344-1121 or dlima@coralsprings.org

Please note that meeting schedule dates are subject to change; please visit www.coralspringscra.com for the most up to date meeting schedule.
Cornerstone

Mixed-Use Project
3300 N University Drive, Coral Springs

- Total Project Size of 200,000 SF
- Specialty grocer up to 32,845 SF
- Main Street retail & restaurants up to 43,572 SF
- Luxury cinema up to 41,377 SF
- Health & fitness up to 41,377 SF
- Office & shared workspace up to 41,377 SF
- 450 apartment units

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CORAL SPRINGS
CHARTER SCHOOL

Eagle Ridge
Elementary
School

Westview Dr
75,800 ADT
34,500 ADT
22,300 ADT
35,000 ADT
50,000 ADT

Royal Palm Blvd
CORPORATE PARK
OF CORAL SPRINGS
442 ACRES
COMING SOON
130,000 SF
EXPANSION

CORNERSTONE
DOWNTOWN CORAL SPRINGS

$91,920
AVG HH INCOME
IN 3 MILE RADIUS
76,000
ADT ON
SAMPLE RD &
UNIVERSITY DR

ONE CHARTER PLACE
100,000 SF CLASS A
OFFICE/RETAIL

CORAL SPRINGS
CHARTER SCHOOL

Markets and Site Aerials
© Atlantic Retail 2018

Tom Godino
561.424.3012
tgodino@atlanticretail.com

Elizabeth Wright
561.424.3026
ewright@atlanticretail.com

ATLANTICRETAIL.COM
Cornerstone at Coral Springs is a mixed-use project at the heart of the redevelopment of the Downtown Core, Sample Road & University Drive. Cornerstone will promote cross connectivity and pedestrian traffic at the epicenter of the Coral Springs Community Redevelopment Area. The creation of social and entertainment infrastructure will attract residents back to the core of the city as well as draw the affluent residents from neighboring cities.
WELCOME TO MAIN STREET AT CORNERSTONE

ENTERTAINMENT BEFORE OR AFTER YOU DINE

SPECIALTY GROCER WITH CONVENIENT PARKING

RESTAURANTS AND SHOPPING AT YOUR FINGERTIPS

CORAL SPRINGS, FL

CORNERSTONE

RENDERINGS

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Tom Godino
561.424.3012
tgodino@atlanticretail.com

Elizabeth Wright
561.424.3026
ewright@atlanticretail.com

ATLANTICRETAIL.COM
2ND FLOOR

3RD/4TH/5TH FLOORS

RETAIL 250 SPACES

RETAIL 150 SPACES

CINEMA/FITNESS/OFFICE 41,377 SF

RETAIL 38,000 ADT

RESIDENTIAL

RESIDENTIAL

W SAMPLE RD

MAIN ST

N UNIVERSITY DR

NW 43RD AVE

NW 41ST AVE