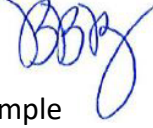




TO: Darby Delsalle, AICP, Director  
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Coral Hills – Sample  
(047-MP-16) City of Coral Springs

DATE: February 3, 2026

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Coral Springs Comprehensive Plan is the effective land use plan for the City of Coral Springs. That plan designates the area covered by this plat for the uses permitted in the “Local Activity Center” land use category. This plat is generally located on the northeast corner of Coral Hills Drive and Sample Road.

The proposed residential, commercial, office and utility uses are in compliance with the effective land use plan and subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center,” as recorded in Official Record Book 45755, Pages 907-912.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendments PC 04-27/PCT 04-9, which were adopted by the Broward County Commission on May 24, 2005, recognizing the following voluntary commitment:

- Pursue and participate in a subordinated 2<sup>nd</sup> mortgage program utilizing a 1% impact fee.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:HHA

cc: Catherine Givens, City Manager  
City of Coral Springs

Tina Jou, Director, Development Services Department  
City of Coral Springs