

**MINUTES OF MEETING  
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **May 4, 2022** at 12:00 p.m. in the district office, 9700 N.W. 52<sup>nd</sup> Street, Coral Springs, Florida.

Present and constituting a quorum were:

Grace Solomon  
Robert Payton

Secretary  
Assistant Secretary

Also present were:

Rod Colon  
Richard Sarafan  
Jane Early  
Brenda Richard  
Katherine Castro  
Donna Holiday  
Maryam Omid  
Several Residents

District Manager  
District Counsel  
District Engineer  
District Clerk  
NSID  
GMS-South Florida, LLC  
NSID

*The following is a summary of the discussions and actions taken at the May 4, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Colon called the meeting to order at 12:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the April 6, 2022 Meeting**

On MOTION by Ms. Solomon seconded by Mr. Payton with all in favor the minutes of the April 6, 2022 meeting were approved as presented.
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**THIRD ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Resolution 2022-04 Approving the Proposed General Fund and Debt Service Budgets for Fiscal Year 2023 and Setting the Public Hearing**

On MOTION by Ms. Solomon seconded by Mr. Payton with all in favor Resolution 2022-04 was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider Establishment and Adoption of Reclaimed Water Fees and Charges**

On MOTION by Ms. Solomon seconded by Mr. Payton with all in favor the public hearing was opened.

There being no comments or questions, the board took the following action.

On MOTION by Ms. Solomon seconded by Mr. Payton with all in favor the public hearing was closed.

**SIXTH ORDER OF BUSINESS**

**Approval of Resolution 2022-05 Establishing and Adopting Certain Reclaimed Water Fees and Charges**

On MOTION by Ms. Solomon seconded by Mr. Payton with all in favor Resolution 2022-05 was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Manager**

**1. Ranking Results and Selection of Developer for RFP 2022-031**

Mr. Colon presented a PowerPoint presentation on RFP 2022-031 followed by comments from residents, the majority of which were not in favor of the no. 1 ranked responder, East Coast Builders, the amount of proposed housing units, the amount and type of commercial space and

expressed their concerns on traffic, impact on the schools and the overall impact to the Heron Bay Community.

Mr. Sarafan stated what it is about today is who will be the initial party to negotiate and try to reach a deal with the district and that is all for the board to decide today.

On MOTION by Ms. Solomon seconded by Mr. Payton with all in favor the meeting was recessed at 1:17 p.m.

On MOTION by Ms. Solomon seconded by Mr. Payton the meeting reconvened at 1:30 p.m.

Ms. Solomon asked can the attorney speak to the offer of the HOA to purchase the property?

Mr. Sarafan stated I understand an email was received yesterday from the homeowners' association expressing interest in that. We cannot accept another bid under this RFP process after the deadline for bids has already expired, the bids have been opened, the committee has gone through their process and made a recommendation, and it is now in front of the board. It is too late for someone submit a proposal in response to the RFP.

Ms. Solomon stated Parkland is residential tax based and it is important that cities have a diversified tax base of a mix of commercial and residential. I didn't want any residential and my preference would be smart, innovative, forward looking commercial but I know residents of Heron Bay feel differently and because of that I feel a delicate balance needs to be struck. If the final contract isn't right and doesn't achieve that delicate balance, then we won't go with them and start negotiations with the next bidder.

Mr. Payton stated I think we need to talk to the Broward County traffic engineering department in coordination with Florida DOT and without having to do an expensive traffic study they are going to have the experts in the room and they will be able to give us some guidance. Get an idea of zoning capacities because if we consider a plan that doesn't have the zoning capacity, land use capabilities of Coral Springs and Parkland and bring that information back to the board. The cost of services, police, fire services, how quickly do you think we will get that back?

Mr. Colon stated to reach out to Broward County and FDOT to get traffic information would probably take 30-90 days.

Mr. Payton stated we need a cost analysis of both plans before we hand this off to the cities and before we make a decision.

Mr. Colon stated usually the county and DOT require an actual site plan before they give an opinion on traffic. Traffic studies cost money and we were going to put that obligation on whoever the developer was, Toll or East Coast Builders. They are the ones who will pay for the traffic studies. I believe the county and DOT can provide some information, but you would need a traffic expert to analyze the information to do a report back to the board. We can get with the cities on the cost of services, but there would need to be a site plan submitted to them before then render an opinion.

Ms. Solomon asked with the RFP procedures, how are we supposed to go?

Mr. Sarafan stated to choose one of the bidders to authorize negotiations. We as the owner of a piece of property are soliciting people to buy it through an RFP process, usually the seller is far less concerned with what the buyer is going to do with it. Here in both the original RFP and this RFP we made it clear that the district wants to retain a degree of influence over what is ultimately going to be built overlaying the degree of control that the local regulatory part that the cities have and any other people who weigh in. The short answer is yes, those negotiations can cover those sorts of things but generally we want to be careful that we don't make representations to developers as to what can and cannot be built. It is entirely possible that all these proposed development concepts are just not buildable under the current county/city/DOT regulations. It is not our job to figure that out.

Mr. Payton stated I would like to defer this for 30 days to get that information. Can you make an attempt to get that information back to the board?

Mr. Colon stated I really don't think that DOT and Broward County is able to give us that information within 30 days.

Mr. Sarafan stated you are asking them to predict impacts without the detail of the development proposal. You are not being asked to vote on any plan, you are being asked to choose a proposer with whom to negotiate.

Mr. Payton stated I can't vote on this unless I have the information.

On MOTION Mr. Payton seconded by Ms. Solomon with all in favor RFP 2022-031 was deferred until the next meeting in order to obtain the information to the extent available.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**

There being none, the next item followed.

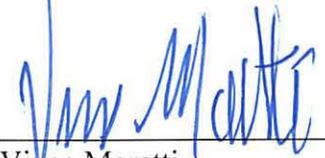
**EIGHTH ORDER OF BUSINESS**

**Approval of Financials and Check Registers**

On MOTION by Ms. Solomon seconded by Mr. Payton with all in favor the financials and check registers were approved.

On MOTION by Ms. Solomon seconded by Mr. Payton with all in favor the meeting adjourned at 2:07 p.m.

  
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Grace Solomon  
Secretary

  
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Vince Moretti  
President