

**ADMINISTRATIVE ZONING REVIEW COMMITTEE MEETING
OF THE CITY OF CORAL SPRINGS
11:00 a.m.
Tuesday, March 31, 2026**

- 1. Call to Order/Roll Call**
- 2. Minutes of Meeting on January 28, 2026**
- 3. New Business**

SE26-0003 Petition of CVS Plaza, LLC for a Special Exception from Section 250816 (Amount of Off-Street Parking) of the Land Development Code to permit a reduction in parking requirements for a restaurant within an existing retail plaza in the Community Business (B-2) Zoning District, located at 2367 University Drive, legally described as a Portion of Lots 23 and 24, Block K, and Lots 14, 15, and 16, Block J, Coral Springs University Drive Subdivision.

4. Adjournment

NEXT MEETING: Wednesday, April 29, 2026

THIS MEETING IS OPEN TO THE PUBLIC AND THE PUBLIC IS INVITED TO ATTEND. SHOULD THERE BE ANY QUESTIONS, PLEASE CALL (954) 344-1160.

IF A PERSON DECIDES TO APPEAL ANY DECISIONS MADE BY THE ADMINISTRATIVE ZONING REVIEW COMMITTEE WITH RESPECT TO ANY OF THESE MATTERS, HE OR SHE MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE. THE RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH DISABILITIES WHO NEED AN ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 954-344-1065 AT LEAST THREE (3) DAYS IN ADVANCE. IF YOU ARE HEARING OR SPEECH IMPAIRED, YOU MAY CONTACT THE OFFICE OF THE CITY CLERK THROUGH THE FLORIDA RELAY SERVICE, 711.

**ADMINISTRATIVE ZONING REVIEW COMMITTEE
OF THE CITY OF CORAL SPRINGS
REGULAR MEETING**

January 28, 2026
9:30 A.M.

Commission Chambers, City Hall
9500 W Sample Road
Coral Springs, FL 33065

Draft Minutes

1. Call to Order/Roll Call

The meeting was called to order at 9:32 a.m.

Committee Member	Position	Attendance
Kim Moskowitz , Director of Financial Services (Chair)	Member	Present
Alexander Hernandez , Director of Building (Vice Chair)	Member	Present
Kristi Bartlett , Director of Economic Development	Member	Present
Chad Maraj , Director of Public Works	Member	Present
Najla Zerrouki , Assistant Director of Engineering	Member	Present
<i>A quorum was met.</i>		

Also in attendance were Deputy City Attorney Andrew Dunkiel, Zoning Manager Elizabeth Chang, Planning Manager Jenna Lane, Associate Planner Amrit Singh, Senior Planner Djouslynn Kulesa, Assistant Planner Tommy Guzman, and Clerk Coordinator Kerrie-Anne Taylor.

2. Pledge of Allegiance

Led by Mr. Maraj.

3. Minutes of Meeting on November 19, 2025

ACTION:

- Vice Chair Hernandez moved to approve the November 19, 2025, minutes as presented.
- Ms. Zerrouki seconded the motion.
- **Motion passed, 5-0.**

4. Swearing In: Chad Maraj

- Committee Member Maraj was sworn in by Clerk Coordinator Kerrie-Anne Taylor.

5. New Business

SE26-0001

Petition of Downtown Animal Hospital, LLC for a Special Exception from Section 250567(17) (Uses Permitted) of the Land Development Code to allow a reduction in the minimum square footage for a veterinary and animal hospital in the Community Business (B-2) Zoning District, located at 3425 NW 99 Way, legally described as a Portion of Lot 1, Block A, Coral Springs City Center Commercial Section One.

- A representative for the petitioner, Downtown Animal Hospital, LLC, Mr. Alex Lee, was present.
- Mr. Soberon read SE26-0001 into the record.
- Mr. Singh gave a staff presentation on the item.
- Deputy City Attorney Dunkiel noted that quasi-judicial was waived for the record.

- Mr. Singh fielded questions from Committee Members.
- Petitioner Mr. Alex Lee fielded questions from Committee Members.
- The public hearing was opened. There were no comments.
- The public hearing was closed.

ACTION:

- Vice Chair Hernandez moved to:
 1. APPROVE A SPECIAL EXEMPTION FROM SECTION 250567 OF THE LAND DEVELOPMENT CODE (USES PERMITTED) TO ALLOW FOR A REDUCTION IN THE AMOUNT OF MINIMUM SQUARE FOOTAGE FOR A VETERINARY AND ANIMAL HOSPITAL WITH THE FOLLOWING CONDITIONS:
 - A. OVERNIGHT BOARDING WILL NOT BE PERMITTED;
 - B. THAT THE SPECIAL EXEMPTION SHALL NOT RUN WITH THE LAND AND MAY NOT BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND
 2. AUTHORIZE THE CITY ATTORNEY'S OFFICE TO DRAFT AN ORDER APPROVING SE26-0001 AND ADOPT SAID ORDER.
- Ms. Bartlett seconded the motion.
- **Motion passed, 5-0.**

SE26-0002

Petition of Lupin Research Inc. for a Special Exception from Section 250134 (Mobile Homes and Other Trailers) of the Land Development Code to allow temporary office trailers in the Industrial, Research and Development (IRD) Zoning District, located at 4006 NW 124 Avenue, legally described as a portion of Parcels D & E, Commerce Park of Coral Springs.

- A representative for the petitioner Lupin Research Inc., Mr. Jonathan Sierra, was present.
- Mr. Soberon read SE26-0002 into the record.
- Ms. Kulesa gave a staff presentation on the item.
- Deputy City Attorney Dunkiel noted that quasi-judicial was waived for the record.
- Ms. Kulesa fielded questions from Committee Members.
- Ms. Chang fielded questions from Committee Members.
- Committee Member Bartlett extended congratulations to the petitioner on their recent business expansion.
- Jonathan Sierra of Lupin Research Inc. conveyed his gratitude to the Committee.
- The public hearing was opened. There were no comments.
- The public hearing was closed.

ACTION:

- Vice Chair Hernandez moved to:
 1. APPROVE A SPECIAL EXEMPTION IN ACCORDANCE WITH SECTION 250134 (MOBILE HOMES AND OTHER TRAILERS) OF THE LAND DEVELOPMENT CODE TO ALLOW TEMPORARY OFFICE TRAILERS IN THE INDUSTRIAL, RESEARCH AND DEVELOPMENT (IRD) ZONING DISTRICT, LOCATED AT 4006 NW 124 AVENUE, LEGALLY DESCRIBED AS A PORTION OF PARCELS D & E, COMMERCE PARK OF CORAL SPRINGS WITH THE FOLLOWING CONDITIONS:

This meeting was recorded, and the recording is on file in the Office of the City Clerk for five (5) years, pursuant to Florida Law and City Policy. These minutes are a permanent public record of the City of Coral Springs and are maintained in the Office of the City Clerk.

- A. SPECIAL EXEMPTION APPROVAL SHALL BE GRANTED FOR A PERIOD OF EIGHT MONTHS;
- B. UPON RENEWAL OF THE TRAILERS, THE SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION;
- C. APPROVAL SHALL NOT RUN WITH THE LAND AND SHALL NOT BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER; AND

2. AUTHORIZE THE CITY ATTORNEY'S OFFICE TO DRAFT AN ORDER APPROVING SE26-0002 AND ADOPT SAID ORDER.

- Ms. Bartlett seconded the motion.
- **Motion passed, 5-0.**

6. Adjournment

The meeting was adjourned at 9:48 a.m.

Submitted by Kerrie-Anne Taylor, Clerk Coordinator
Date approved:

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