

## Summary Sheet

Agenda Item: 14.

Meeting Date: April 1, 2026

**Subject:** Ordinance 2026-104, Second Reading, Building Exteriors & Roof Colors (Tina Jou)

**Requested Action:** Request to approve and adopt on second reading Ordinance 2026-104, amending Section 8-20.2 of the Code of Ordinances of the City of Coral Springs entitled, "Building Exteriors" and multiple sections of Chapter 25 of the Land Development Code of the City of Coral Springs that relate to roof colors in residential zoning districts to conform the city's codes to Section 166.0483, Florida Statutes; providing for conflicts; providing for severability; providing for codification; and providing for an effective date. First reading held March 25, 2026.

Funding Source: Not Applicable.

Strategic Goal: An Attractive Community.

(REQUEST TO APPROVE, ADOPT)

**Funding Source:** Not Applicable

**Placement:** Policy Formation and Direction

**Attachments:** [Summary Sheet](#)

[#1 - Ordinance 2026-104](#)

[#2 - Petition LDA26-0002](#)

[#3 - Business Impact Estimate](#)

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

Meeting: April 1, 2026  
Department: Development Services/  
Community Development  
Initiated By: Tina Jou  
DOC ID: 3349

**SUBJECT:** Ordinance 2026-104: Second Reading, Building Exteriors & Roof Colors (LDA26-0002)

**PLACEMENT:** Public Hearing

**REQUESTED ACTION:** Request to approve and adopt Second Reading of Ordinance 2026-104 amending Section 8-20.2 of the Code of Ordinances of the City of Coral Springs entitled, "Building Exteriors" and multiple sections of Chapter 25 of the Land Development Code of the City of Coral Springs that relate to roof colors in residential zoning districts to conform the City's codes to Section 166.0483, Florida Statutes; providing for conflicts; providing for severability; providing for codification; and providing for an effective date. Funding Source: Not Applicable. Strategic Goal: An Attractive Community. (LDA26-0002) (REQUEST TO APPROVE AND ADOPT)

**PRIOR ACTION:**

3/25/2026	Commission approved First Reading of Ordinance 2026-104.
3/4/2026	Commission adopted a Notice of Intent to repeal a portion of the ordinance and amend Section 8-20.2 of the Code of Ordinances.

**STAFF RECOMMENDATION:      THAT THE CITY COMMISSION:**

**REQUEST TO APPROVE AND ADOPT SECOND READING OF ORDINANCE 2026-104 AMENDING SECTION 8-20.2 OF THE CODE OF ORDINANCES AND MULTIPLE SECTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE RELATED TO ROOF COLORS IN RESIDENTIAL ZONING DISTRICTS; AND**

**LOCATION:**      X   City-Wide

**ATTACHMENTS:**

- #1 – Ordinance 2026-104
- #2 – Petition LDA26-0002
- #3 – Business Impact Estimate

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: April 1, 2026**

**Subject: Ordinance 2026-104: Second Reading, Building Exteriors & Roof Colors (LDA26-0002)**

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**SUBJECT: PETITION OF THE CITY OF CORAL SPRINGS AMENDING SECTION 8-20.2 OF THE CODE OF ORDINANCES AND MULTIPLE SECTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE RELATED TO ROOF COLORS IN RESIDENTIAL ZONING DISTRICTS. (LDA26-0002)**

**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.

Since 2017, Florida Statutes has preempted local governments from requiring an owner of a residence to obtain a permit to paint the structure. The City has not enforced a permit or approval requirement upon owners of residential properties since the statute was adopted. However, to ensure the Code matches city practice, a notice of intent to repeal the portion of the ordinance which may conflict with Section 163.048, Florida Statutes, was adopted by the City Commission on March 4, 2026. Staff has determined Section 8-20.2 of the Code of Ordinances and various sections of Chapter 25 of the Land Development Code related to minimum roofing standards must be updated to conform to Section 166.0483, Florida Statutes and the City's current practice.

**ANALYSIS**

Section 8-20.2 of the Code of Ordinances relates to maintenance of building exteriors for residential and nonresidential properties. It also requires approval of paint colors pursuant to architectural guidelines. This section of code is being amended to specify that nonresidential properties require paint color application, which is the current practice of the City. It also clarifies all paint colors applied to any exterior surface (residential and nonresidential) shall conform to the architectural guidelines.

Chapter 25 of the LDC includes sections within residential zoning districts related to minimum roofing standards. These sections of LDC are being amended to further clarify nonresidential roof colors require paint color application, and all residential and nonresidential roof colors shall comply with architectural guidelines.

While the requirements for residential structures to comply with the architectural guidelines and approved paint palette have not changed; residents will still be provided the option to confirm paint colors comply with the City's guidelines.

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: April 1, 2026**

**Subject: Ordinance 2026-104: Second Reading, Building Exteriors & Roof Colors (LDA26-0002)**

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**SUMMARY**

Staff recommends the City Commission approve Ordinance 2026-104 and set second reading to the April 1, 2026 City Commission meeting.

**INTERVENING ACTION FROM MARCH 25, 2026 CITY COMMISSION MEETING**

The Commission held a public hearing to consider Ordinance 2026-104 and voted to approve first reading and set second reading for April 1, 2026.

**ORDINANCE NO. 2026-104**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING SECTION 8-20.2 OF THE CODE OF ORDINANCES OF THE CITY OF CORAL SPRINGS ENTITLED, "BUILDING EXTERIORS" AND MULTIPLE SECTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS THAT RELATE TO ROOF COLORS IN RESIDENTIAL ZONING DISTRICTS TO CONFORM THE CITY'S CODES TO SECTION 166.0483, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City's professional staff reviews the City's Codes from time to time to ensure consistency and currentness with operational practices and Florida Statutes; and

**WHEREAS**, City staff has found that certain sections of the Codes must be revised in order to conform the Codes to Section 166.0483, Florida Statutes and the City's current practices of the City and has recommended certain revisions; and

**WHEREAS**, the City Commission accepts the recommendations of the City's professional staff and finds that the adoption of this Ordinance is in the best interests of the community;

**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 8-20.2 of the Code of Ordinances of the City of Coral Springs entitled, "Building Exteriors", shall be amended to read as follows:

**Sec. 8-20.2. Building exteriors.**

- (a) All building exterior wall surfaces, including perimeter walls and fences, shall be kept free of faded or chipped paint, and shall be maintained in good repair and good condition

to prevent deterioration, and must be repainted, recovered, or cleaned when twenty-five (25) percent or more of any exposed surface becomes discolored, as defined herein or is peeling.

\* \* \* \*

- (c) All paint colors applied to any exterior surface shall conform to the architectural guidelines. Should any non-residential exterior surface require painting, the paint color must be approved by the department of community development pursuant to the architectural guidelines and the painting must be completed within sixty (60) calendar days from the date of issuance of the approved paint color application. When the color white is used for painting perimeter walls and fences, a paint color application is not required.

\* \* \* \*

**SECTION 3.** Section 250230 of the Land Development Code of the City of Coral Springs entitled “Minimum Roofing Standards”, shall be amended to read as follows:

**Sec. 250230. Minimum roofing standards.**

Pitched roofs shall have a minimum pitch of 4:12. Deviation from the minimum may be approved for gambrel and similar type roofs. Roofing materials shall be allowed as specified in the Residential Architectural Guidelines. Cedar shingle, asphalt shingle, metal roofs, and polyurethane foam on sloped roofs over any finished roofing material are not permitted. No non-residential roof color shall be changed of paint or any other coating without approval of the City of Coral Springs. All roof colors for all properties shall conform to the architectural guidelines. Flat roofs may be permitted if the flat roof area does not comprise over twenty-five (25) per cent of the total roof area. Such flat roofs may be permitted over porches, Florida rooms, and utility rooms located to the rear of the dwelling unit. Screen enclosures with screen roofs or flat roofs that are not sloped and structures with existing cedar or asphalt shingles shall be exempt from this provision.

**SECTION 4.** Section 250252 of the Land Development Code of the City of Coral Springs entitled “Minimum Roofing Standards”, shall be amended to read as follows:

**250252. Minimum roofing standards.**

Pitched roofs shall have a minimum pitch of 4:12. Deviation from the minimum may be approved for gambrel and similar type roofs. Roofing materials shall be allowed as specified in the Residential Architectural Guidelines. Cedar shingle and asphalt shingle roofs are not permitted when an approved roofing material has been originally permitted, except asphalt shingle is permitted in legal subdivisions that were originally permitted with an asphalt shingle roofing material for at least two-thirds (2/3) of the total homes in that legal subdivision. Polyurethane foam or metal on sloped roofs over any finished roofing material is not permitted. A dimensional asphalt shingle roofing material is allowed only if the city’s building department

determines that a roof truss currently supporting a cedar shake roofing material can not support a tile roofing material. No non-residential roof color shall be changed of paint or any other coating without approval of the City of Coral Springs. All roof colors for all properties shall conform to the architectural guidelines. Flat roofs may be permitted if the flat roof area does not comprise over twenty-five (25) per cent of the total roof area. Such flat roofs may be permitted over porches, Florida rooms, and utility rooms located to the rear of the dwelling unit. Screen enclosures with screen roofs or flat roofs that are not sloped and structures with existing cedar or asphalt shingles shall be exempt from this provision.

**SECTION 5.** Section 250272 of the Land Development Code of the City of Coral Springs entitled “Minimum Roofing Standards”, shall be amended to read as follows:

**Sec. 250272. Minimum roofing standards.**

Pitched roofs shall have a minimum pitch of 4:12. Deviation from the minimum may be approved for gambrel and similar type roofs. Roofing materials shall be allowed as specified in the Residential Architectural Guidelines. Cedar shingle and asphalt shingle roofs are not permitted when an approved roofing material has been originally permitted, except asphalt shingle is permitted in legal subdivisions that were originally permitted with an asphalt shingle roofing material for at least two-thirds (2/3) of the total homes in that legal subdivision. Polyurethane foam or metal on sloped roofs over any finished roofing material is not permitted. A dimensional asphalt shingle roofing material is allowed only if the city’s building department determines that a roof truss currently supporting a cedar shake roofing material cannot support a tile roofing material. No non-residential roof color shall be changed of paint or any other coating without approval of the City of Coral Springs. All roof colors for all properties shall conform to the architectural guidelines. Flat roofs may be permitted if the flat roof area does not comprise over twenty-five (25) per cent of the total roof area. Such flat roofs may be permitted over porches, Florida rooms, and utility rooms located to the rear of the dwelling unit. Screen enclosures with screen roofs or flat roofs that are not sloped and structures with existing cedar or asphalt shingles shall be exempt from this provision.

**SECTION 6.** Section 250288 of the Land Development Code of the City of Coral Springs entitled “Minimum Roofing Standards”, shall be amended to read as follows:

**Sec. 250288. Minimum roofing standards.**

Pitched roofs in RC-6 districts shall have a minimum pitch of 4:12. Pitched roofs in RC-12 and RC-15 districts shall have a minimum pitch of 3:12. Deviation from the minimum may be approved for gambrel and similar type roofs. Roofing materials shall be allowed as specified in the Residential Architectural Guidelines. Cedar shingle, asphalt shingle, metal roofs and polyurethane foam on sloped roofs over any finished roofing material are not permitted. No non-residential roof color shall be changed of paint or any other coating without approval of the City of Coral Springs. All roof colors for all properties shall conform to the architectural guidelines. Flat roofs may be permitted if the flat roof area does not comprise over twenty-five (25) per cent

of the total roof area. Such flat roofs may be permitted over porches, Florida rooms, and utility rooms located to the rear of the dwelling unit. Screen enclosures with screen roofs or flat roofs that are sloped and structures with existing cedar or asphalt shingles shall be exempt from this provision.

**SECTION 7.** Section 250311 of the Land Development Code of the City of Coral Springs entitled “Minimum Roofing Standards”, shall be amended to read as follows:

**Sec. 250311. Minimum roofing standards.**

- (1) Pitched roofs shall have a minimum pitch of 4:12. Deviation from the minimum may be approved for gambrel and similar type roofs. Roofing materials shall be allowed as specified in the Residential Architectural Guidelines. Cedar shingle and asphalt shingle roofs are not permitted when an approved roofing material has been originally permitted, except asphalt shingle is permitted in legal subdivisions that were originally permitted with an asphalt shingle roofing material for at least two-thirds (2/3) of the total homes in that legal subdivision. Polyurethane foam or metal on sloped roofs over any finished roofing material is not permitted. A dimensional asphalt shingle roofing material is allowed only if the city’s building department determines that a roof truss currently supporting a cedar shake roofing material cannot support a tile roofing material. No non-residential roof color shall be changed of paint or any other coating without approval of the City of Coral Springs. All roof colors for all properties shall conform to the architectural guidelines. Flat roofs may be permitted if the flat roof area does not comprise over twenty-five (25) per cent of the total roof area. Such flat roofs may be permitted over porches, Florida rooms, and utility rooms located to the rear of the dwelling unit. Screen enclosures with screen roofs or flat roofs that are not sloped and structures with existing cedar or asphalt shingles shall be exempt from this provision.

\* \* \* \*

**SECTION 8.** Section 250341 of the Land Development Code of the City of Coral Springs entitled “Minimum Roofing Standards”, shall be amended to read as follows:

**Sec. 250341. Minimum roofing standards.**

Pitched roofs shall have a minimum pitch of 3:12. Deviation from the minimum may be approved for gambrel and similar type roofs. Roofing materials shall be allowed as specified in the Residential Architectural Guidelines. Cedar shingle, asphalt shingle, metal roofs and polyurethane foam on sloped roofs over any finished roofing material are not permitted. No non-residential roof color shall be changed of paint or any other coating without approval of the City of Coral Springs. All roof colors for all properties shall conform to the architectural guidelines. Flat roofs may be permitted over porches, Florida rooms, and utility rooms located to the rear of the dwelling unit. Screen enclosures with screen roofs or flat roofs that are not sloped and structures with existing cedar or asphalt shingles shall be exempt from this provision.

**SECTION 9.** Section 250371 of the Land Development Code of the City of Coral Springs entitled “Minimum Roofing Standards”, shall be amended to read as follows:

**Sec. 250371. Minimum roofing standards.**

Pitched roofs shall have a minimum pitch of 3:12. Deviation from the minimum may be approved for gambrel and similar type roofs. Roofing materials shall be allowed as specified in the Residential Architectural Guidelines. Cedar shingle, asphalt shingle, metal roofs and polyurethane foam on sloped roofs over any finished roofing material are not permitted. No non-residential roof color shall be changed of paint or any other coating without approval of the City of Coral Springs. All roof colors for all properties shall conform to the architectural guidelines. Flat roofs may be permitted over porches, Florida rooms, and utility rooms located to the rear of the dwelling unit. Screen enclosures with screen roofs or flat roofs that are not sloped and structures with existing cedar or asphalt shingles shall be exempt from this provision.

**SECTION 10.** Section 250401 of the Land Development Code of the City of Coral Springs entitled “Minimum Roofing Standards”, shall be amended to read as follows:

**Sec. 250401. Minimum roofing standards.**

Pitched roofs shall have a minimum pitch of 3:12. Deviation from the minimum may be approved for gambrel and similar type roofs. Roofing materials shall be allowed as specified in the Residential Architectural Guidelines. Cedar shingle, asphalt shingle, metal roofs and polyurethane foam on sloped roofs over any finished roofing material are not permitted. No non-residential roof color shall be changed of paint or any other coating without approval of the City of Coral Springs. All roof colors for all properties shall conform to the architectural guidelines. Flat roofs may be permitted over porches, Florida rooms, and utility rooms located to the rear of the dwelling unit. Screen enclosures with screen roofs or flat roofs that are not sloped and structures with existing cedar or asphalt shingles shall be exempt from this provision.

**SECTION 11.** Section 250431 of the Land Development Code of the City of Coral Springs entitled “Minimum Roofing Standards”, shall be amended to read as follows:

**Sec. 250431. Minimum roofing standards.**

Pitched roofs shall have a minimum pitch of 3:12. Deviation from the minimum may be approved for gambrel and similar type roofs. Roofing materials shall be allowed as specified in the Residential Architectural Guidelines. Cedar shingle, asphalt shingle, metal roofs and polyurethane foam on sloped roofs over any finished roofing material are not permitted. No non-residential roof color shall be changed of paint or any other coating without approval of the City of Coral Springs. All roof colors for all properties shall conform to the architectural guidelines. Flat roofs may be permitted over porches, Florida rooms, and utility rooms located to the rear of

the dwelling unit. Screen enclosures with screen roofs or flat roofs that are not sloped and structures with existing cedar or asphalt shingles shall be exempt from this provision.

**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 Code of Ordinances 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.

**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 /2<sup>nd</sup>

Yes No

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



**Community Development**  
9500 West Sample Road | Coral Springs, FL 33065  
coralsprings.gov/communitydevelopment  
Phone: (954) 344-1160 | Fax: (954) 344-1181  
Monday-Thursday 8:00 a.m.-5:30 p.m. | Friday 8:00 a.m.-3:00 p.m.

Hover form fields for instructions.

## Land Development Code Amendment (LDA) Petition

### Petitioner Information

CITY OF CORAL SPRINGS

TJOU@CORALSPRINGS.GOV

Name (or firm)

Email

### Amendment Information

SECTION 8-20.2 & MULTIPLE SECTIONS OF LDC CHAPTER 25 RELATED TO BUILDING EXTERIORS & PAINT

Sections of the code to be amended

Proposed amendment

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING SECTION 8-20.2 OF THE CODE OF ORDINANCES OF THE CITY OF CORAL SPRINGS ENTITLED, "BUILDING EXTERIORS" AND MULTIPLE SECTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS THAT RELATE TO ROOF COLORS IN RESIDENTIAL ZONING DISTRICTS TO CONFORM THE CITY'S CODES TO SECTION 166.0483, FLORIDA STATUTES

Reason for amendment

CONFORM WITH SECTION 166.0483, FLORIDA STATUTES

What is the public benefit of the proposed code amendment?

THE AMENDMENT CLARIFIES THE PROCESS AND REQUIREMENTS FOR BUILDING EXTERIORS AND PAINT COLORS IN RESIDENTIAL ZONING DISTRICTS.

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

[Empty rectangular 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

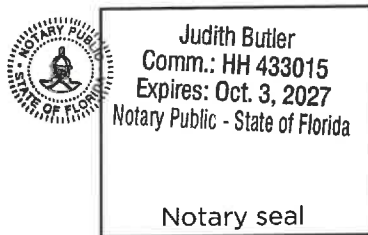
\_\_\_\_\_  
Petitioner Address (Street, City, Phone)

**Notary Public**

The foregoing instrument was acknowledged before me on March 14, 2024

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

personally known  produced identification ID type \_\_\_\_\_



Judith Butler 3/14/24  
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 # LDA26-0002 Accepted by ELIZABETH CHANG Date accepted 3/16/26



# 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 2026-104  
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING SECTION 8-20.2 OF THE CODE OF ORDINANCES OF THE CITY OF CORAL SPRINGS ENTITLED, "BUILDING EXTERIORS" AND MULTIPLE SECTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS THAT RELATE TO ROOF COLORS IN RESIDENTIAL ZONING DISTRICTS TO CONFORM THE CITY'S CODES TO SECTION 166.0483, FLORIDA STATUTES; 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).

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.

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

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

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

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

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

Elizabeth Chang  
Elizabeth Chang (Mar 12, 2026 12:09:07 EDT)  
Signature and Date







# Coral Springs Business Impact Estimate Form (Blank Fillable Form)

Final Audit Report

2026-03-12

Created:	2026-03-12
By:	Matt Hoffman (mhoffman@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIXS-EugzmPQhUnaLSqOv_GjtJKXcvYjS

## "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)  
2026-03-12 - 4:09:08 PM GMT- IP address: 50.146.182.22
-  Email verification link emailed to Elizabeth Chang (echang@coralsprings.gov)  
2026-03-12 - 4:09:11 PM GMT
-  Email viewed by Elizabeth Chang (echang@coralsprings.gov)  
2026-03-12 - 4:09:23 PM GMT- IP address: 50.146.182.22
-  E-signature verified by Elizabeth Chang (echang@coralsprings.gov)  
2026-03-12 - 4:09:27 PM GMT- IP address: 213.188.89.28
-  Agreement completed.  
2026-03-12 - 4:09:27 PM GMT