

Summary Sheet

Agenda Item: 6.

Meeting Date: March 25, 2026

Subject: Ordinance 2026-101, First Reading, Zoning Ordinance (LDA26-0001) (Tina Jou)

Requested Action: Request to hold public hearing and approve the first reading of Ordinance 2026-101, amending various sections of Chapter 25 of the Land Development Code of the City of Coral Springs, entitled "Zoning Ordinance", to include definitions and additional uses in the B-2 and B-3 business zoning districts and IC and IRD industrial districts; providing for conflicts; providing for severability; providing for codification; and providing for an effective date, and set second reading to April 1, 2026.

Funding Source: Not Applicable.

Strategic Goal: A Thriving, Resilient Business Community. (LDA26-0001)

(REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

Funding Source: Not Applicable

Placement: Public Hearings/Special Meeting Announcements

Attachments: [Summary Sheet](#)

[#1 - Ordinance 2026-101](#)

[#2 - Petition LDA26-0001](#)

[#3 - Map of Applicable Commercial and Industrial Zoning Districts](#)

[#4 - Business Impact Estimate](#)

Presenting: Tina Jou

**City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet**

Meeting: March 25, 2026
Department: Development Services/
Community Development

Initiated By: Tina Jou 
DOC ID: 3317

SUBJECT: Ordinance 2026-101: First Reading, Zoning Ordinance (LDA26-0001)

PLACEMENT: Public Hearing

REQUESTED ACTION: Request to hold public hearing and approve First Reading of Ordinance 2026-101 amending various sections of Chapter 25 of the Land Development Code of the City of Coral Springs, entitled "Zoning Ordinance," to include definitions and additional uses in the B-2 and B-3 Zoning Districts and IC and IRD Industrial Districts; providing for conflicts; providing for severability; providing for codification; and set Second Reading for April 1, 2026 meeting. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (LDA26-0001) (REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

PRIOR ACTION:

- 02/09/2026 Planning and Zoning Board forwarded a favorable recommendation (5-0, unanimous) to the Commission relative to LDA26-0001.
- 01/21/2026 City Commission Retreat – Commission directed Staff to move forward with a Code amendment.
- 01/08/2026 Meeting with the Mayor’s CEO Roundtable to review potential Code requirements.
- 01/07/2026 Meeting with Economic Development Advisory Committee to review potential Code requirements.

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1. **HOLD PUBLIC HEARING AND APPROVE FIRST READING OF ORDINANCE 2026-101 AMENDING VARIOUS SECTIONS OF THE LAND DEVELOPMENT CODE TO INCLUDE DEFINITIONS AND ADDITIONAL USES IN THE B-2 AND B-3 ZONING DISTRICT AND IC AND IRD INDUSTRIAL DISTRICT; AND**
2. **SET SECOND READING OF ORDINANCE 2026-101 FOR THE APRIL 1, 2026 CITY COMMISSION MEETING.**

LOCATION: X City-Wide

ATTACHMENTS:

- #1 – Ordinance 2026-101
- #2 – Petition LDA26-0001
- #3 – Map of Applicable Commercial and Industrial Zoning Districts
- #4 – Business Impact Estimate

**City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet
Meeting: March 25, 2026**

Subject: Ordinance 2026-101: First Reading, Zoning Ordinance (LDA26-0001)

SUBJECT: PETITION OF THE CITY OF CORAL SPRINGS AMENDING VARIOUS SECTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS, ENTITLED “ZONING ORDINANCE,” TO INCLUDE DEFINITIONS AND ADDITIONAL USES IN THE B-2 AND B-3 ZONING DISTRICTS AND IC AND IRD INDUSTRIAL DISTRICTS. (LDA26-0001)

BACKGROUND/PURPOSE

The Land Development Code (LDC) contains regulations that guide the physical development of the City. The regulations in the LDC are not static and are updated regularly to account for emerging trends, changes to associated documents, changes to state or county laws and practical recommendations from City Staff. Code amendments are typically brought forward as the need arises and as directed by the City Commission. The City of Coral Springs continuously monitors and reviews the LDC to ensure appropriate regulations for development and zoning within the City.

The Commerce Park is made up of industrial zoning districts, Industrial Commercial (IC) and Industrial, Research and Development (IRD). These districts are intended to provide land for the purpose of business and industry which support the economic base of the city and contribute to its economic growth and self-sufficiency. Permitted uses are intended to include those businesses and industries primarily involved in the distribution of goods and services outside the vicinity of the City of Coral Springs. The nature of uses shall include research, development and manufacture of products, making use of processes of manufacturing that are compatible with adjacent residential and nonresidential uses. The IC Zoning District specifically provides for the industrial commerce needs of the area and directly abuts the IRD district along the northern perimeter on Wiles Road. These districts have a limited range of uses and do not allow for retail or commercial components interior to the Commerce Park.

Over the past few years, City Staff has had conversations with the business community and members of the Economic Development Advisory Committee (EDAC) to discuss options for smaller businesses, located in the Commerce Park, which are not typical traditional industrial uses. These businesses may benefit by being located in other zoning districts because they are limited in size and are not able to utilize the larger manufacturing and warehousing spaces. Further, some of these businesses may have started as home occupations and have now grown into requiring larger commercial space. Staff evaluated the Commerce Park and held meetings with business owners, EDAC, Biggie Investments, and Amera Properties Inc. to discuss challenges and opportunities with different types of uses in the Commerce Park.

Through these meetings and discussions, the concept of flexible zoning emerged. Flexible zoning provides a limited range of small-scale manufacturing, micro-enterprises, and artisan businesses, which contain commercial and/or retail components within commercial districts. While the main advantage allows flexibility, these uses will allow greater opportunities for developers and businesses to build research and development, e-commerce, small-scale manufacturing and assembly, or other limited clean commercial and light industrial uses in appropriate areas, while also providing a commercial component compatible with the surrounding area. Commercial zoning districts would allow for an expansion of uses that support a combination of showrooms,

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scientific technology, micro-warehouses, and/or small-scale manufacturing and assembly in areas adjacent to retail/commercial uses. This type of versatility would allow a range of commercial, industrial and office activities within one building or tenant space and could allow for a growing business to centralize their operations.

ANALYSIS

In order to develop the concept, Staff evaluated the existing uses within the Commerce Park. Meetings with EDAC, Biggie Investments, and Amera Properties Inc. assisted in evaluating the needs of these businesses with their square footage requirements. While research is typically performed by utilizing the City's benchmark cities and reviewing existing codes, the concept of flexible zoning was not applied the same way it has been envisioned. As such, Staff utilized "*Recast Your City: How to Save Your Downtown with Small-Scale Manufacturing*" by Ilana Preuss which discusses how small-scale manufacturing businesses can revitalize downtowns and provides thresholds for these types of businesses, as well as artisan businesses and micro-enterprises. Additionally, two other municipalities utilize a form of flexible zoning – Dumfries, Virginia and Arlington, Texas. Through this research, Staff found many types of flexible uses for commercial and mixed-use districts which contain a wide range of sizes and footprints of these businesses. The City's existing commercial corridors are located adjacent to residential areas. As such, any proposed use would need to complement the surrounding area and have minimal impact on adjacent uses. Through discussions and meetings with the business community, Staff formulated a general concept and zoning thresholds most appropriate for the City.

The proposed changes would amend various sections of the Land Development Code related to definitions and permitted and conditional uses, such as small-scale manufacturing, micro-enterprises, artisan businesses, and health/fitness facilities. A brief summary of the proposed changes is outlined below.

Definitions

New definitions will be provided for micro-enterprises, small-scale manufacturing, artisan businesses and related uses. Additional clarification will be made for uses related to artificial intelligence.

Artificial intelligence: The application of computer systems able to perform tasks or produce output normally requiring human intelligence, especially by applying machine learning techniques to large collections of data.

Artisan businesses: Typically involves a skilled trade and making things by hand. Artisans often specialize in specific trades, such as textiles, ceramics, or culinary arts using traditional methods and not mass-produced goods.

Data center: A facility that houses network equipment, computers, storage systems and computing infrastructure that organizations use to assemble, process, store and disseminate large amounts of data.

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E-commerce: *Electronic commerce is the process of buying and selling goods and services over the internet through various digital devices and platforms.*

Indoor commercial recreation: *Indoor active recreational use for amusement and/or entertainment services. Uses include, but not limited to: assembly hall, night club, bar, tavern, restaurants which serve beer, wine or other alcoholic beverages, theater, bowling alley, miniature golf, skating rink, tennis, racquetball, handball facilities, health clubs and physical fitness facilities.*

Micro-enterprises: *Small businesses that employ fewer than 10 people and operate on a very small scale. Micro-enterprises include processing or manufacturing establishments that are not objectionable because of smoke, odor, dust or noise, but only when such processing or manufacturing is incidental to a retail business conducted on premises. Micro-enterprises typically provide products or services for the local community.*

Small-scale manufacturing: *Businesses involved in the production of goods in smaller quantities, typically using limited resources and focusing on local markets. These uses do not traditionally generate excessive smoke, noise, noxious odors, traffic, or other hazards traditionally caused by industrial uses.*

Proposed Uses for Flexible Zoning

New uses will be included within Community Business (B-2), General Business (B-3), Downtown Mixed-Use (DT-MU) and Industrial Commercial (IC) Zoning Districts related to small-scale manufacturing, micro-enterprises, and artisan businesses. Research and development, small-scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology activities that do not generate excessive smoke, noise, noxious odors, traffic, or other hazards traditionally caused by industrial uses will be incorporated into the permitted and conditional use sections. Other uses include artisan businesses, such as woodworking, jewelry making, bakeries, and pottery or glass studios. Micro-enterprises, which are typically small businesses with fewer than 10 people, include uses such as craft beverage production establishments, furniture and upholstery repair, medical or dental laboratories, recording studios, and home appliance repair.

Zoning Thresholds

Each zoning district will have different thresholds for the maximum footprint the proposed uses may occupy. The B-2 and B-3 districts are adjacent to residential areas which may be affected by the proposed uses. As such, if over 2,500 square feet, additional documentation may be required in order to assess noise, traffic, and parking impacts prior to final approvals. These uses shall not exceed 5,000 square feet within B-2 and 25,000 square feet within B-3. Furthermore, to ensure the proposed uses are compatible with the commercial zoning district, a retail or commercial component of 25% of the floor area will be incorporated for spaces over 5,000 square feet to allow for customer access. Staff has discussed traffic requirements with the City's Traffic Consultant to determine the level of review for traffic analyses to ensure any requirements are not burdensome to small businesses.

Additional Industrial Development Regulations

In addition to the expansion of permitted uses with B-2, B-3, and IC, the industrial zoning districts will be amended to increase flexibility with health/fitness facilities. Currently, these uses are

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permitted through a conditional use process only in a stand-alone building on properties along Coral Ridge Drive and Sample Road. The proposed amendment adds training facilities such as batting cages, ice hockey facilities, and other fitness facilities as stand-alone or within multi-tenant spaces. If in a multi-tenant space, impacts will need to be assessed through submittal of noise and traffic studies, as well as documentation to ensure pedestrian safety.

SUMMARY

The purpose of the proposed amendment is to allow additional flexibility within the Commercial and Industrial zoning districts. Expanding the list of permitted uses to include small-scale manufacturing, micro-enterprises, and artisan businesses will provide business owners more options and opportunities to operate outside of the Commerce Park. Proposed thresholds will ensure minimal impact to adjacent residential neighborhoods. Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission for the proposed amendment.

INTERVENING ACTION FROM THE FEBRUARY 9, 2026 PLANNING AND ZONING BOARD MEETING

The Planning and Zoning Board forwarded a favorable recommendation (5-0, unanimous) relative to LDA26-0001 amending various sections of the Land Development Code to include definitions and additional uses related to micro-enterprises, small-scale manufacturing, artisan businesses, and health and fitness facilities within commercial and industrial zoning districts.

ORDINANCE NO. 2026-101

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING VARIOUS SECTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS, ENTITLED “ZONING ORDINANCE”, TO INCLUDE DEFINITIONS AND ADDITIONAL USES IN THE B-2 AND B-3 BUSINESS ZONING DISTRICTS AND IC AND IRD INDUSTRIAL DISTRICTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City staff has been studying flexible zoning to potentially add uses to the Commercial and Industrial Zoning Districts; and

WHEREAS, this study has focused on allowing light industrial and other uses in traditional commercial districts and adding conditional uses to the Industrial Commercial and Industrial, Research and Development Districts; and

WHEREAS, after review, staff has recommended revisions to certain sections of Chapter 25 of the Land Development Code of the City of Coral Springs to include additional uses in the B-2, B-3, IC and IRD Zoning Districts; and

WHEREAS, the City Commission accepts the recommendations of the City's professional staff and finds that the revisions to Chapter 25 of the Land Development Code of the City of Coral Springs are in the best interests of the citizens of the City of Coral Springs;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. Section 250105 of the Land Development Code of the City of Coral

Springs entitled, "Definitions", shall be amended to read as follows:

Sec. 250105. Definitions.

For the purposes of this chapter, unless otherwise provided, the following terms shall have the meanings indicated. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural and words in the plural number include the singular number. The word "shall" is always mandatory and not merely directory. The word "used" shall include arranged, designed, constructed, altered, converted, rented, leased or intended to be used. The word "land" shall include water surface and land under water. Definitions pertaining to landscaping are located in section 250832 under definitions.

* * * *

Architectural guidelines: See article I, section 250156.

Artificial intelligence: The application of computer systems able to perform tasks or produce output normally requiring human intelligence, especially by applying machine learning techniques to large collections of data.

Artisan businesses: Typically involves a skilled trade and making things by hand. Artisans often specialize in specific trades, such as textiles, ceramics, or culinary arts using traditional methods and not mass-produced goods.

* * * *

Data center: A facility that houses network equipment, computers, storage systems and computing infrastructure that organizations use to assemble, process, store and disseminate large amounts of data.

* * * *

E-commerce: Electronic commerce is the process of buying and selling goods and services over the internet through various digital devices and platforms.

* * * *

Indoor commercial recreation: Indoor active recreational use for amusement and/or entertainment services. Uses include, but not limited to: assembly hall, night club, bar,

tavern, restaurants which serve beer, wine or other alcoholic beverages, theater, bowling alley, miniature golf, skating rink, tennis, racquetball, handball facilities, health clubs and physical fitness facilities.

* * * *

Micro-enterprises: Small businesses which employ fewer than 10 people and operate on a very small scale. Micro-enterprises include processing or manufacturing establishments that are not objectionable because of smoke, odor, dust or noise, but only when such processing or manufacturing is incidental to a retail business conducted on premises. Micro-enterprises typically provide products or services for the local community.

* * * *

Small-scale manufacturing: Businesses involved in the production of goods in smaller quantities, typically using limited resources and focusing on local markets. These uses do not traditionally generate excessive smoke, noise, noxious odors, traffic, or other hazards traditionally caused by industrial uses.

* * * *

SECTION 3. Section 250567 of the Land Development Code of the City of Coral Springs entitled “Uses Permitted”, shall be amended to read as follows:

250567. Uses permitted.

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one (1) or more of the following specified uses:

* * * *

(26) Research and development, small-scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology, limited to two thousand five hundred (2,500) square feet, including, but not limited to:

(a) Artisan businesses:

1. Woodworking;
2. Handmade textiles;
3. Jewelry;

4. Bakery, cheese making, small-batch coffee roasting or specialty foods;
5. Pottery/glass studios; and
6. Candle making.

(b) Micro-enterprises

1. Contractor shop
 - i. Loading zones and parking areas for employees shall be adequately screened from public view from thoroughfares and adjacent residential districts.
2. Craft beverage production establishments.
3. Furniture and upholstery repair.
4. Glass and mirror sales and service establishments (excluding automobile glass repair or replacement).
5. Medical and/or dental laboratory.
6. Recording studio.
7. Electronic equipment and component manufacturing.
8. Commercial radio or television broadcasting stations, studios, or offices.
9. Technology centers (i.e. artificial intelligence companies), except data centers.

SECTION 4. Section 250568 of the Land Development Code of the City of Coral Springs entitled “Conditional Uses”, shall be amended to read as follows:

Sec. 250568. Conditional uses.

The following uses shall be conditionally permitted subject to the procedures and requirements provided elsewhere in this chapter-;

* * * *

(11) Research and development, small-scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology, greater than two thousand five hundred (2,500) but less than five thousand (5,000) square feet, including but not limited to:

(a) Artisan businesses:

1. Woodworking;
2. Handmade textiles;
3. Jewelry;
4. Bakery, cheese making, small-batch coffee roasting or specialty foods;

5. Pottery/glass studios; and
6. Candle making.

(b) Micro-enterprises

1. Contractor shop
 - i. Loading zones and parking areas for employees shall be adequately screened from public view from thoroughfares and adjacent residential districts.
2. Craft beverage production establishments.
3. Furniture and upholstery repair.
4. Glass and mirror sales and service establishments (excluding automobile glass repair or replacement).
5. Medical and/or dental laboratory.
6. Recording studio.
7. Electronic equipment and component manufacturing.
8. Commercial radio or television broadcasting stations, studios, or offices.
9. Technology centers (i.e. artificial intelligence companies), except data centers.

(c) The petitioner shall submit a traffic statement from a registered, professional engineer which identifies the impact of the project on the external roadway system. The traffic statement shall demonstrate the proposed project generates less than fifty (50) new external peak hour trips and shall be reviewed by the city, or the city's designee. If the peak hour trips exceed fifty (50), petitioner may be required to submit additional data and/or traffic study. The city may secure an independent traffic consultant to review any traffic statement or study submitted with said cost paid by the petitioner.

(d) The petitioner may be required to submit a noise study by an acoustical consultant which determines that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

SECTION 5. Section 250587 of the Land Development Code of the City of Coral Springs entitled "Uses Permitted", shall be amended to read as follows:

Sec. 250587. Uses permitted.

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one (1) or more of the following specified uses:

* * * *

(15) Research and development, small-scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology, limited to two thousand five hundred (2,500) square feet, including but not limited to:

(a) Artisan businesses:

1. Woodworking;
2. Handmade textiles;
3. Jewelry;
4. Bakery, cheese making, small-batch coffee roasting or specialty foods;
5. Pottery/glass studios; and
6. Candle making.

(b) Micro-enterprises

1. Craft beverage production establishments.
2. Furniture and upholstery repair.
3. Glass and mirror sales and service establishments (excluding automobile glass repair or replacement).
4. Medical and/or dental laboratory.
5. Recording studio.
6. Electronic equipment and component manufacturing.
7. Commercial radio or television broadcasting stations, studios, or offices.
8. Technology centers (i.e. artificial intelligence companies), except data centers.

SECTION 6. Section 250588 of the Land Development Code of the City of Coral Springs entitled “Conditional Uses”, shall be amended to read as follows:

Sec. 250588. Conditional uses.

The following uses shall only be conditionally permitted subject to the procedures and requirements provided elsewhere in this chapter.

* * * *

(9) Research and development, small-scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology, greater than two thousand five hundred (2,500) but less than twenty five thousand (25,000) square feet, including but not limited to:

(a) Artisan businesses:

1. Woodworking;

2. Handmade textiles;
3. Jewelry;
4. Bakery, cheese making, small-batch coffee roasting or specialty foods;
5. Pottery/glass studios; and
6. Candle making.

(b) Micro-enterprises

1. Contractor shop
 - i. Loading zones and parking areas for employees shall be adequately screened from public view from thoroughfares and adjacent residential districts.
2. Craft beverage production establishments.
3. Furniture and upholstery repair.
4. Glass and mirror sales and service establishments (excluding automobile glass repair or replacement).
5. Medical and/or dental laboratory.
6. Recording studio.
7. Electronic equipment and component manufacturing.
8. Commercial radio or television broadcasting stations, studios, or offices.
9. Technology centers (i.e. artificial intelligence companies), except data centers.

(c) Minimum square footage for gallery/showroom shall be twenty five percent (25%) and open to the public for spaces larger than five thousand (5,000) square feet.

(d) The petitioner shall submit a traffic statement from a registered, professional engineer which identifies the impact of the project on the external roadway system. The traffic statement shall demonstrate the proposed project generates less than fifty (50) new external peak hour trips and shall be reviewed by the city, or the city's designee. If the peak hour trips exceed fifty (50), petitioner may be required to submit additional data and/or traffic study. The city may secure an independent traffic consultant to review any traffic statement or study submitted with said cost paid by the petitioner.

(e) The petitioner may be required to submit a noise study by an acoustical consultant which determines that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

SECTION 7. Section 250617 of the Land Development Code of the City of Coral

Springs entitled “Uses Permitted”, shall be amended to read as follows:

Sec. 250617. Uses permitted.

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one (1) or more of the specified uses:

* * * *

- (3) (x) Handmade textiles

* * * *

- (5) (v) Woodworking
(w) Small-batch coffee roasting or specialty foods
(x) Glass studio
(y) Craft beverage production establishments
(z) Electronic component assembly or repair
(aa) Furniture and upholstery repair
(bb) Glass and mirror sales and service establishments (excluding automobile glass repair or replacement)
(cc) Medical and/or dental laboratory
(dd) Recording studio
(ee) Technology centers, except data centers (i.e. artificial intelligence companies)

* * * *

SECTION 8. Section 250618 of the Land Development Code of the City of Coral

Springs entitled “Conditional Uses”, shall be amended to read as follows:

Sec. 250618. Conditional uses.

The following uses shall only be conditionally permitted in the IC District subject to the procedures and requirements as set forth elsewhere in this chapter and subject to the availability of sufficient flexibility as permitted by the comprehensive plan.

* * * *

- (2) Health club, training facilities and physical fitness facilities.

* * * *

SECTION 9. Section 250637 of the Land Development Code of the City of Coral

Springs entitled “Uses Permitted”, shall be amended to read as follows:

Sec. 250637. Uses permitted.

No building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, for other than one (1) or more of the following general uses. Unless otherwise specified, all uses shall be conducted entirely within an enclosed building. (The listing of specific uses under the generalized use categories are intended to be illustrative rather than all inclusive.)

* * * *

- (2) Artificial intelligence, not including data centers;

* * * *

SECTION 10. Section 250638 of the Land Development Code of the City of Coral

Springs entitled “Conditional Uses”, shall be amended to read as follows:

Sec. 250638. Conditional uses.

The following uses are not permitted by right, but may be permitted in the IRD District subject to the procedures and requirements provided elsewhere in this chapter and subject to the availability of sufficient flexibility for commercial uses as permitted by the comprehensive plan.

* * * *

- (12) Health club, training facilities, and physical fitness facilities along the perimeter (Sample Road and Coral Ridge Drive), subject to the following:
 - 1. As stand-alone facilities; or
 - 2. Within a multi-tenant (not stand-alone)~~as stand-alone buildings shall only be permitted along the south and east perimeters of Section 18 (Corporate Park).—~~

The petitioner shall submit a traffic statement from a registered, professional engineer which identifies the impact of the project on the external roadway system. The traffic statement shall demonstrate the proposed project generates less than fifty (50) new external peak hour trips and shall be reviewed by the city, or the city’s designee. If the peak hour trips exceed fifty (50), petitioner may be required to submit additional data and/or traffic study. The city may secure an independent traffic consultant to review any traffic statement or study submitted with said cost paid by the petitioner.

The petitioner may be required to submit a noise study by an acoustical consultant which determines that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city’s designee, and the cost shall be paid by the petitioner.

* * * *

SECTION 11. Section 250639 of the Land Development Code of the City of Coral Springs entitled “Uses Prohibited”, shall be amended to read as follows:

Sec. 250639. Uses prohibited.

Except as specifically permitted in this division, the following uses are expressly prohibited as either principal or accessory uses:

* * * *

(22) Data centers.

SECTION 12. Repeal of Conflicting Ordinances. All prior ordinances or resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 13. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court or competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 14. Inclusion in Code. It is the intention of the City Commission of the City of Coral Springs, Florida, that the provisions of this Ordinance shall become and be made a part of the Land Development Code of the City of Coral Springs; and that the sections of this ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intentions.

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SECTION 15. Effective Date. This Ordinance shall become effective upon the approval of the City Commission.

PASSED ON FIRST READING THIS ____ DAY OF _____, 2026.

PASSED ON SECOND READING THIS ____ DAY OF _____, 2026.

SCOTT BROOK, MAYOR

ATTEST:

GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous ____
Motion /2nd ____

Yes No

____	____	MAYOR BROOK	____	____
____	____	VICE MAYOR METAYER BOWEN	____	____
____	____	COMMISSIONER CERRA	____	____
____	____	COMMISSIONER MCHUGH	____	____
____	____	COMMISSIONER SIMMONS	____	____



Hover form fields for instructions.

Land Development Code Amendment (LDA) Petition

Petitioner Information

CITY OF CORAL SPRINGS	ECHANG@CORALSPRINGS.GOV
Name (or firm)	Email

Amendment Information

VARIOUS SECTIONS OF THE LDC TO ALLOW FOR ADDITIONAL USES AND DEFINITIONS

Sections of the code to be amended

Proposed amendment

DEFINITIONS AND ADDING ADDITIONAL USES SUCH AS SMALL-SCALE MANUFACTURING, MICRO-ENTERPRISES, AND ARTISAN BUSINESSES WITHIN COMMUNITY BUSINESS (B-2), GENERAL BUSINESS (B-3), DOWNTOWN MIXED-USE (DT-MU), AND INDUSTRIAL COMMERCIAL (IC). ALSO AMENDING INDUSTRIAL COMMERCIAL (IC) AND INDUSTRIAL, RESEARCH AND DEVELOPMENT (IRD) TO INCREASE FLEXIBILITY WITH HEALTH/FITNESS FACILITIES.

Reason for amendment

EXPAND USES TO ALLOW FOR FLEXIBILITY IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS.

What is the public benefit of the proposed code amendment?

THE ADDITIONAL FLEXIBILITY PROVIDES MORE OPPORTUNITIES FOR BUSINESSES TO BE LOCATED IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS.

How does this code amendment(s) affect other portions of the code and/or the public?

[Empty box for response]

Does this amendment impact the cost of housing? Yes No

If yes what is the approximate increase per unit? N/A

If this amendment impacts the cost of housing per unit, notify the Chief Planner.

[Handwritten signature]

Signature of Petitioner

9500 W SAMPLE ROAD, CORAL SPRINGS,
FL 33065
954-344-1160

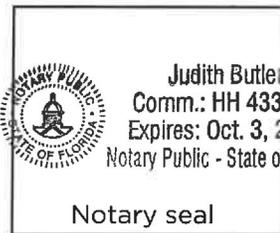
Petitioner Address (Street, City, Phone)

Notary Public

The foregoing instrument was acknowledged before me on 1/26/26

by means of: physical presence online notarization took an oath did NOT take an oath

personally known produced identification ID type _____



Judith Butler 1/26/26
Notary signature/date

My commission expires Oct. 3, 2027

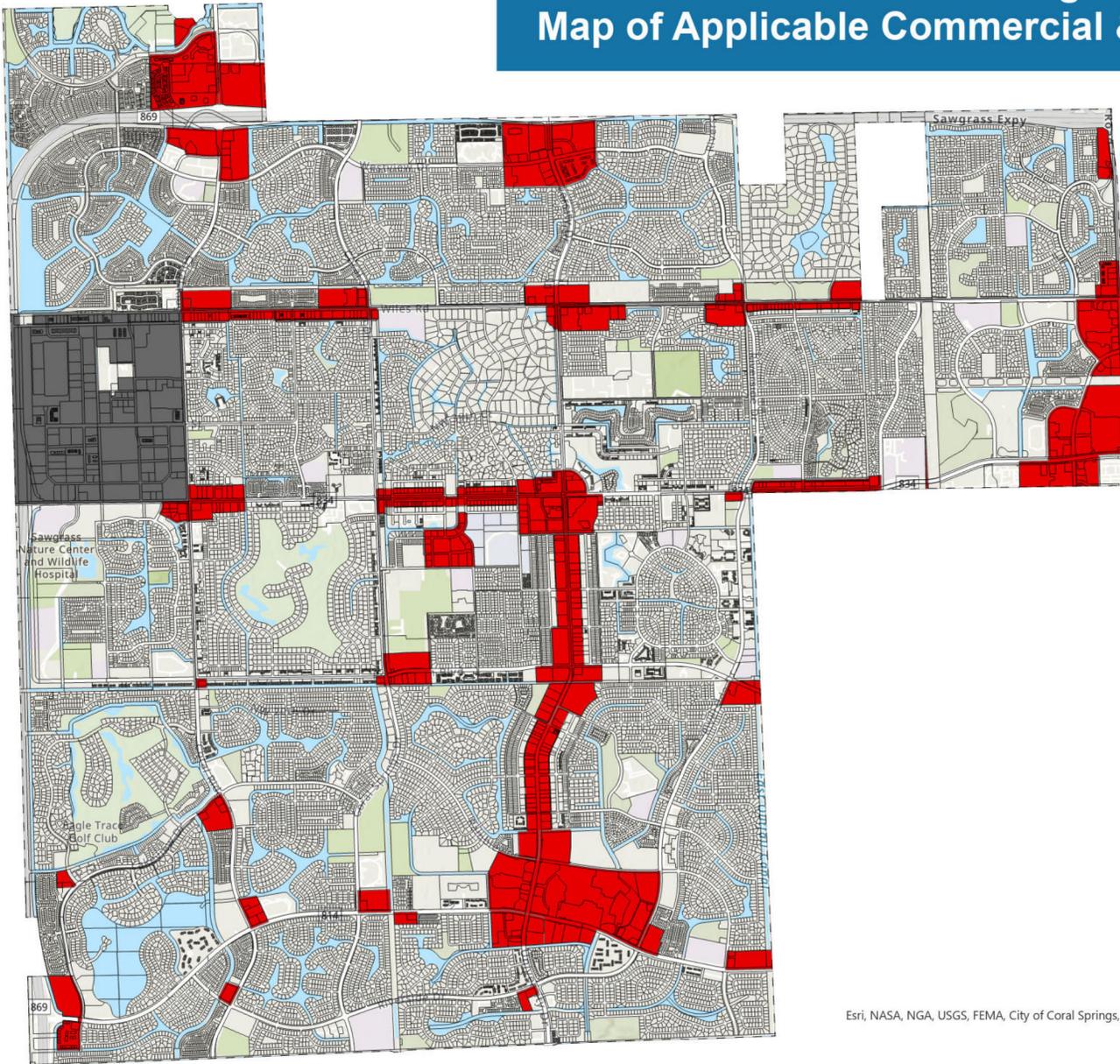
Submit the following with this form.

- Two (2) 11" x 17" sets of site plans of subject property
- CD containing digital copies of all documents in PDF file
- \$4,823.93 fee plus recordation fee and legal advertising costs to be determined by City Clerk (954-344-1065)

Community Development Division use only

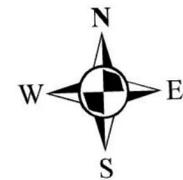
Petition # LDA26-0001 Accepted by ELIZABETH CHANG Date accepted 1/15/2026

LDA26-0001 - Flexible Zoning Map of Applicable Commercial & Industrial Zoning Districts



Applicable Land Use & Zoning Districts

- Commercial (B-2, B-3 & DT-MU)
- Industrial (IRD & IC)



0 0.25 0.5 1 Miles

Esri, NASA, NGA, USGS, FEMA, City of Coral Springs, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS



City of Coral Springs

Business Impact Estimate Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the City’s website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title and File ID # of proposed ordinance:

ORDINANCE 2026-101
 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING VARIOUS SECTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS, ENTITLED “ZONING ORDINANCE”, TO INCLUDE DEFINITIONS AND ADDITIONAL USES IN THE B-2 AND B-3 BUSINESS ZONING DISTRICTS AND IC AND IRD INDUSTRIAL DISTRICTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

Section A

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the City;
- The proposed ordinance is an emergency ordinance;
- The proposed ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046;
 - d. Section 553.73, relating to the Florida Building Code; or
 - e. Section 633.202, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.

Section B This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

The proposed ordinance provides additional permitted and conditional uses within the Community Business (B-2), General Business (B-3), Industrial Zoning Districts. for the property owner or business owner to establish their businesses in the City. The proposed uses include small-scale manufacturing, micro-enterprises, and artisan businesses which may contain a commercial and/or retail component. Incorporating these additional uses allows for greater flexibility for clean commercial and light industrial uses in appropriate areas so that they are able to maintain the compatibility with the surrounding commercial areas. This type of versatility would allow a range of commercial, industrial and office activities within one building or tenant space and could allow for a growing business to centralize their operations.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- a) An estimate of direct compliance costs that businesses may reasonably incur.

The proposed ordinance provides additional options of approved uses for certain business and industrial zoning districts. It does not require business to incur additional costs.

- (b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

The proposed ordinance is optional and does not require businesses to incur additional costs. Any new business entering the City is required to obtain a Business Tax Receipt to operate within city limits.

(c) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

The proposed ordinance is optional and does not require businesses to incur additional costs. Any new business entering the City is required to obtain a Business Tax Receipt to operate within city limits.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

There are approximately 1,200 parcels located within B-2, B-3, IC, and IRD Zoning Districts. The proposed ordinance provides an expansion of permitted and conditional uses to allow more opportunities for different types of businesses within these areas. The proposed ordinance is optional and does not require businesses to enact the ordinance.

4. Additional information/methodology for preparation, if any:

N/A

Prepared by: Elizabeth Chang, Zoning Manager
Print name and title

Elizabeth Chang
Elizabeth Chang (Mar 11, 2026 18:24:26 EDT)
Signature and Date

Coral Springs Business Impact Estimate Form (Blank Fillable Form)

Final Audit Report

2026-03-11

Created:	2026-03-11
By:	Matt Hoffman (mhoffman@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAHHArHNm-QmDAa94oeISS7N1EMKo15Kie

"Coral Springs Business Impact Estimate Form (Blank Fillable Form)" History

-  Web Form created by Matt Hoffman (mhoffman@coralsprings.gov)
2025-04-02 - 8:30:31 PM GMT
-  Web Form filled in by Elizabeth Chang (echang@coralsprings.gov)
2026-03-11 - 10:24:26 PM GMT- IP address: 50.146.182.22
-  Email verification link emailed to Elizabeth Chang (echang@coralsprings.gov)
2026-03-11 - 10:24:30 PM GMT
-  Email viewed by Elizabeth Chang (echang@coralsprings.gov)
2026-03-11 - 10:24:48 PM GMT- IP address: 50.146.182.22
-  E-signature verified by Elizabeth Chang (echang@coralsprings.gov)
2026-03-11 - 10:25:35 PM GMT- IP address: 206.204.31.0
-  Agreement completed.
2026-03-11 - 10:25:35 PM GMT