



Application Number 047-MP-16

Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

Platting & Development Application

Project Information			
Plat Name Coral Hills-Sample Plat			
Plat Number 047-MP-16		Plat/Agreement Book - Page (if recorded) 183/244	
Owner(s)/Petitioner(s) Name Amera Downtown Development Company, LLC			
Address 2900 University Drive		City Coral Springs	State FL
		Zip 33065	
Phone 954-753-9500		Email Michael@ameracorporation.com	
Agent for Owner/Petitioner Greenspoon Marder, LLP		Contact Person Kelly Ray	
Address 200 E. Broward Blvd #1800		City Fort Lauderdale	State FL
		Zip 33301	
Phone 954-333-4377		Email kelly.ray@gmlaw.com	
BCPA Folio Number(s) 484116170010 and 484116170020			
General Location North side of Sample Rd at/between/and Coral Hills Dr and/of University Dr <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application

Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.

- New Plat
- Plat Note Amendment
- Tri-Party Agreement – Building Permit Prior to Plat Recording
- Lien Release / Standard Agreements
- Vacation
 - Vacating Plats, or any Portion Thereof (BCCO 5-205)
 - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)
 - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)

Application Information				
Has this project been previously submitted?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:		<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Housing and Urban Planning Division?		Project Number		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name				<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or proposed under the County Land Use Plan?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
Is this an Affordable Housing project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide the Affordable Housing Certification Number:		
Is this a Live Local Act project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide correspondence from the municipality that this project meets the Live Local Act requirements pursuant to Section 125.01055, F.S.		

Replat Information (for new plats only)	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential? If yes, please answer the following questions. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	

School Concurrency (for residential applications only)	
Does this application contain any residential units?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Has this project been issued a School Board Impact Fee Waiver?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If the answer is "Yes" to any of the questions above provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board.	

Land Use	
EXISTING	PROPOSED
Land Use Plan Designation(s) RAC	Land Use Plan Designation(s) No change proposed.

Existing Use
A credit against impact fees may be given for the site's current or previous use.

Are there any existing structures on the site? Yes No

Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Vacant (previously City Hall)		2019	YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES NO	<input checked="" type="checkbox"/> HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

Gross non-residential square footage includes the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square feet which are not enclosed but roofed.

Proposed Use

RESIDENTIAL USE		NON-RESIDENTIAL USE	
Land Use Type	Number of Dwelling Units or Rooms for Hotel use	Land Use Type	Gross Floor Area
Mid-Rise	300 units	Commercial	50,000 sf
		Office	50,000 sf
		Utility	298 sf

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Owner/Agent Signature *[Signature]* Date 12/23/25
VP of Manager
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 23 day of December, 2025, who is personally known to me | has produced _____ as identification.

KATHERINA WARREN
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Submittal Date 1/06/2026	Acceptance Date 01/13/2026	Fee \$2,090.00
Comments Due 02/12/2026	Report Due 02/23/2026	CC Meeting Date TBD

Adjacent Municipality

None

- Plat Survey Narrative Title Work Agent Affidavit
- Municipal Approval Pre-Application Conference Receipt

Other: **Sketch and legal, traffic study**

Distribute To
 Full Review Administrative Review

Accepted By

Adrien Osias



Kelly Ray
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.333.4377
Email: kelly.ray@gmlaw.com

December 19, 2025

Darby Delsalle, Director
Housing and Urban Planning Division
Broward County - Public Works and Environmental Services Department
One North University Drive, Suite 102
Plantation, Florida 33324

Re: Plat Note Amendment Request – Coral Hills-Sample Plat (183/244)

Dear Mr. Delsalle,

On behalf of Coral Springs 300, LLC (“Applicant”), please accept this letter as our request to amend the plat note shown on the Coral Hills-Sample Plat (“Property”) recorded in plat book 183, page 244, of the Broward County public records. The subject plat is approximately 4 acres, is vacant (former city hall site), and is generally located at the northeast corner of Sample Road and Coral Hills Drive in the City of Coral Springs.

The Coral Hills-Sample Plat was originally recorded in 2019 with a note restriction for 125,000 square feet of commercial use, 100,000 square feet of office use, 298 square feet of utility, and 250 high-rise units. Research of Broward Records online database indicated no plat note amendment has been approved since the plat was recorded.

The Applicant plans to develop the Property as Phase 1 of a larger project, which will eventually encompass the adjacent +/-8.8-acre Village Square Plat (73/4). The Applicant proposes to develop the +/- 4-acre Property with up to 50,000 square feet of commercial use and 300 mid-rise dwelling units, and may add up to 50,000 square feet of office use at a later date depending on market conditions.

The Applicant is in the site plan review process for Phase 1 of the project with the City. The proposed Phase 1 plan includes a mixed-use development featuring multi-family residential units, amenities, and commercial space, contained within two buildings, one of which will include a parking garage. A two-way “main street” will run between the two buildings, serving as the central activity area of the development. This main street will extend from the platted access opening on Coral Hills Drive (located on the west side of the Coral-Hills Sample Plat) to the existing opening on Sample Road on the adjacent Village Square Plat. Any modifications required for that opening will be made at the time of permitting. The Coral Hills-Sample Plat does include a platted 50’ opening on Sample Road

and that will be closed via a non-vehicular access line (NVAL) amendment submitted under separate cover. The adjacent Village Square Plat does not have a non-vehicular access line or a plat note restriction.

In order to accomplish the development proposed on the Coral Hills-Sample Plat, the applicant requests the plat note amendment outlined below.

The existing plat note restriction shown on the face of the Coral-Hills Sample Plat (PB 183/PG 244) is amended from:

This plat is restricted to 125,000 square feet of commercial use; 100,000 square feet of office use; 298 square feet of existing utility; and 250 high-rise units. No free standing or drive-thru bank facilities are permitted without the approval of the board of county commissioners who shall review and address these uses for increased impacts.

The plat note restriction shown on the face of the Coral-Hills Sample Plat (PB 183/PG 244) is amended to:

Parcel AB (see attached legal description) is restricted to 50,000 square feet of commercial use; 50,000 square feet of office use; 298 square feet of existing utility; and 300 mid-rise units.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to read 'KAR', is written over the typed name.

Kelly Ray
For the Firm



September 3, 2025

Darby Delsalle, Director
Urban Planning Division
Broward County - Resilient Environment Department
One North University Drive, Suite 102
Plantation, Florida 33324

Re: Coral Hills-Sample (PB 183/PG 245) - Plat Note Amendment

Dear Mr. ~~Delsalle~~: *Darby*

Please be advised that the City of Coral Springs does not object to the proposed plat note amendment described below:

The existing plat note restriction shown on the face of the Coral-Hills Sample Plat (PB 183/PG 245) is amended from:

This plat is restricted to 125,000 square feet of commercial use; 100,000 square feet of office use; 298 square feet of existing utility; and 250 high-rise units. No free standing or drive-thru bank facilities are permitted without the approval of the board of county commissioners who shall review and address these uses for increased impacts.

The plat note restriction shown on the face of the Coral-Hills Sample Plat (PB 183/PG 245) is amended to:

Parcel AB (see attached legal description) is restricted to 50,000 square feet of commercial use; 50,000 square feet of office use; 298 square feet of existing utility; and 300 mid-rise units.

The subject plat is located within the Coral Springs Downtown Development of Regional Impact (DRI) approved by the City via Ord. 2005-105. The proposed plat note amendment is consistent with the DRI.

Should you have any questions or require additional information, please do not hesitate to contact Tina Jou, Director of Development Services, at 954-344-1157 or TJou@coralsprings.gov.

Sincerely,

A handwritten signature in blue ink that reads "Julie Krolak". The signature is fluid and cursive, written over the word "Sincerely,".

Julie Krolak
Deputy City Manager

SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

PARCELS "A" AND "B", "**CORAL HILLS - SAMPLE**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 244-245, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

SAID LANDS LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, AND CONTAINING 188,292 SQUARE FEET (4.323 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED HAVING A REFERENCE BEARING OF N 89°31'59" WEST ALONG THE SOUTH LINE OF THE S.E. ONE-QUARTER (S.E. 1/4) OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 41 EAST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: AMERA DOWNTOWN DEVELOPMENT COMPANY, LLC

SCALE: N/A | DRAWN: M.M.M.

ORDER NO.: 73251

DATE: 9/6/24

PLAT NOTE AMENDMENT

CORAL SPRINGS, BROWARD COUNTY, FLORIDA

FOR: CORAL HILLS SAMPLE

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

John F Pulice

Digitally signed by

John F Pulice

Date: 2024.09.10

08:34:03 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



"THE CLUSTERS, CORAL SPRINGS"
P.B. 61, PG 5

LOT 25

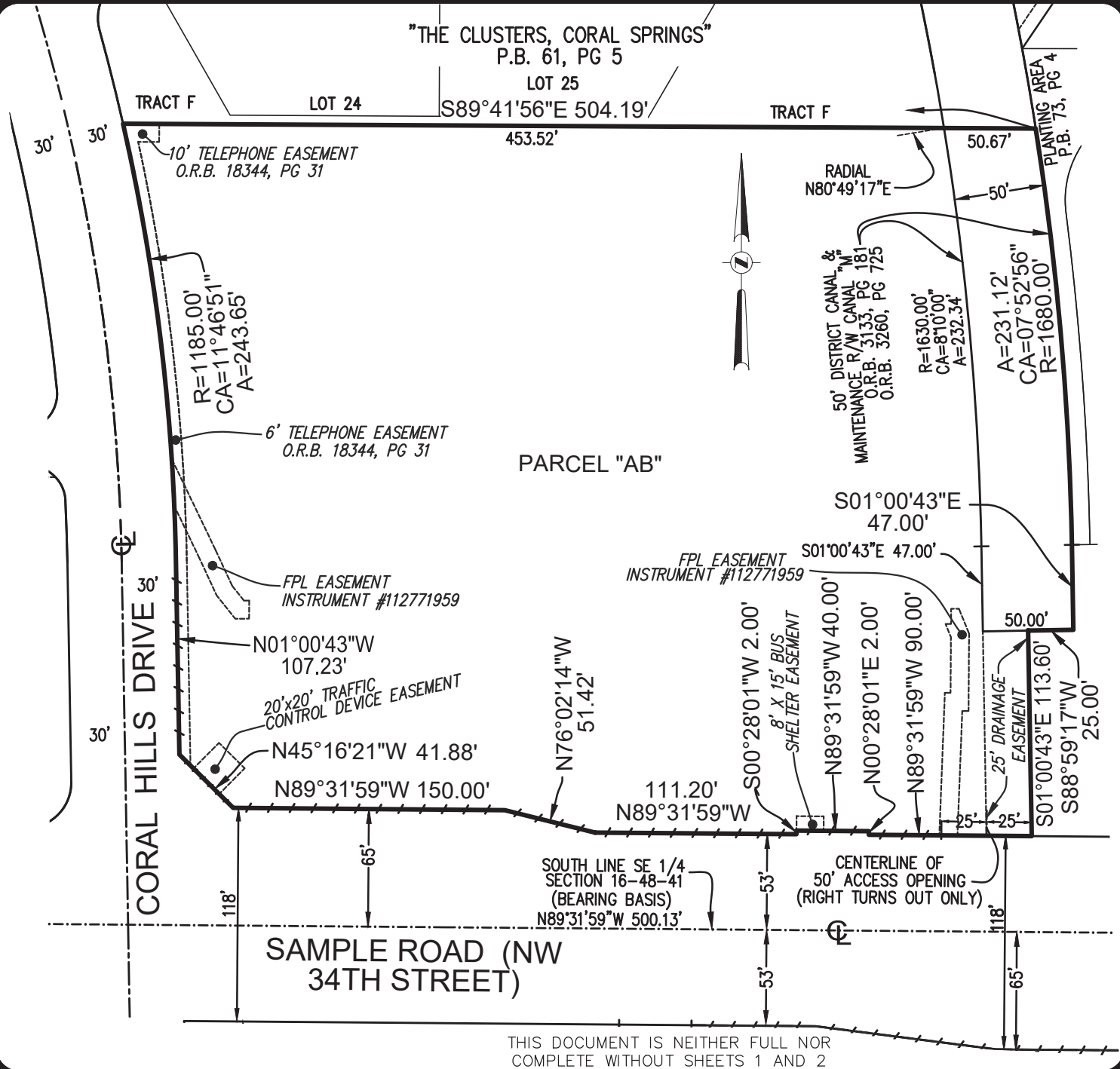
S89°41'56"E 504.19'

TRACT F

LOT 24

TRACT F

PLANTING AREA
P.B. 73, PG 4



THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

CLIENT: AMERA DOWNTOWN DEVELOPMENT COMPANY, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 73251

DATE: 9/6/24

PLAT NOTE AMENDMENT

CORAL SPRINGS, BROWARD COUNTY, FLORIDA

FOR: CORAL HILLS SAMPLE

LEGEND & ABBREVIATIONS:

- NON-VEHICULAR ACCESS LINE
- Ⓞ CENTERLINE
- A ARC LENGTH
- CA CENTRAL ANGLE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R RADIUS
- R/W RIGHT-OF-WAY

SHEET 2 OF 2