



October 25, 2023

Steven Paulsen  
Open Market CRE  
6750 N Andrews Ave, Suite 200  
Fort Lauderdale, FL 33309

**RE: Zoning Compliance Letter (ZL23-0026)**  
**Folio# 4841-21-04-0220**  
**9660 W. Sample Road**  
**Coral Springs, Florida 33065**

Dear Steven Paulsen,

The information below has been prepared in response to your request for a Zoning Compliance Letter for the property located at 9660 W. Sample Road, Coral Springs, Florida 33065.

The subject property is located within the Community Business (B-2) and Medium Density Multiple-Family (RM-20) Zoning Districts. Attached are the zoning regulations which apply to these districts and include a list of permitted uses. Medical office uses require 1 parking space per 300 square feet. Based on the information provided, the total gross square footage of the building is 14,900 square feet which would require 50 parking spaces. However, please be aware that storage areas, common areas, and utility rooms are not counted towards parking requirements. In order to accurately determine parking requirements, a current survey or site plan and floor plans should be provided. Business and professional offices require 1 parking space per 360 square feet. Other parking requirements are based on the type of use. A general parking ratio for large office buildings is applicable only for buildings containing a minimum of one hundred fifty thousand (150,000) square feet of gross floor area. If you require additional information on requirements in these Zoning Districts, you may find the City's Land Development Code at Municode ([www.municode.com](http://www.municode.com)).

The parcels located to the north, across West Sample Road, are within the Community Business (B-2) Zoning District. The parcels located to the west and east are within the Community Business (B-2) and Medium Density Multi-Family (RM-20) Zoning Districts. The parcel located to the south is within the Medical Center (MC) Zoning District.

The Land Use for the subject property is Commercial (north portion) and Medium Residential (8-20 dwelling units/acre) (south portion). The property is not located within any Special Overlay District and has not received any conditional approvals, special exceptions, and/or variances. Any request for site plans and/or Certificates of Occupancy may be obtained from Building Services at (954) 344-1025.

Please contact the City of Coral Springs Fire Department at (954) 346-1396 for inquiries on any open fire violations. Please contact Code Compliance at (954) 344-5964 for inquiries on any code violations.



This letter is for informational purposes only and shall not be construed as an expression of zoning, building, or any other approvals at this time. If you have any questions, please do not hesitate to contact me at (954) 344-1177.

Sincerely,

A handwritten signature in blue ink, appearing to be "EC", is positioned below the word "Sincerely,".

Elizabeth Chang  
Zoning Manager

Encl.