

CITY OF CORAL SPRINGS, FLORIDA
CORAL SPRINGS CITY COMMISSION
RETREAT

AGENDA

Wednesday, August 27, 2025
4:00 PM

Multi-Purpose Room, Public Safety and Public
Works Complex
4150 NW 120 Avenue
Coral Springs, FL 33065

Call to Order

Roll Call

Moment of Silence

Pledge of Allegiance

Commission Retreat Items

1. Strategic Plan Update (Nicole Giordano)
2. Economic Development Update (Kristi Bartlett)
3. Events Update (Michael McNally)
4. Education Update (April Wyche)
5. Staff Updates
 - Americans with Disabilities Act (ADA) Transition Plan: Sidewalks & Master Mobility Plan Updates (Tina Jou)
 - Affordable Housing Workshop (Tina Jou)

Commission Communications

6. Morning Commission Meetings (Commissioner Simmons)
7. Coral Springs High School Logo Painting (Commissioner Simmons)
8. Recognition Request, AJ Congero & Florida Panthers IceDen Team (Commissioner McHugh)
9. Conference of the Parties (COP) Town Hall (Vice Mayor Metayer Bowen)
10. Juneteenth and July 4th Events (Vice Mayor Metayer Bowen)
11. Commission Attended Conferences (City Commission)

Adjournment

There is no public comment during this meeting.

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) business days before the meeting. If you are hearing or speech impaired, you may contact the City Clerk's Office through the Florida Relay Service, 711.

Commission Retreat

August 27, 2025

Agenda

- Strategic Plan Update
- EDO Update
- Events Update
- Education Update
- ADA Transition Plan
- Affordable Housing Presentation
- Commission Communications



Q3 FY2025 Strategic Plan Update

Nicole Giordano, Performance Manager



We start with a plan:

Vision Statement:

To be the premier community in which to live, work, and raise a family.

A FAMILY-FRIENDLY COMMUNITY

Engage our diverse community, enhance school partnerships, and assure premier public safety services.



AN ACTIVE, HEALTHY COMMUNITY

Expand leisure, cultural, recreational, and sporting activities and events for residents of all ages.



AN ATTRACTIVE COMMUNITY

Preserve and enhance the community's appearance and maintenance of its vital infrastructure.



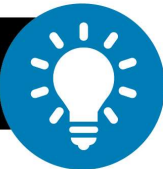
A THRIVING, RESILIENT BUSINESS COMMUNITY

Encourage and support economic development and redevelopment as well as the expansion and retention of existing businesses.



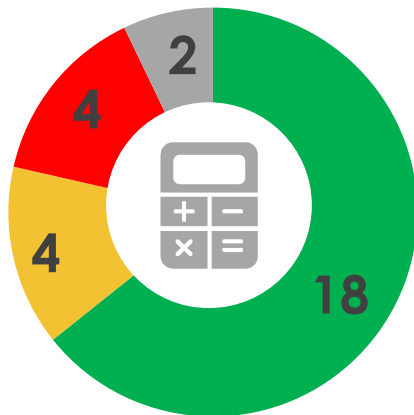
AN INNOVATIVE, HIGH-PERFORMING AND SUSTAINABLE ORGANIZATION

Commitment to ethical governance, adherence to our core values, transparency, technological innovation, collaboration, conserving natural resources while exceeding customer expectations.



Key Intended Outcomes Dashboard

FY2025 Q3 - YTD Actuals



18 KIOs are on or above target.



4 KIOs are within 5% of target.



4 KIOs are more than 5% away from the target.

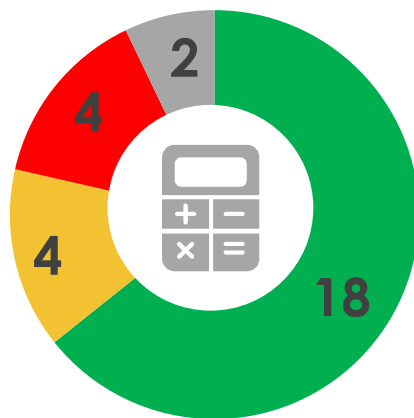


2 KIO results will be available later in the year.



Key Intended Outcomes Dashboard

FY2025 – Q3 Actuals



18 KIOs are on or above target



1. City Government respects religious & ethnic diversity (Res. Survey)
2. Coral Springs Charter School Graduation Rate
3. Response time in less than 8 minutes, 90% of the time (Emergency Fire/EMS calls)
4. Crime Rate/100,000 resident (Calendar Year)
5. Response time to Part 1 crime of 5 minutes or less
6. Meet or Exceed average Return of Spontaneous Circulation (ROSC) Rate
7. Promote events that ensure an active lifestyle
8. Athletic League Participation
9. Rating of quality of recreation programs for Youth (Res. Survey)
10. Ratings of litter collection from major streets (Res. & Biz Surveys)
11. Ratings of City efforts at maintaining quality of neighborhoods (Res. & Biz Surveys)
12. Increase the # of businesses signed up for the real time crime center/crime prevention partnership.
13. Increase in CRA Tax Revenue from previous year
14. Increase % of Total Taxable Value from previous year (BCPA)
15. Increase % of non-residential tax base growth from previous year
16. Coral Springs' June unemployment rate (Goal is to be below the State)
17. Maintain AAA bond ratings with two of the three financial agencies (S&P, Fitch, Moody's)
18. Ratings of value for tax dollars and fees (Res. & Biz Surveys)

4 KIOs are within 5% of target.



1. Rating of Quality of Life (Res. & Biz Surveys)
2. Rating of quality of recreation programs for Seniors (Res. Survey)
3. Rating of condition/appearance of medians (Res. Survey)
4. Employee satisfaction rating (Employee Survey)

4 KIOs are more than 5% away from the target.



1. Rating of quality of recreation programs for Adults (Res. Survey)
2. Resident rating of appearance of Parks & Rec facilities (Res. Survey)
3. Ratings of customer service (Res. & Biz Surveys)
4. Satisfaction with the city's communication (Res. & Biz Surveys)

2 KIO results will be available later in the year.



3

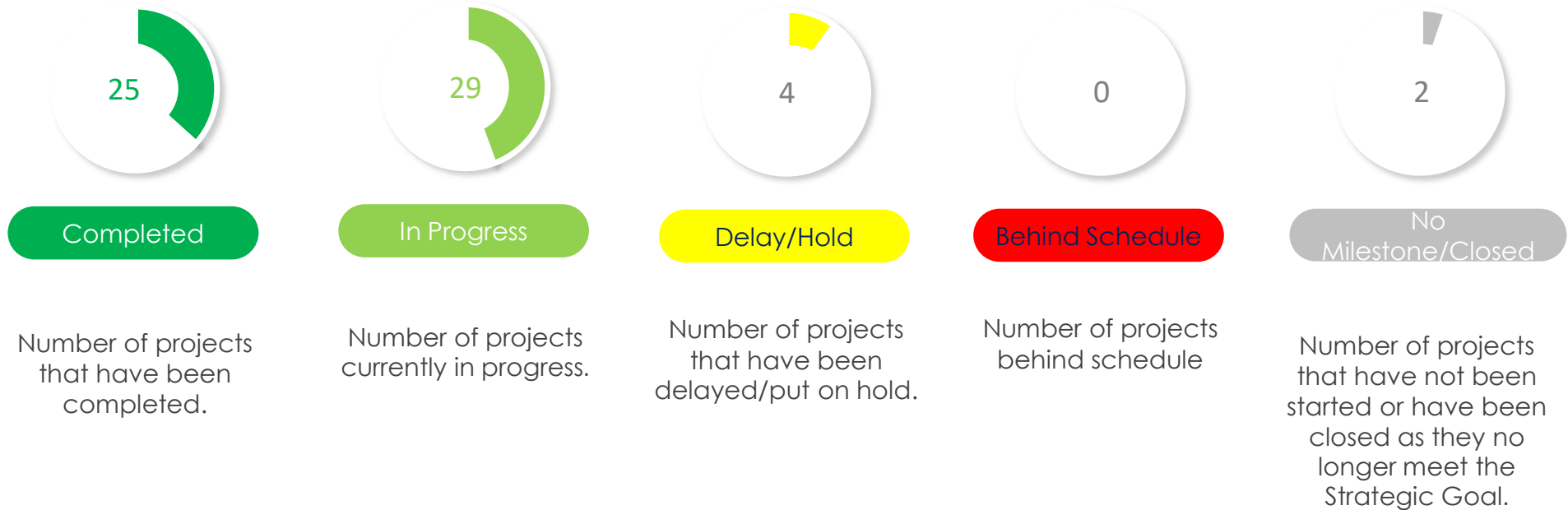
1. Business rating of the image of the city (Biz Survey)
2. Retain businesses who received a retention visit



FY2025 Strategic Plan contains 60 projects

6

The Business Plan in addition contains 109 projects



CORAL SPRINGS

STRATEGIC PLAN • FY 2025 - FY2035

VISION

To be the premier community in which to live, work, and raise a family.

MISSION

To provide an innovative, sustainable, high-performing organization that strives to make decisions and measure progress based on economic, social, and environmental factors improving the quality of life for the residents, businesses, and visitors of the diverse community we serve.

CORE VALUES

Teamwork
Respect
Accountability
Innovation
Leadership
Superior Service

A FAMILY-FRIENDLY COMMUNITY

1. Build a community for our children while upgrading & sharing facilities (ST)
2. Plan Mental Health Option(s) for the Community (MT)
3. Enhance Senior Programming (ST)
4. Research Childcare Assistance Opportunities (ST)
5. Initiate Youth Ambassador Program (ST)
6. Establish Veteran Committee (ST)
7. Expand Teen Political Forum (ST)
8. Develop Crime Strategy (ST)
9. Expand Special Needs Programs (ST)
10. Enhance Educational Focus (ST)
11. Host a High Level Concert Series (ST)
12. Redesign Center for the Arts (ST)



AN ACTIVE, HEALTHY COMMUNITY

13. Advance City Mobility (previously Establish Bike Lanes) (LT)
14. Redevelop Kiwanis Park Community Center (ST)
15. Develop a Fitness Park (ST)
16. Identify a Special Needs Park (ST)
17. Relocate Coral Springs Museum of Art Gallery (ST)
18. Build Everglades Lookout (ST)
19. Optimize Sportsplex Area (ST)
20. Enhance Adult Intra-Mural (MT)
21. Continue Kiwanis Park Phase 3 (MT)
22. Enhance Everglades Strategy (MT)
23. Continue Cypress Hammocks (ST)



AN INNOVATIVE, HIGH-PERFORMING AND SUSTAINABLE ORGANIZATION

40. Research EV Lithium Fire Suppression (previously PPE) (C)
41. Continue Neighborhoods with Integrity (C)
42. Research Charter School Location (ST)
43. Expand K-9 Facility (ST)
44. Address Roof Replacement Plan (C)
45. Address HVAC Replacement Plan (C)
46. Closeout FEMA Reimbursement: Wilma (C)
47. Focus on IT Cyber Security (ST)
48. Establish Composting Ordinance (ST)
49. Leverage & Promote Community Chest (ST)
50. Initiate Water Plant Upgrades (ST)
51. Research Teen Leadership Program (MT)
52. Install Broadband Fiber Loop (MT)
53. Establish an ADA Compliance Strategy: Digital Technology (MT)

AN ATTRACTIVE COMMUNITY

24. Build Stormwater Improvements in Westchester (ST)
25. Complete Habitat for Humanity Affordable Housing (ST)
26. Enhance Citywide Aesthetics (ST)
27. Incorporate Downtown Placemaking & Connectivity (ST)
28. Install City Signage (Entryway & Park signs citywide) (MT)
29. Create a Communal Gathering in the Downtown (MT)
30. Address Sidewalk Replacement & ADA Streets Plan (MT)



A THRIVING, RESILIENT BUSINESS COMMUNITY

31. Support Cornerstone Development (ST)
32. Support City Village Development (ST)
33. Continue Downtown Grocery Store Attraction (ST)
34. Research Rental Assistance for Businesses (ST)
35. Promote EDO/CRA Grant (Revisit Facade Improvement) (ST)
36. Support the attraction of a Rooftop bar in the Downtown (MT)
37. Initiate Disparity Study (MT)
38. Initiate Strategy for Mall Revitalization (MT)
39. Develop Workforce Training (LT)



FY2025 Strategic Plan

8

Completed

1. Enhance Senior Programming
2. Research Child Care Assistance Opportunities
3. Initiate Youth Ambassador Program
4. Establish Veteran Committee
5. Expand Teen Political Forum
6. Develop Crime Rate Strategy
7. Expand Special Needs Program
8. Enhance Educational Focus
9. Host a High-Level Concert Series
10. Develop a Fitness Park
11. Continue Cypress Hammocks
12. Complete Habitat for Humanity Affordable Housing
13. Address Sidewalk Replacement & ADA Streets Plan (MT)
14. Research Rental Assistance for Businesses
15. Promote EDO/CRA Grant (Revisit Façade Improvement)
16. Research EV Lithium Fire (previously Public Health Response (PPE & Sanitation))

17. Continue Neighborhoods with Integrity Program
18. ARPA: Roof Replacements
19. ARPA: A/C Replacements
20. FEMA: c. Wilma: Closeout
21. Establish Composting Ordinance
22. Leverage & Promote Community Chest
23. Install Solar in the Park
24. ARPA Consultant (MT)
25. Address City Security

Hold

1. Plan Mental Health Option(s) for the Community (MT)
2. Create a Communal Gathering in the downtown
3. Research Charter School Location
4. Establish American with Disabilities Act (ADA) Compliance Strategy: Infrastructure (MT)



Research Childcare Assistance Opportunities (ST)

- Information sharing on childcare opportunities at our local high schools to include:

- J.P. Taravella
- Coral Glades
- Coral Springs



Florida VPK Full Day PreK at Coral Glades High 2025-2026 School Year

3 & 4 YEAR OLDS:

- 3 or 4 years old by September 1, 2025
- VPK certificate (optional for 4 year olds)
- Tuition information available
- Apply online!
- www.browardschools.com/vpkapplication

LOCATION:

- Coral Glades High School
- 2700 Sportsplex Drive, Coral Springs
- (754) 322-1250
- brian.jossem@browardschools.com

SCAN FOR MORE INFORMATION AND TO APPLY

www.browardschools.com/vpkapplication



Initiate Youth Ambassador Program (ST)

- Program established with twelve (12) students participating from various high schools
- Additional budget requests to expand program in FY26 to include travel



Establish Veteran Committee (ST)

- Resolution to be brought to Commission in August
- First meeting: October 7, 5:30pm at Veteran's Hall
- Twelve (12) members: Veteran or Actively Serving
- Three (3) non-veteran or non-active service resident or business owner with veteran services
- City Liaison: Captain Robert Cherry, CSPD



Expand Special Needs Programs (ST)

- Identified Coordinator in HR
- Established Accessibility & Inclusion and Advisory Group (AIAG)
- Hosted Exceptional Voices Together Forum
- Instituted Special Populations Youth Advisory Series
- Additional programs to include:
 - Saturday Social Clubs
 - Sensory Walk at Cypress Park
 - Hosted five (5) Boogie Down Dance.



Enhance Educational Focus (ST)

- SAT Prep program offered from in 2023/2024 and 2024/2025 school year
 - Planning for 25/26 began.
- Recognition program for school grade improvements in FY26
- Revamp of Parent Education group
- Partnered with over 20 local businesses for Teacher Appreciation Week offering discounts and promotions

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Coral Springs SAT/ACT Test-Taking One-Day Strategy Workshops

Date	Time	SAT or ACT
September 21, 2024	10 a.m. - 3 p.m.	SAT
October 19, 2024	10 a.m. - 3 p.m.	ACT
October 26, 2024	10 a.m. - 3 p.m.	SAT/PSAT
January 23, 2025	10 a.m. - 3 p.m.	ACT
February 12, 2025	10 a.m. - 3 p.m.	SAT
March 15, 2025	10 a.m. - 3 p.m.	ACT

Location: Northwest Regional Library
201 N. University Drive, Coral Springs, FL 33065

During this one-day, intensive workshop students can:

- Practice with real tests!
- Master time-management & multiple-choice test-taking strategies
- Review frequently tested math concepts
- Focus on effective reading strategies
- Reinforce commonly tested grammar concepts
- Gain test-taking confidence

REGISTER:

Workshops are offered as part of the City of Coral Springs ongoing commitment to enhance quality education.
Registration is open to students who attend a Coral Springs high school or reside in the city.
Cost: \$20 per student and includes lunch and snacks.

CoralSprings.gov/SATPrep

CELEBRATING TEACHER APPRECIATION WEEK!

May 5-9, 2025



CORAL SPRINGS

Complete Habitat for Humanity



- Dedication of homes held on May 22, 2025
- Thirteen (13) families
- City volunteers included:
 - Commission
 - Boards, Committees, and Groups
 - Staff
- Monetary contributions from staff through Denim Days purchased microwaves for homes.



Address Sidewalk Replacement & ADA Streets (MT)

Westview Drive & NW 107th Enhancement


- Improvements included concrete sidewalks & ADA ramps on Westview Drive from Riverside to Coral Ridge Drive, and along NW 107th Drive.
 - Work consisted of creating a wider, 8-foot concrete sidewalk on the north side of Westview Drive and replacing the asphalt sidewalk with a 5-foot concrete sidewalk on the south side.
 - Along with sidewalk work, swales were regraded as needed to ensure proper drainage.





NW 107th Drive (Lakeview Drive to NW 21st Place)*



Promote EDO/CRA Grant (Revisit Façade Improvement) (ST)

- Added component to incentive program
- Promotion of the program through hyperlocal media and EDO Newsletter
 - “Get to know EDO”

**BUSINESS UPDATE**
For Business Owners in Coral Springs

2025

**Build your business in the community with Everything Under the Sun!**
We continually look for ways to better service our businesses – from our incentive programs, Savor Shop Be Coral Springs campaign, annual Business Excellence Awards, and more. Visit our website at CoralSprings.gov/EDO or scan the QR code to learn more about what we can do for you!

**Stay Connected and Protected through the CSPD Project Blue Shield and Real Time Crime Center**
The City of Coral Springs Police Department is committed to ensuring our businesses are safe for employees and customers. With the implementation of new technology connected directly to our Real Time Crime Center (RTCC), we can provide additional resources and connectivity to protect our community better. Through advanced software, security systems are integrated directly into the RTCC, improving response times and saving critical seconds during emergency situations – when time matters the most. Visit CoralSprings.gov/Blueshield or scan the QR code to learn more.

TO RECEIVE NEWS AND INFORMATION FROM THE CITY:
1 TEXT
THE KEYWORD
CORALSPRINGS
(ONE WORD)
TO 888-777.
2 SUBSCRIBE
TO OUR BUSINESS
E-NEWS BY VISITING
[CORALSPRINGS.GOV/EDO](https://CoralSprings.gov/EDO)

FY2025 Strategic Plan

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In Progress

1. Build a community for our children while upgrading & sharing facilities
2. Redesign Center for the Arts
3. Advance City Mobility (previously Establish Bike Lanes)
4. Redevelop Kiwanis Park Community Center
5. Identify a Special Needs Park
6. Build Everglades Lookout
7. Optimize Sportsplex Area
8. Continue Kiwanis Park Phase 3 (MT)
9. Enhance Everglades Strategy
10. Build Stormwater Improvements in Westchester
11. Enhance Citywide Aesthetics
12. Incorporate Downtown Placemaking & Connectivity
13. Install City Signage
14. Support Cornerstone Development Project (2019-2022) (Ongoing)
15. Support City Village Redevelopment
16. Continue Downtown Grocery Store Attraction
17. Support the attraction of a rooftop bar in the downtown (MT)
18. Initiate Strategy for Mall Revitalization (ST)
19. Develop Workforce Training (LT)
20. ARPA: Expand K-9 Facility
21. Focus on IT Cybersecurity
22. Install Broadband Fiber Loop (Previously Digital Equity - Broadband) (MT)
23. Establish American with Disabilities Act (ADA) Compliance Strategy: Digital Technology (MT)
24. Emergency Communications Interoperability (MT)
25. Closeout FEMA Reimbursement: Irma (MT)

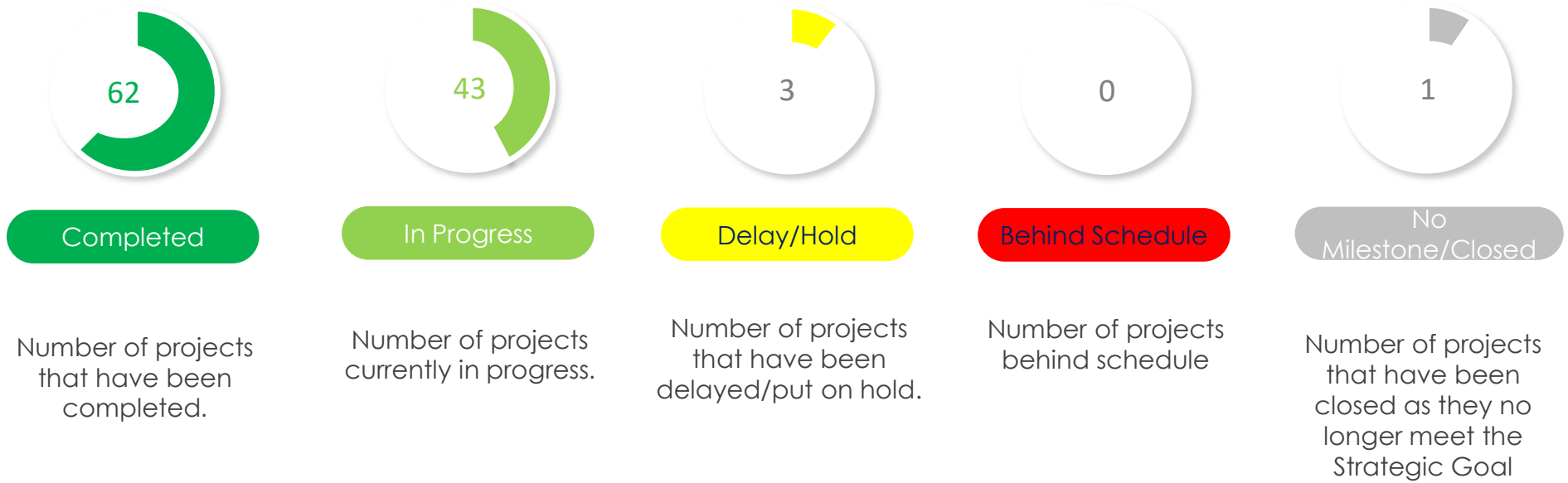
Mid-Term/Long-Term (In Progress)

1. Relocate Coral Springs Museum of Art Gallery
2. Enhance Adult Intra-Mural (MT)
3. Initiate Water Plant Upgrades
4. Research Smart City (LT)



FY2025 Business Plan contains 109 projects¹⁸

The Strategic Plan in addition contains 60 projects



FY2025 Business Plan Completed

19

1. SAT Prep Testing
2. Administrator Appreciation
3. Active Listening System/ADA
4. Supplemental Funding: Large Diameter Hose
5. UniKids
6. Add to staff: Three (3) Firefighter Paramedics
7. Add to staff: Two (2) Law Enforcement Officers and Four (4) Traffic Accident Investigators
8. Line-item increase: Add to Landscape Maintenance Agreement
9. Solid Waste Authority Annual Contributions
10. CDBG Action Plan (2022/2023)
11. CDBG Action Plan (2023/2024)
12. CDBG Action Plan (2021/2022) (Ongoing)
13. Energy Efficiency Conservation Block Grant - Tennis Center & Cypress Tennis
14. Energy Efficiency Conservation Block Grant - Forest Hills park LED lighting
15. Lift Station Rehab Program (FY23)
16. Election Expense
17. Mail Machine Operating Costs
18. Commission Charter Amendment Salary & Expense
19. Commission Membership Dues
20. Line-item increase: Communications P/T Salaries
21. Line-item increase: Volunteer Services Recognition
22. Line-item increase: Repair & Maintenance Security Measures
23. Security Camera Replacement Program
24. Add to staff: Concession Lead
25. Add to staff: Special Events Administrator
26. CFTA: Facilities Equipment Replacement
27. CFTA: Staff Uniform/Work Improvements
28. CFTA: Kitchen Equipment Replacement
29. CFTA: Staff Office Seating
30. CFTA: Riser Replacement
31. Line-Item Increase: Investment Management Fees
32. Line-item Increase: Water Billing Freight and Postage

17



FY2025 Business Plan Completed

20

- 33. Line-item Increase: Uniforms SSD
- 34. Line-item Increase: General Fund
- 35. Line-item Increase: Fleet Replacement
- 36. Line-item increase: P/T Funding (City Hall in the Mall)
- 37. Add to staff: PT to FT Project Support Specialist
- 38. Line-item increase: Clinic Service Addition
- 39. Add to staff: GIS Analyst
- 40. Line-Item Increase: Parks & Recreation P/T Funding
- 41. Replacement of discontinued timing system
- 42. Line-item Increase: Short- and Long-Term Auto Rental Leases
- 43. Police Department Recognition Events
- 44. Rifle Shield Replacements
- 45. Axon: Body Worn Cameras/Tasers
- 46. Establish Police Operating Safety & Health Budget
- 47. Line-item Increase: Community Involvement
- 48. Line-item Increase: Communications Services
- 49. Increase Operating Supply Budget
- 50. Line-item increase: SRO Communications Services
- 51. Line-Item Increase: Communications Training
- 52. Establish Real Time Crime Center Operating Budget
- 53. Line-item increase: Equipment for Police Fleet & Facilities Unit
- 54. CVSA Machine Replacement Plan
- 55. Line-item Increase: Facilities Other Salaries Temp
- 56. Landscape Maintenance Agreement
- 57. Line-Item Increase: Streets P/T Salaries
- 58. Line-item Increase: Stormwater P/T Salaries
- 59. LEED for Cities & Communities
- 60. GIS Cleanup
- 61. Solar Light Towers
- 62. Waste Transfer Station

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FY2025 Business Plan In Progress

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1. Youth Mock Commission Meeting
2. Coral Springs Museum of Art Rebranding & ADA Compliant Website
3. Communities of Excellence
4. SWAT Medic Vehicles (4)
5. Fleet Branding
6. Historic Preservation Program
7. Community Park entryway landscaping replacement
8. Cypress Park Pool electrical panel replacement
9. Environmental Restoration & Fountain Project
10. Focused Garbage & Initiate Recycling Bin Program
11. Traffic Management FY25
12. Traffic Signal Intersection: Coral Ridge Drive and NW 41st Street (2019-2021) (Ongoing)
13. Lift Station Rehab Program (FY23)
14. Stormwater Master Plan
15. Refurbish Water Plant Main Energy Generator
16. Research Flexible Zoning Options for Businesses
17. Business Events Calendar for Website
18. Development of a Retail Strategy
19. DTMU Phase II
20. Infrastructure Improvements in Downtown
21. Amplifund Grants Program
22. Compost Coral Springs
23. Building Permitting Software
24. CFTA: Valet
25. CFTA: Fire Alarm System
26. CFTA: Building Painting
27. CFTA: Stage Equipment Replacement
28. CFTA: Tenant Flooring Improvements
29. CFTA New Seating
30. E-Bidding Platform
31. NEOGOV – Perform
32. Administrative Professionals Development Program
33. Six Sigma Training
34. CDBG 2025
35. LiveWell Program
36. Painting Public Safety and CSI Building
37. Roof Inspections
38. Building Painting City Hall
39. Mini Excavator
40. OpenCounter - Special Events Portal
41. Learning and Development - Senior Leadership and Management Level Staff
42. Convert RMS data from AS400 to OS
43. Facility Repair & Replacement

19



Transparency is Critical in Local Government Technology is Key

22



Community Dashboard

<https://coralsprings.clearpointstrategy.com>



Have a Question?

A member of the Budget Team will respond to your inquiry.

<https://www.coralsprings.gov/budget>

TRIM Notice Questions:
954-346-1723



Welcome to the City of Coral Springs Community Dashboard!

This dashboard was created to keep our residents abreast of the status of the initiatives we are implementing as well as the performance of key City operations. These initiatives and projects are part of our City's Strategic Plan which begins with the City's Vision, Mission, Strategic Goals, and Core Values, all of which emphasize what is of value to our residents.

The strategic planning process is designed to identify issues that may prevent the City from achieving the Mission and Vision set forth by our City Commissioners. Key performance indicators (KPIs) monitor key operations and help us stay on track as we continue to keep our commitment to great customer service, operational excellence, continuous improvement, accountability and increased transparency.

To learn more about the status of City initiatives and KPIs, click on the Strategic Goals below!



A Family-Friendly
Community



An Active, Healthy
Community



An Attractive
Community



A Thriving,
Resilient Business
Community



An Innovative,
High-Performing
and Sustainable
Organization



20

24

Upcoming Budget Schedule:

- **Budget Hearings:**
 - 1st Budget Hearing, September 15, 5:15pm, Chamber
 - 2nd Budget Hearing, September 25, 6:30pm, Chamber

Discussion/Questions

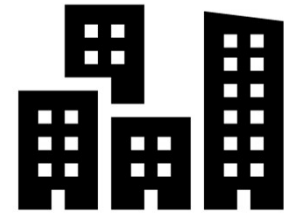


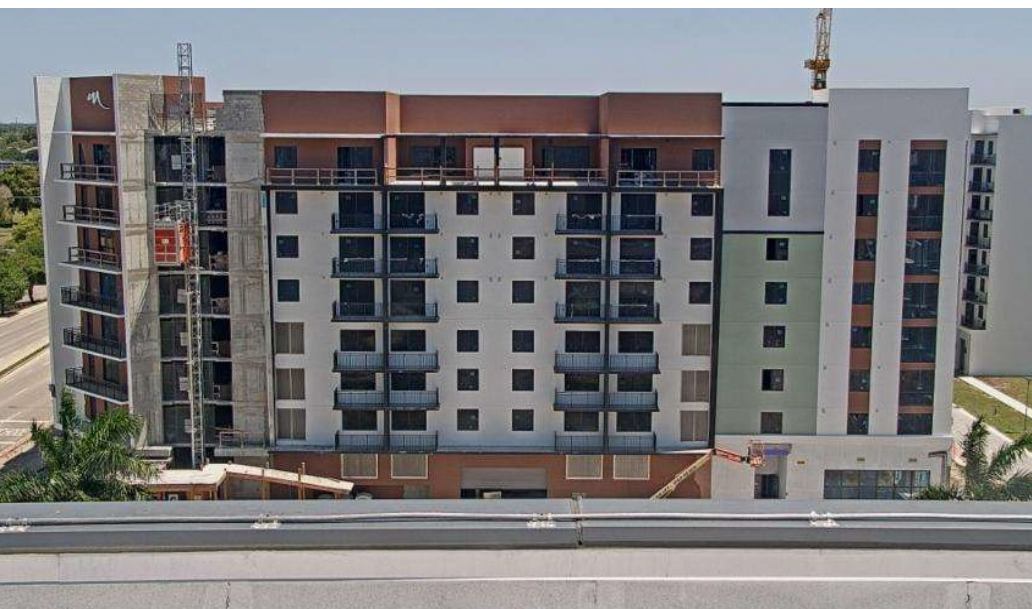
Economic Development Update

Kristi Bartlett, Director of Economic Development



Business Retention, Expansion, Attraction





April

1



August



Coral Springs offers a wide variety of restaurants to suit every taste. From international dishes to classic American fare, there's something for everyone. By dining locally, you help support the success of our community's eateries.



Coral Springs is a great destination for both avid shoppers and those running everyday errands. From Coral Square Mall to The Walk and Downtown, our local businesses—ranging from unique small shops to well-known national retailers.



With year-round events and a wide range of small businesses offering personal services, Coral Springs has something for everyone. Whether you're in the mood for a mani-pedi or need expert advice, our community delivers.

Discover What's Happening in Your City



2





Submit Your Event

Complete the form with all required information and submit.



Review Process

The EDO staff will review the request to ensure that it meets the parameters.



Add to Website and Promote

Businesses will receive a confirmation response when the event has been approved and added.

Do you have an upcoming event you'd like to share with the community? If so, please submit your event details using our simple online form! Approved events may be featured on our website, social media, or community calendar.

Help us spread the word and keep Coral Springs connected!

Event Name *

Date of Event *

Date

Time Frame of Event *

Until

Hour Minutes

Hour Minutes

Event Website

Is there a cost to enter the Event *

☐ Yes

☐ No

Description of the Event *

3

Before





FY 2025



4,821

Total Active Businesses

Vacancy Rates



4.0%

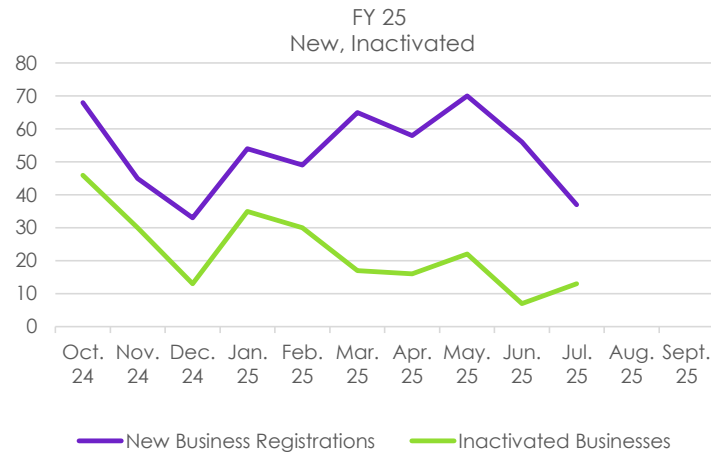


9.0%



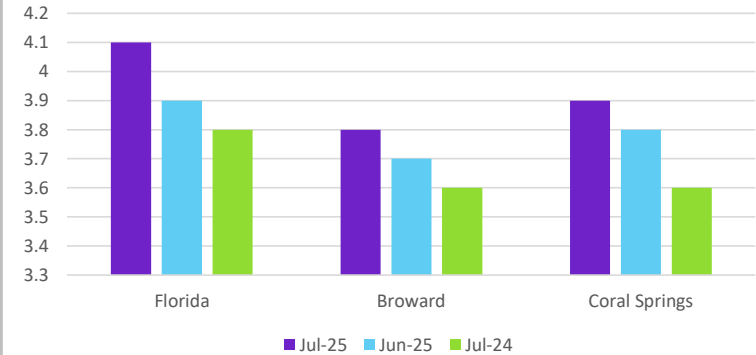
5.6%

CITY OF CORAL SPRINGS BUSINESS MONTHLY UPDATE

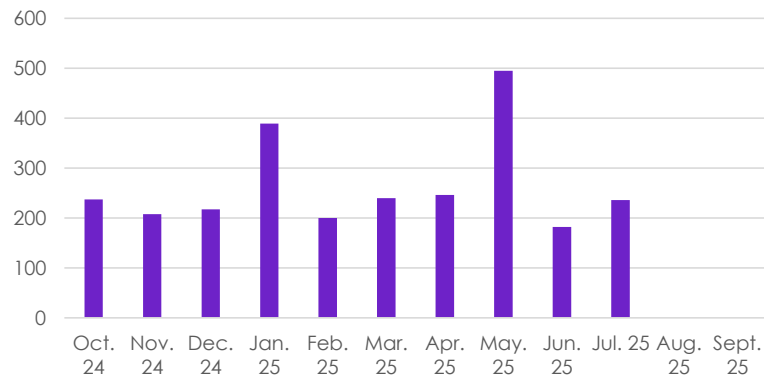


**Transferred businesses not included.*

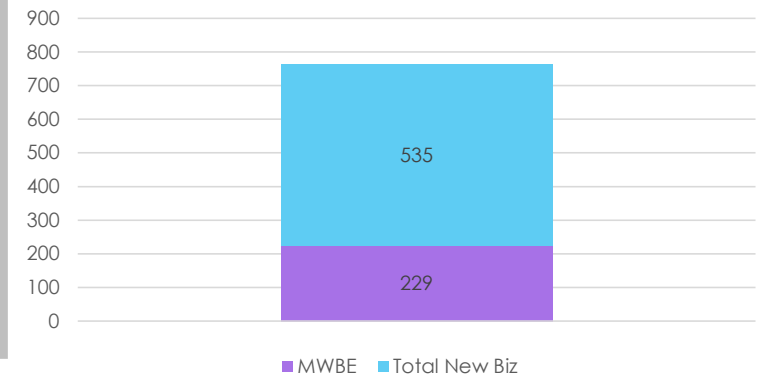
Unemployment



Jobs Created



FY25 YTD Minority-Women Owned Businesses vs. Total New Businesses





New/Expanded Businesses



8



The Knife



9



Discussion/Questions



Events Update FY26 Q1

Michael McNally, Director of Community Engagement & Emergency Preparedness



Special Events - October

Event Date	Time of Event	Name	Event Location	Department
Saturday, October 4	4:00pm - 10:00pm	Oktoberfest 2025	City Hall Lawn	CEEP
Tuesday, October 7	11:00am - 1:30pm	Employee Taco Tuesday!	Multiple Locations	Human Resources
Saturday, October 11	10:00am - 2:00pm	Fire Prevention Jamboree	Coral Square Mall	Fire Department
Saturday, October 11	10:30am - 11:30am	Faith and Blue	TBD	Police Department
Wednesday, October 15	9:30am - 12:00pm	Senior Health Fair 2025	CS Gymnasium	Parks & Recreation
Friday, October 17	6:00pm - 9:00pm	Exhibit Opening (SOBRA) at the Museum of Art	CSMoA	CSMoA
Saturday, October 18	3:00pm - 8:00pm	Thrills and Chills	CS Gymnasium	Parks & Recreation
Thursday, October 23	7:00pm - 8:30pm	Jazz in the Galleries	CSMoA	CSMoA
Saturday, October 25	5:00pm - 9:00pm	Fire Department Pasta Dinner	Fire Station 80, 2825 Coral Springs Drive	Fire Department
Wednesday, October 29	2:30pm - 5:00pm	Spooktacular Trick-or-Treating Family Event	Police Department	Police Department
Thursday, October 30	5:30pm - 7:30pm	Art@Night: Halloween	CSMoA	CSMoA



Special Events - November

Event Date	Time of Event	Name	Event Location	Department
Tuesday, November 4	5:30pm - 8:30pm	PD Recognition Awards Ceremony (invite only)	CSMoA	Police Department
Thursday, November 6	8:30am - 12:30pm	UniKids	CS Gymnasium	CEEP
Friday, November 7	5:30pm - 9:30pm	Community Concert - Patriotic	City Hall Lawn	CEEP
Saturday, November 8	6:00pm	Sawgrass Nature Center Gala	Country Club of Coral Springs	External
Tuesday, November 11	10:00am	Veteran's Day Ceremony	Veterans Park, 8601 Royal Palm Blvd.	Parks & Recreation
Saturday, November 15	9:00am	Keep Coral Springs Beautiful	TBD	Public Works
Wednesday, November 19	6:00pm - 8:00pm	Family Fun Night - Holiday Movie	CS Gymnasium	Parks & Recreation



Special Events - December

Event Date	Time of Event	Name	Event Location	Department
Saturday, December 6	5:00pm - 9:00pm	Downtown in December & Light Up the Lawn	City Hall Lawn	CEEP
Tuesday, December 9	1:00pm - 5:00pm	PD Holiday Event	Police Department	Police Department
Wednesday, December 10	7:00pm	Holiday Parade	Sample Road	CEEP
Friday, December 12	6:00pm - 9:00pm	Parents Night Out	CS Gymnasium	Parks & Recreation



Coral Springs Center for the Arts- October

Event Date	Time of Event	Name	Event Description	Event Location
Friday, October 10	7:30pm	Colin Mochrie & Brad Sherwood: Asking for Trouble	Comedy	CFTA Theater
Friday, October 17	7:00pm	Let's Sing Taylor: An Unofficial Live Tribute Show	Concert	CFTA Theater
Saturday, October 25	7:00pm	Haunted Illusions starring David Caserta	Family / Special Engagements	CFTA Theater
Tuesday, October 28	10:00am	Goosebumps the Musical: Phantom of the Auditorium	School Day Series	CFTA Theater
Wednesday, October 29	10:00am	Goosebumps the Musical: Phantom of the Auditorium	School Day Series	CFTA Theater
Wednesday, October 29	11:30am	Goosebumps the Musical: Phantom of the Auditorium	School Day Series	CFTA Theater
Thursday, October 30	11:30am	Goosebumps the Musical: Phantom of the Auditorium	School Day Series	CFTA Theater
Thursday, October 30	7:00pm	Goosebumps the Musical: Phantom of the Auditorium	School Day Series	CFTA Theater



Coral Springs Center for the Arts- November

Event Date	Time of Event	Name	Event Description	Event Location
Saturday, November 1	7:00pm	Comedian Jessica Kirson	Comedy	CFTA Theater
Friday, November 21	8:00pm	Ben Folds & A Piano Tour	Concert	CFTA Theater
Sunday, November 30	7:00pm	Hannah Berner: None of My Business Tour	Comedy	CFTA Theater



Coral Springs Center for the Arts- December

Event Date	Time of Event	Name	Event Description	Event Location
Friday, December 12	7:30pm	IBC Presents The Nutcracker Ballet	Family / Special Engagements	CFTA Theater
Saturday, December 13	10:30am	IBC Presents The Nutcracker Ballet	Family / Special Engagements	CFTA Theater
Saturday, December 13	4:30pm	IBC Presents The Nutcracker Ballet	Family / Special Engagements	CFTA Theater
Sunday, December 14	2:00pm	IBC Presents The Nutcracker Ballet	Family / Special Engagements	CFTA Theater
Friday, December 19	7:30pm	A Christmas Carol	Musical	CFTA Theater
Saturday, December 27	7:00pm	Swan Lake Ballet	Family / Special Engagements	CFTA Theater



Coral Springs Museum of Art - October

Event Date	Time of Event	Name	Event Location
Thursday, October 2	5:00pm - 7:00pm	Opening Reception: Entre Dos Mundos: Celebrating Hispanic Heritage, Hall Gallery Exhibition	CSMoA
Wednesday, October 15	6:00pm - 8:00pm	Craft Corner: Pendants and Charms	CSMoA
Friday, October 17	5:00pm - 6:00pm	Member Preview: SOBRA Exhibition	CSMoA
Friday, October 17	6:00pm - 9:00pm	Opening Reception: SOBRA Exhibition	CSMoA
Thursday, October 23	7:00pm - 8:30pm	Jazz in the Galleries	CSMoA
Saturday, October 25	12:30pm - 4:30pm	Museum Family Day	CSMoA
Saturday, October 25	5:00pm - 7:00pm	Paint and Sip	CSMoA
Thursday, October 30	5:30pm - 7:30pm	Art@Night: Halloween	CSMoA



Coral Springs Museum of Art - November

Event Date	Time of Event	Name	Event Location
Thursday, November 6, 2025	5:00pm - 6:30pm	Opening Reception: Palm Beach Watercolor Society, Hall Gallery Exhibition	CSMoA
Saturday, November 8, 2025	12:00pm - 8:00pm	Pine and Palm Art Market	CSMoA
Sunday, November 9, 2025	10:00am - 4:00pm	Pine and Palm Art Market	CSMoA
Saturday, November 15, 2025	5:00pm - 7:00pm	Paint and Sip	CSMoA
Wednesday, November 19, 2025	6:00pm - 8:00pm	Craft Corner: Embroidery	CSMoA



Discussion/Questions



Education Update

April Wyche, Education Officer



REDEFINING SCHOOLS PHASE 2

UNDER-ENROLLMENT ACROSS THE DISTRICT

Under-Enrollment Clusters

- **58 schools below 70% capacity:** 39 elementary, 16 middle, and 3 high schools
- **30 elementary schools and 16 middle schools are in clusters of other under-enrolled schools**
- 8 regional elementary clusters and 5 middle school clusters
- 3 under-enrolled high schools (Hallandale, Plantation, Stranahan) are not adjacent and do not form a cluster



6

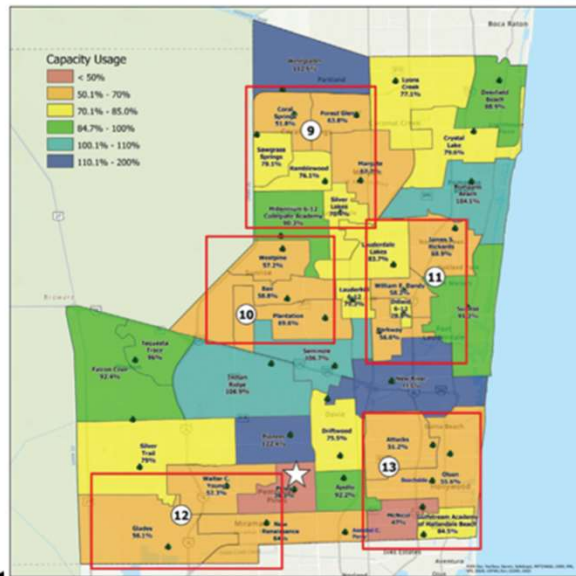
1



Recommended Schools to be Addressed



UNDER-ENROLLMENT CLUSTER MAP: MIDDLE



Cluster	Level	Area	Schools	% Capacity	Enrollment	Available Space	Phase I ?
9	Middle	Northwest	Coral Springs	51.8%	986	918	No
			Forest Glen	63.8%	1,038	589	No
			Margate	67.7%	937	447	No
			<i>Ramblewood</i>	<i>76.1%</i>	<i>1,002</i>	<i>314</i>	<i>No</i>
			<i>Sawgrass Springs</i>	<i>79.1%</i>	<i>965</i>	<i>255</i>	<i>No</i>
10	Middle	West Central	Plantation	69.6%	561	243	No
			Westpine	57.2%	738	552	No
11	Middle	East Central	James S. Rickards	69.9%	776	334	No
			Parkway	56.6%	910	699	No
			William Dandy	58.2%	699	474	No
			Glades	56.1%	1,034	808	No
12	Middle	Southwest	New Renaissance	64.0%	1,002	564	No
			Pines	36.3%	642	1,127	Yes
			Walter C. Young	52.3%	690	629	No
			Attucks	51.2%	637	608	No
13	Middle	Southeast	McNicol	47.0%	620	699	No
			Olsen	55.6%	600	480	No

Shading and italics indicate schools enrolled above 70% capacity usage, but that are embedded within under-enrollment clusters and that have space available

Additional Schools Requested to be Addressed



Coral Glades High School and Marjory Stoneman Douglas High School Choice Area

2025-2026 REDEFINING STRATEGIES

Redefining Opportunities Through Community Collaboration and School Consolidations, Repurposing & Closures

- Replacement Schools Due to Consolidations
- Expanding Technical Schools
- Gifted Pathways
- Sports Pathways
- Dual Language Pathways
- P3 Opportunities
- District-Managed Charter School Options
- Expansion of Premium Services Available to Charter Schools, Private Schools, and Home Education
- Expansion of K-8s
- Expansion of Early Learning Opportunities
- Efficient Utilization of Administrative Space

EARLY INTEREST AND SUPPORT

City of Fort Lauderdale: Joint partnership with matching funds to support a K-12 Sports Academy at Bennett Elementary School, Sunrise Middle School, and Fort Lauderdale High School

City of Miramar: Interest in providing early learning opportunities

Junior Achievement (JA) World: A centrally located site to build a second JA Educational Center to service all District high school students and the surrounding community

Multiple Public and Private Agencies: Opportunities to lease space for administrative purposes and community programming



Proposed Boundary Process Timeline/ Stakeholder Engagement Plan

Redefining Our Schools 2025-26 Timeline

✓	7/29/2025	School Board Preliminary Workshop for Direction on Redefining Our School 2025-26 Goals
➡	8/26/2025	School Board Workshop 1: Redefining Our Schools 2025-26 Proposed Schools to Address, Process, and Timeline
	9/8 - 9/18/2025	Meetings with Municipalities for Schools Being Addressed
	9/16/2025	Resolution to Establish School Boundary Committee
	9/10 - 9/30/2025	Community Meetings to Discuss Options for Schools Being Addressed
	October 2025	School Boundary Committee Orientation and Training
	10/7/2025	School Board Workshop 2: Redefining Our Schools Update on Community Input and Final List of Schools to be Addressed with Proposed Changes
	10/13 - 10/21/2025	Regional Stakeholder Engagement - Meetings for All Identified Schools and Communities
	11/13/2025	School Boundary Committee Votes on Recommendations to School Board
	12/9/2025	School Board Workshop 3: Redefining Our Schools Rule Development to Present all Proposals and Committee Recommendations
	12/10/2025	Superintendent's Final School Attendance Area Boundary and Usage Recommendations for 2026-27 Memo
	January 2026	School Board Rule Making Meeting to Adopt Recommendations
	January 2026	Notification to Students, Parents, and Staff Impacted by Adopted Changes





August Workshop Discussion

- **Proposed Boundary Process That Will Include (Per Policy 8010):**
 - Proposed Timeline
 - Specific considerations for evaluating proposed changes
 - Identification of schools and communities potentially impacted
 - Stakeholder engagement plan
- **School Choice (Per Policy 6400)**
 - Application dates and deadlines must be communicated to families by October 1.



Coral Springs Excellence

Elementary	
Coral Park Elementary	A
Coral Springs Elementary	B
Country Hills Elementary	A
Eagle Ridge Elementary	A
Forest Hills Elementary	A
James S. Hunt Elementary	B
Maplewood Elementary	A
Parkside Elementary	A
Parks Springs Elementary	A
Ramblewood Elementary	A
Riverside Elementary	A
Westchester Elementary	A

Middle	
Coral Springs Middle	A
Forest Glen Middle	B
Ramblewood Middle	A
Sawgrass Springs Middle	A

High School	
Coral Glades High School	A
Coral Springs High School	A
J.P. Taravella High School	A
Coral Springs Charter	A

6

+12



Pride Points



Coral Glades HS

Top 5 with the largest increase in the percentage of students scoring **Level 3** or above in **Math**.



Largest increase in **College & Career Acceleration and Graduation Rate** from 2023 to 2024



Coral Springs MS

Top 5 schools with highest % of students scoring **Level 3** or above in **Science**



Top 10 schools for the highest % of students scoring **Level 3** or above in **Social Studies**.



Coral Springs HS

Largest gain in the % of students scoring **Level 3** or above in both **ELA** and **Math**



Top 5 schools with the **largest gains** in the % of students scoring **Level 3** or above in **Social Studies**



Top 10 schools with the highest % of students scoring **Level 3** or above in **Science**



JP Taravella HS

Top 5 largest gains in the % of students scoring **Level 3** or above in **Social Studies**

Sawgrass Springs MS & Ramblewood MS



7

Top 10 for the highest % of students scoring **Level 3** or above in **Social Studies**



Make Our Schools Safe

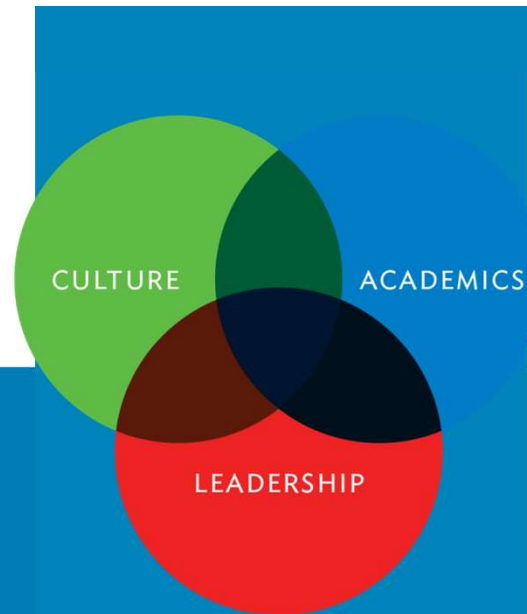
The
LeaderinMe®
great happens here



CSMS

Leader in ME

\$11,837



8



Country Hills

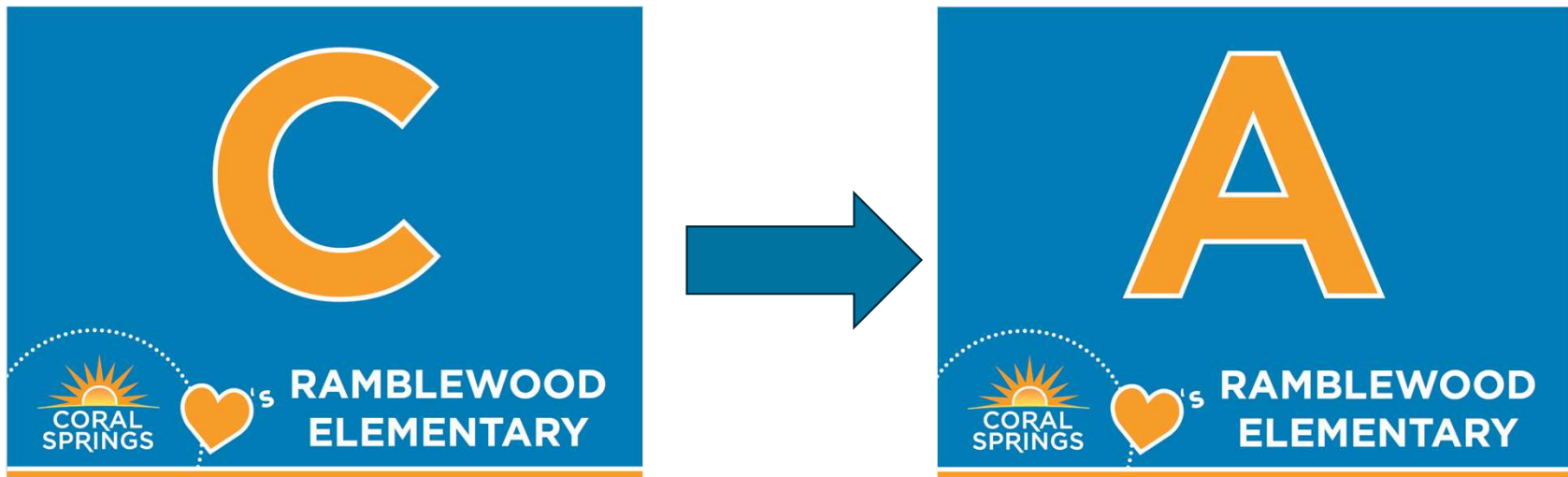
Leader in ME

Year 1 - \$12,366

Year 2 - \$11,550

Year 3 - \$8,438

Coral Springs Academic Celebrations

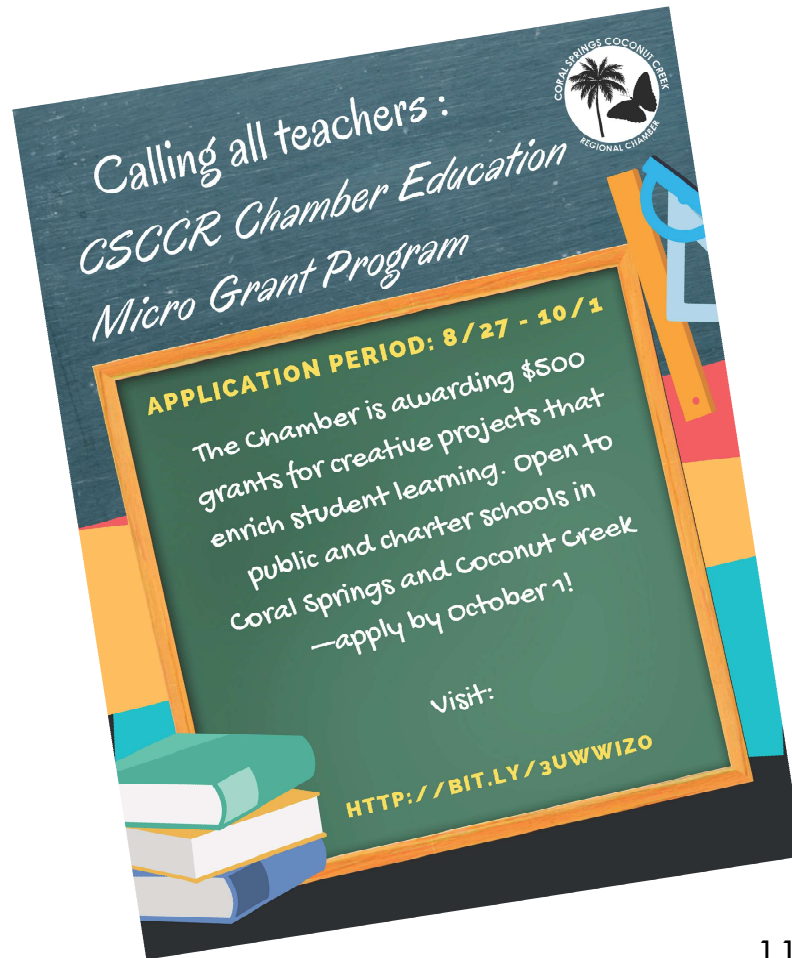


UNITY IN THE COMMUNITY





CSCCR Education Foundation





City of Coral Springs Youth Ambassadors 2025-2026





2025-2026

Returning to Coral Springs Elementary

85 Employees

150+ Hours

Hundreds in donations

13

The Village Volunteer Program



November



December



February



May

**Thanksgiving
Events**

Holiday Events

**Day of Service
and Love**

**End of Year
Events**



Parks and Rec recently donated \$300 in PE equipment like balls, bats, crayons, markers, games from their summer camp program

Lunch Debt Fund

\$500 per school



2025/2026
SCHOOL YEAR **MEAL PRICES**

BREAKFAST FREE FOR ALL STUDENTS!

LUNCH

	<u>REDUCED PRICE</u>	<u>FULL PRICE</u>
ELEMENTARY	\$0.40	\$3.00
MIDDLE	\$0.40	\$3.35
HIGH	\$0.40	\$3.50

15

Only about 167
meals per school!



Miami-Dade County
Public Schools will
continue to offer both free
breakfast and lunch to all
students through at least
the 2025–2026 school
year.





Discussion/Questions



ADA Transition Plan: Sidewalks & Master Mobility Plan Updates CORA-097 & CORA-098

Tina Jou, Director of Development Services



Project Descriptions

- ADA Transition Plan (CORA-097): Surtax-funded project to comply with Americans with Disabilities Act (ADA) Title II Self-Evaluation & Transition Plan
 - Requires all programs, services & activities (PSAs) provided by public entities have equal access for individuals with disabilities. Sidewalks are considered a program of PSAs
 - City-owned sidewalks, connectivity & accessibility, aligning with eligibility requirements of Surtax transportation program
 - 91 city-owned sidewalk corridor miles & 21 Community Shuttle bus stops evaluated
- Master Mobility Plan (CORA-098)
 - Replace asphalt sidewalks with 6-foot concrete sidewalk or 8-foot multi-use path
 - Construct new 8-foot multi-use path
 - Construct bicycle lanes, including buffered bicycle lanes where feasible
 - Stormwater improvements to accommodate sidewalk & pedestrian improvements
 - Lane Reductions/Repurposing as needed



ADA Transition Plan (CORA-097)

Project Total: \$20,000,000



FY2019-2021

FY2025

FY2025

FY2026

<ul style="list-style-type: none"> 2019: Cycle 1 Projects Submitted 2021: Project was found ineligible by Surtax Legal & disputed by City. City refused to withdraw projects. 2021-2024: MAP Administration determination of eligibility 	<ul style="list-style-type: none"> Programmed: \$600,000 (Contract: \$390,110) Completed 7/31/2025 	<ul style="list-style-type: none"> \$500,000 Design checklist in progress 	<p>\$18,900,000</p>
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Master Mobility Plan (CORA-098)

Project Total: \$20,000,000



FY2019-2021

FY2025

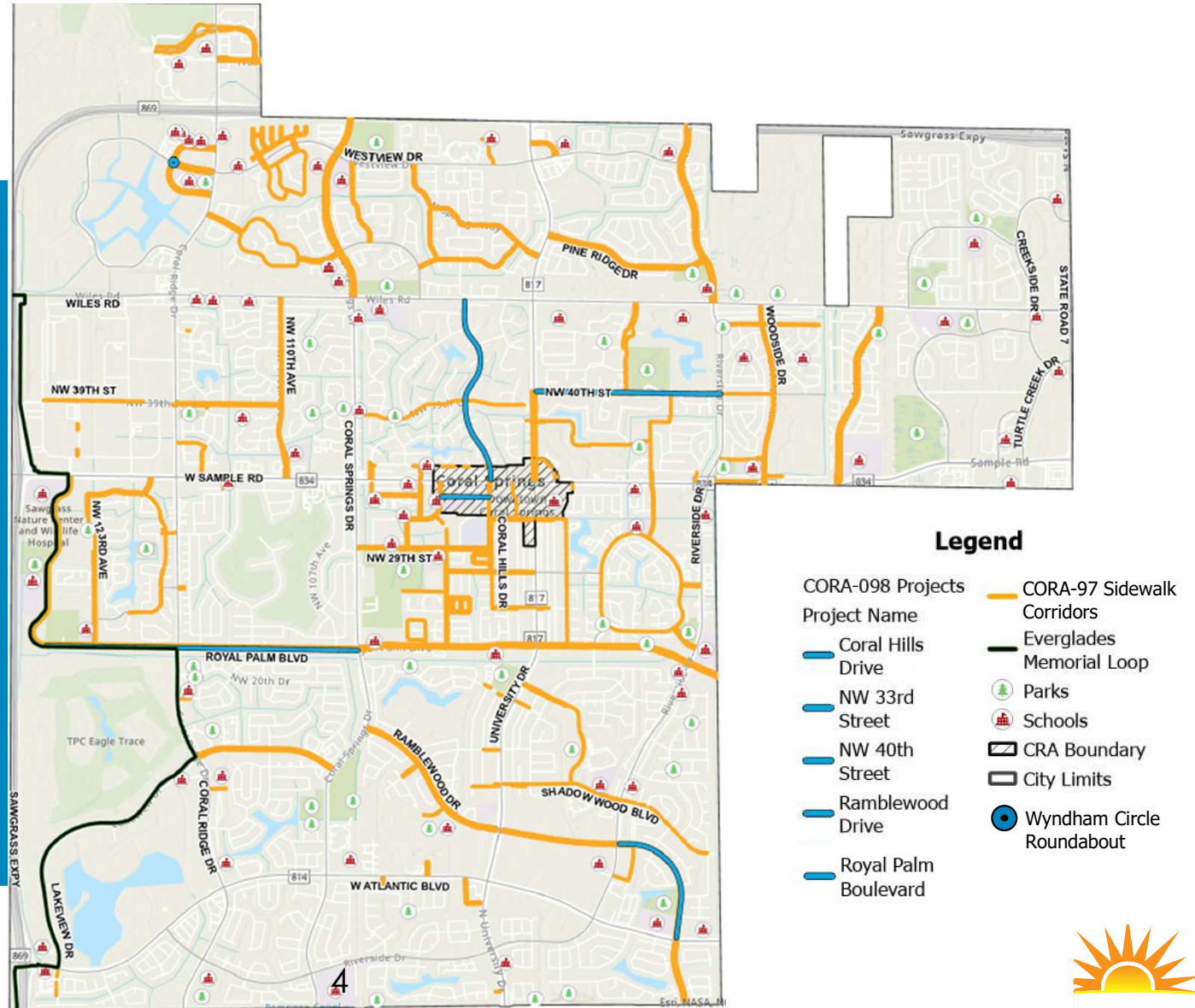
FY2025/FY2026

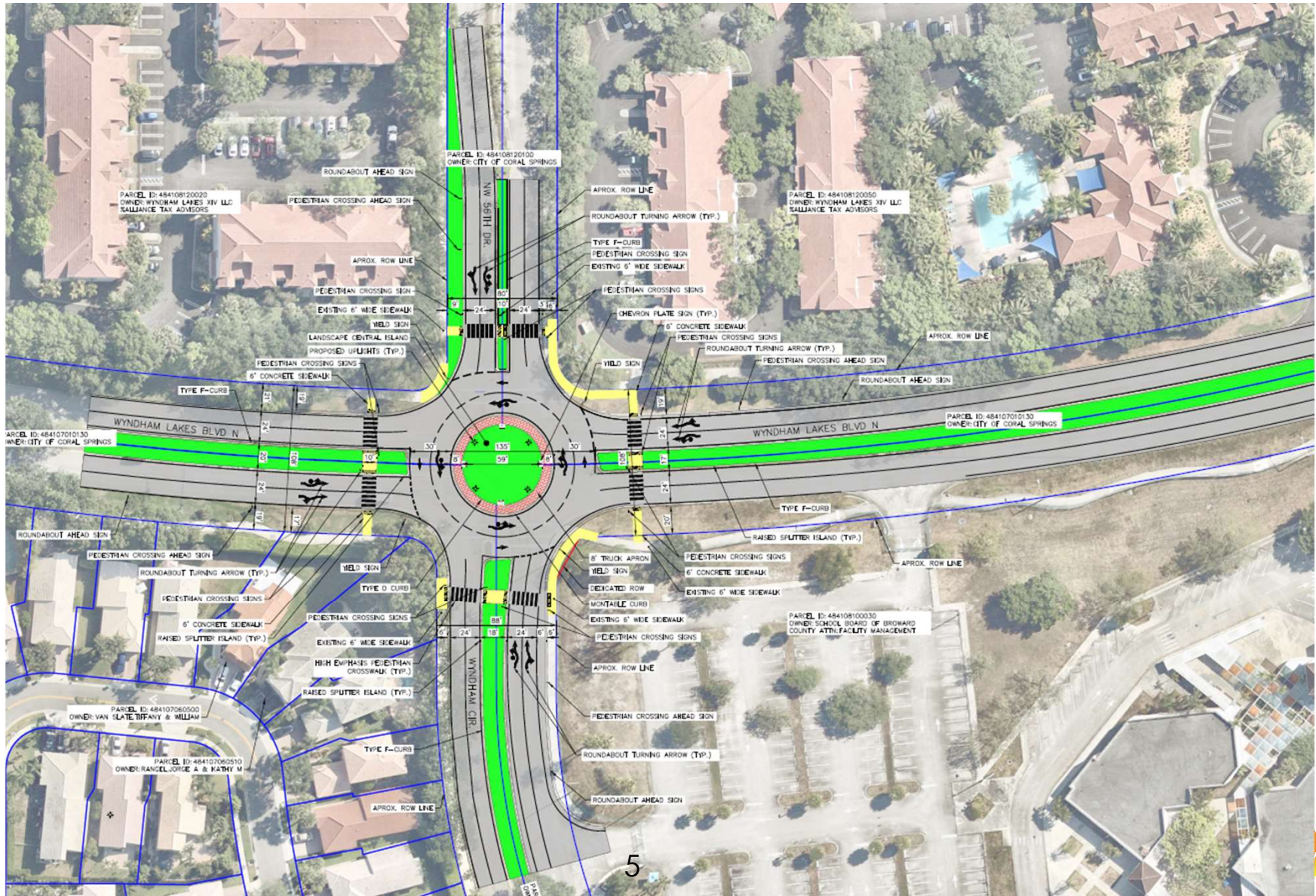
FY2026/FY2027

<ul style="list-style-type: none"> 2019: Cycle 1 Projects Submitted 2021: Project was found ineligible by Surtax Legal & disputed by City. City refused to withdraw projects. 2021-2024: MAP Administration determination of eligibility 	<ul style="list-style-type: none"> Programmed: \$600,000 (Contract: \$499,900) Underway Completion date: 2/23/2026 	\$250,000	\$19,150,000
	3		

CORA-097 & CORA-098 Sidewalk Corridor Improvements

\$40,000,000
(Surtax)





Discussion/Questions



Affordable Housing

Tina Jou, Director of Development Services



Agenda



Purpose



Primer: Land Use & Zoning



Population, Housing, Demographic Characteristics



Housing Affordability Factors



Primer: Affordable Housing



Existing & Ongoing City Efforts



Looking Forward: Potential Efforts, County & State Updates,
FY26/27 Housing Strategies Initiative

Purpose

- Establish foundation for discussion (definitions, city regulatory powers, market & population trends)
- Enhance city regulations, policies and initiatives related to housing
- Review staff recommendations included in FY2026 Housing Strategies Initiative



Planning & Zoning is...

...balance between property rights and the public good.



...compromise between all the things you want to do to your property... and all the things you're afraid your neighbor will do to their property.



2



Planning & Zoning is...

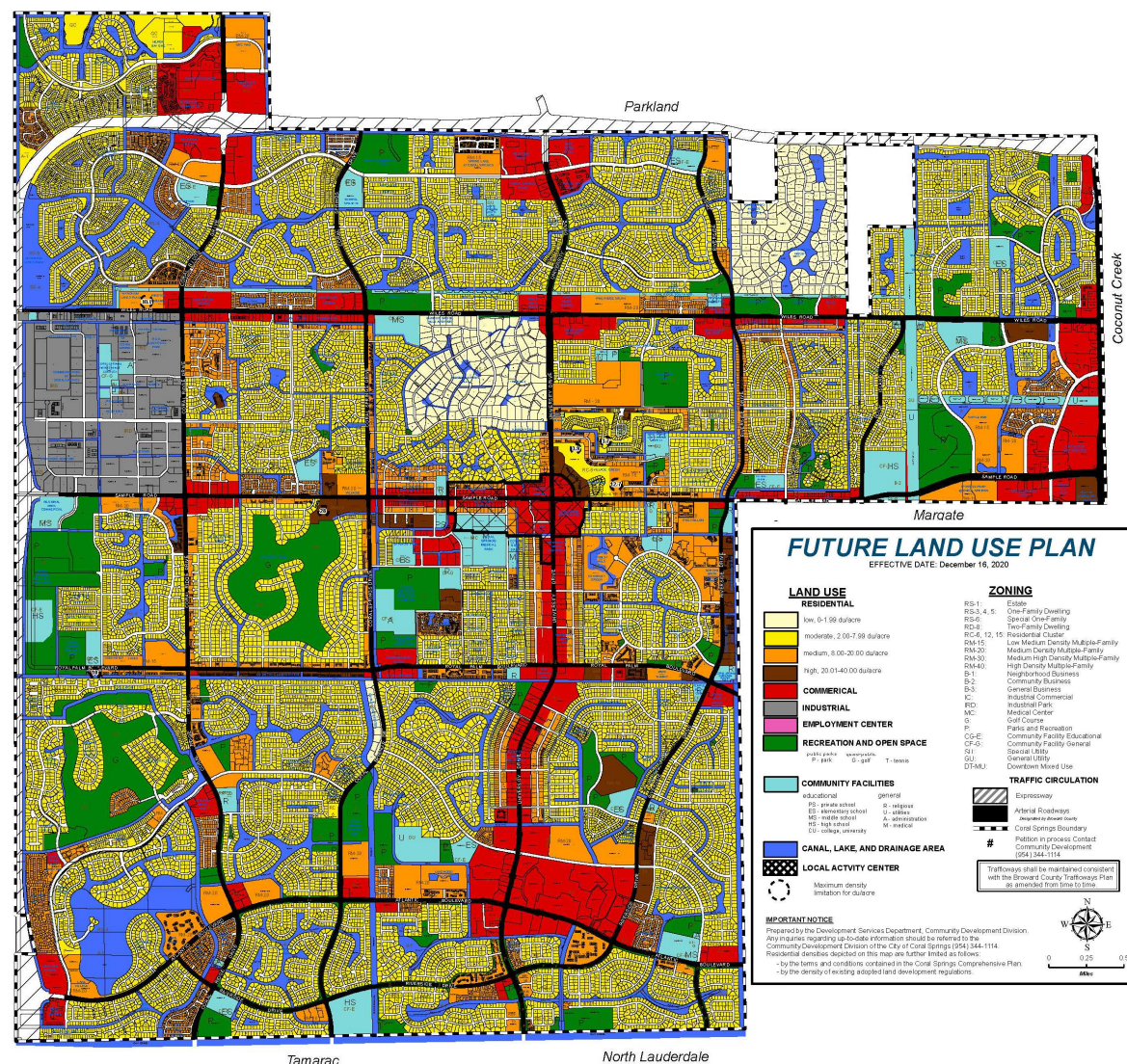
- Comprehensive Plan:
 - Goals, Objectives, Policies of all elements in form of land use policies
 - Future Land Use, Housing, Transportation, Economic Development, Capital Improvements, Conservation, etc.
 - Must be consistent with County Land Use Plan (BrowardNext)
- Land Development Code/Chapter 25 Zoning Ordinance:
 - Regulate erection, reconstruction, alteration, **location & use** of buildings, land & water for industry, trade, **residence** or other purposes
 - Regulate **size of buildings/structures**, size & **dimensions of yards** & other open spaces surrounding buildings
 - Regulate & restrict percentage of plot that may be occupied & **density of population**...
- Administrative Policies, Procedures, Plans



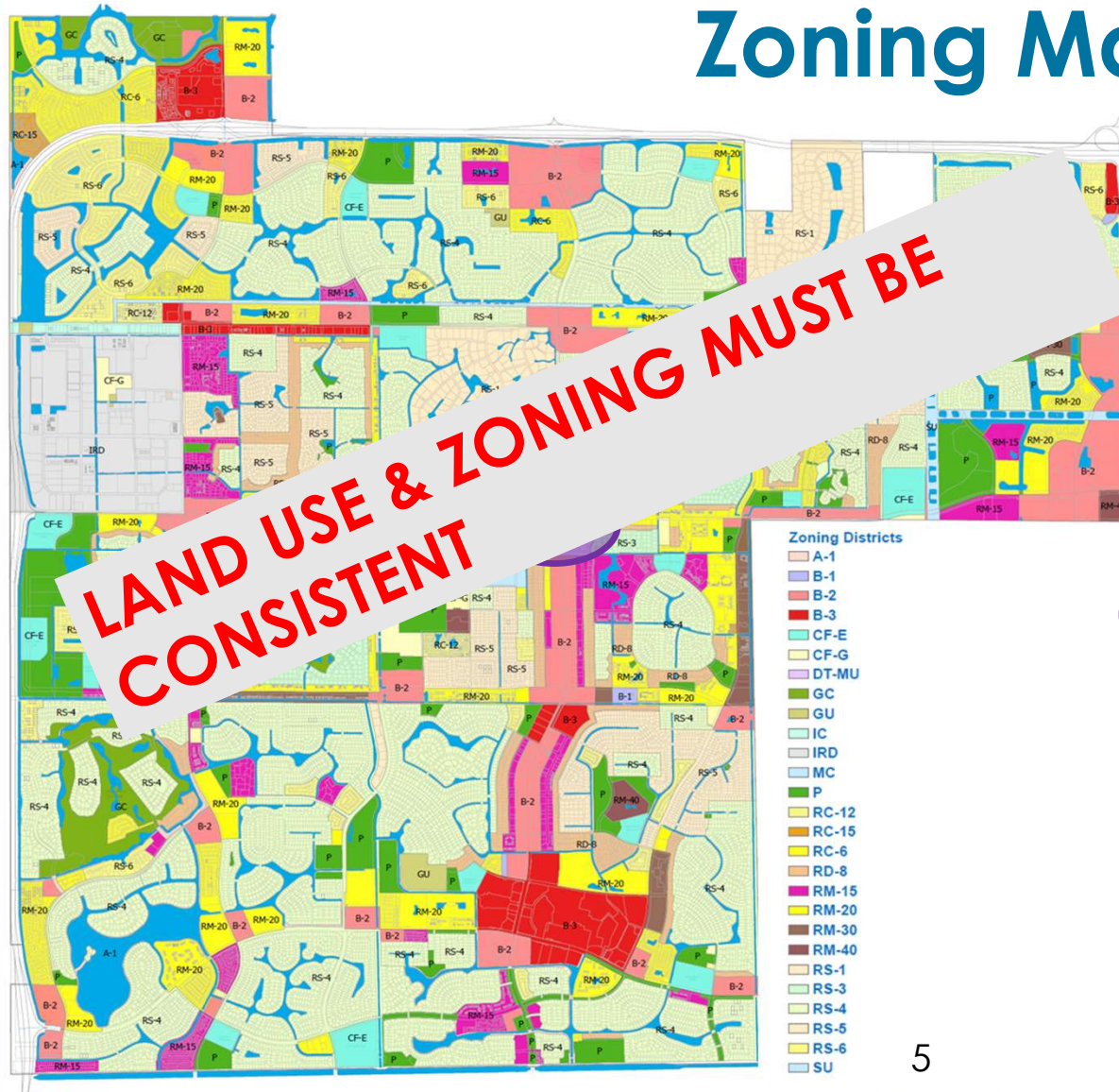
Future Land Use Map (FLUM)

Land Use Type	Acres	% Total
Residential	7,575	50.5%
Roadways	2,407	16.0%
Water	1,651	11.0%
Commercial	1,213	8.1%
Recreation	1,085	7.2%
Community Facilities	634	4.2%
Industrial	442	2.9%

Demonstrates appropriate location for general land use types & how much (intensity)



Zoning Map



Local laws (Land Development Code) - how land can be developed & establishes allowable uses

- Use/Activities (density, intensity)
 - Residential (RS, RD, RC, RM)
 - Commercial (B-1, B-2, B-3)
 - Industrial (IC, IRD)
 - DT-MU / Mixed-Use Section
 - Density: number of dwelling units per acre
 - Flex/Reserve Units
- Building Shape
 - Height
 - Orientation
 - Size
 - Architecture
- Lot size/Setbacks/Parking



Types of Residential Uses (Housing)



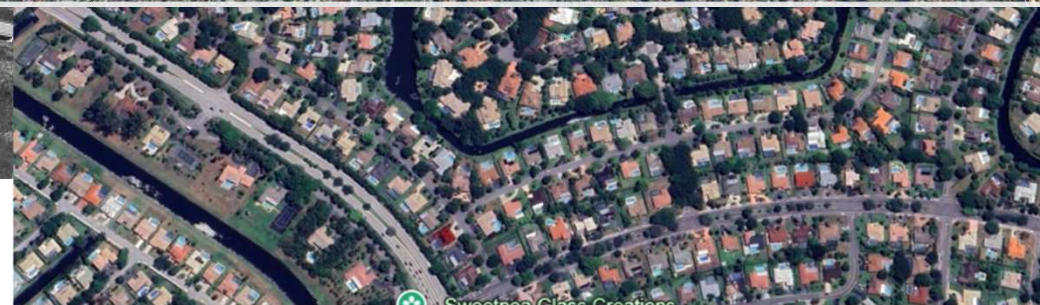
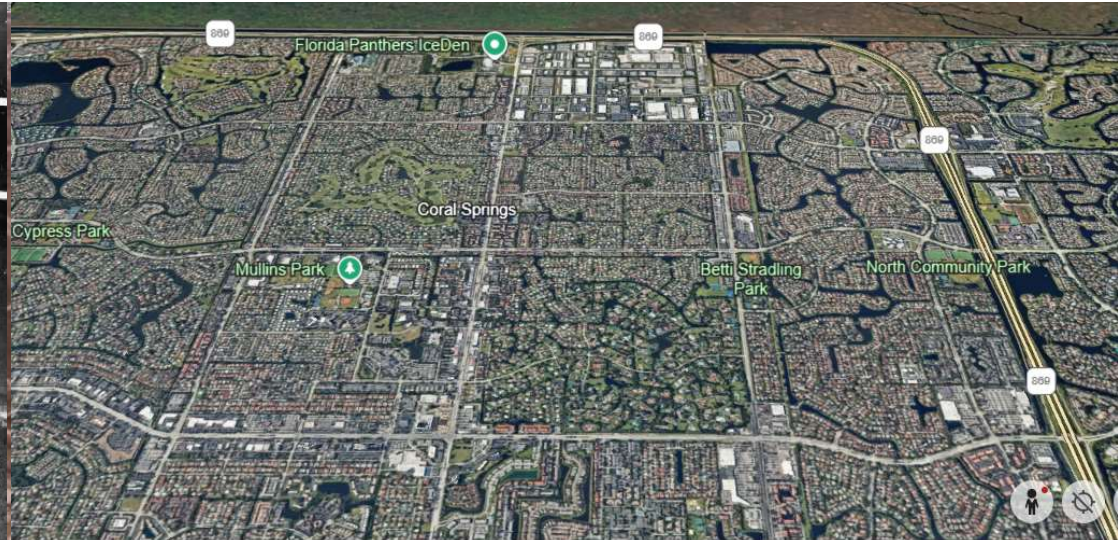
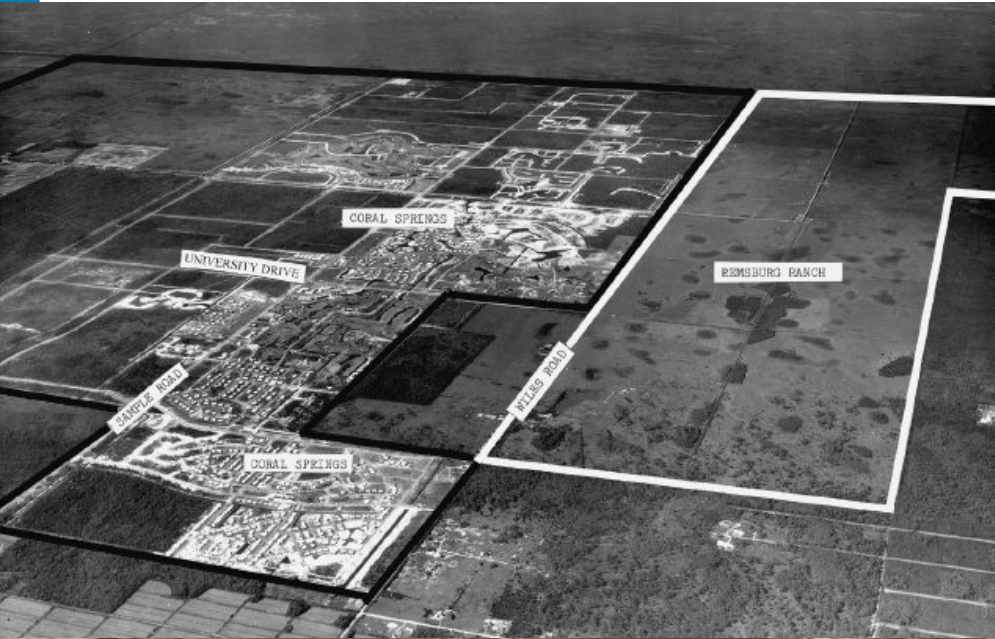
We are a Master Planned Community



7



We are built out



Population, Housing & Demographic Characteristics

Coral Springs



Population Snapshot



36.9

Median Age

26.4% Under 18

61% 18-64

12.6% 65 +

4.7%

No Highschool Diploma



23.3%

High School Graduate



29.6%

Some College



42.3%

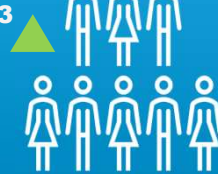
Degree or Higher

134,345

Total Population
PFAM 2024

8.5%

Since 2013



52.6% Female

47.4% Male



112,388

Daytime Population



\$90,643

Median Household Income



\$40,011

Per Capita Income



\$82,409

Median Disposable Income

Population Below Poverty Level **8.3%**



White Collar

67.1 %



Blue Collar

15.9%



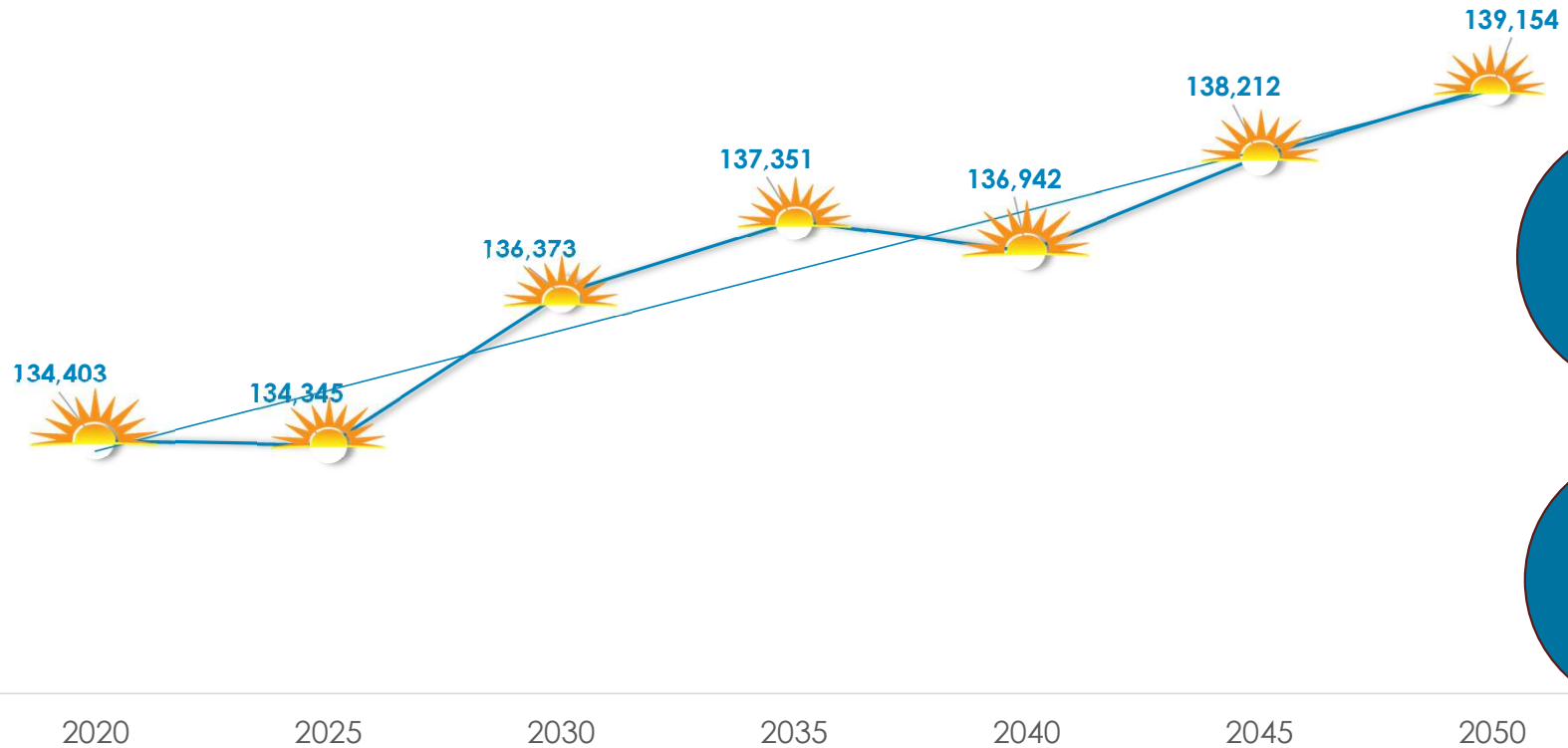
Services

17%

2023 ACS 5-Year Estimate, Coral Springs, FL
ESRI Business Analyst
2024 Population Forecast Allocation Model (PFAM), Broward County GIS Hub



Population Growth

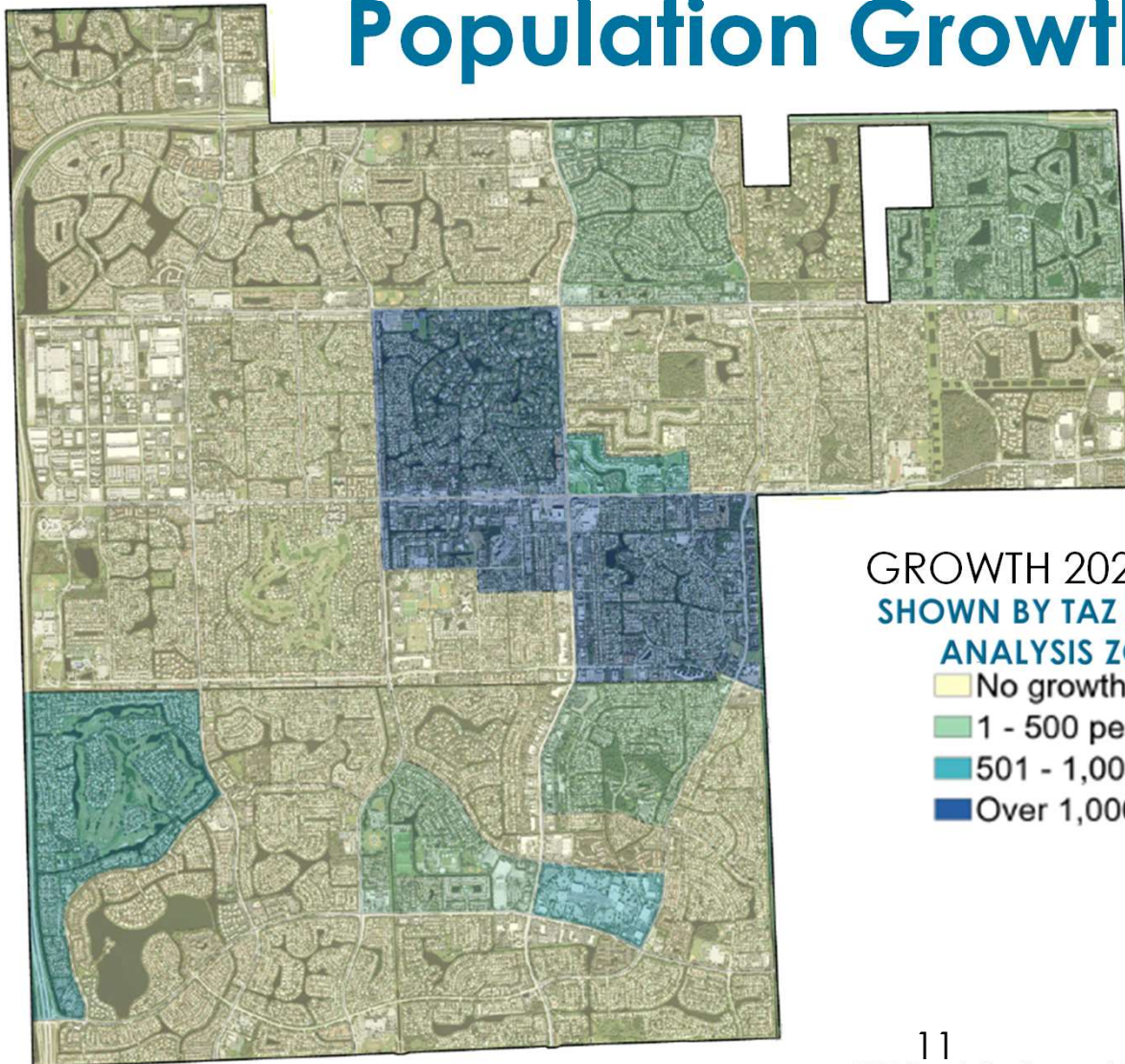


3.5%
GROWTH

4,750
CHANGE



Population Growth (PFAM)



GROWTH 2020-2050
SHOWN BY TAZ (TRAFFIC
ANALYSIS ZONE)

- No growth
- 1 - 500 people
- 501 - 1,000 people
- Over 1,000 people

Population Forecast Allocation
Model (PFAM)

- Bureau of Economic & Business Research (BEBR)
- Traffic Analysis Zones (TAZ)
- Slight Variations in Data

New Dwelling Units: 5,188 Units

- 2020 - 2035: 3,444 Units
- 2035 - 2050: 1,744 Units

11

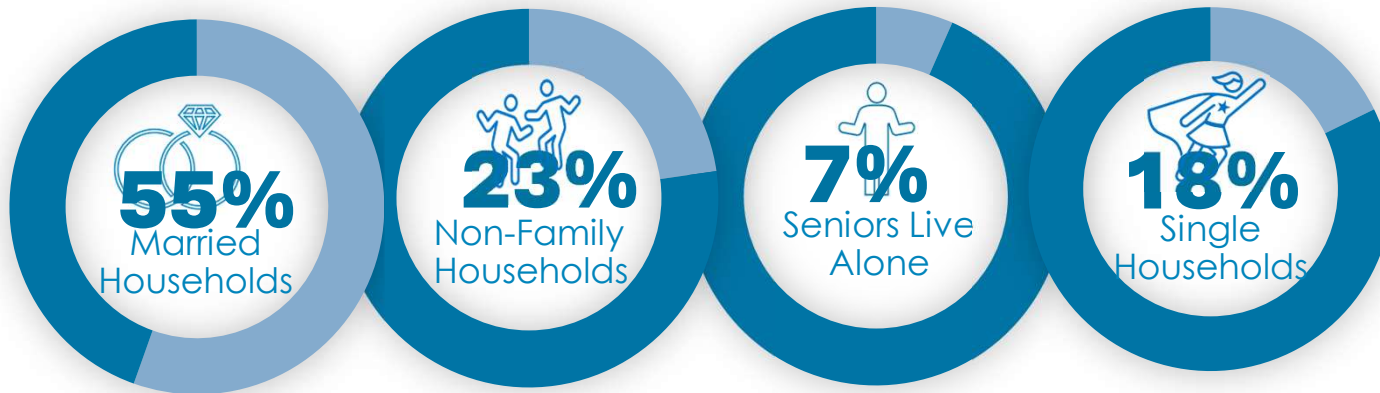
2024 Population Forecast Allocation Model (PFAM), Broward County GIS Hub



HOUSEHOLD SNAPSHOT

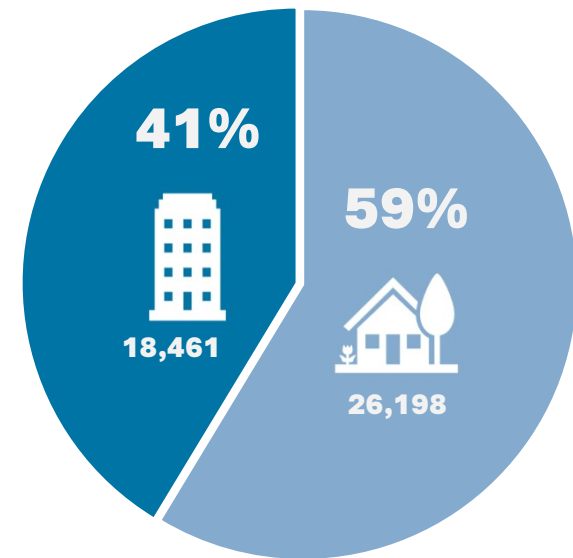
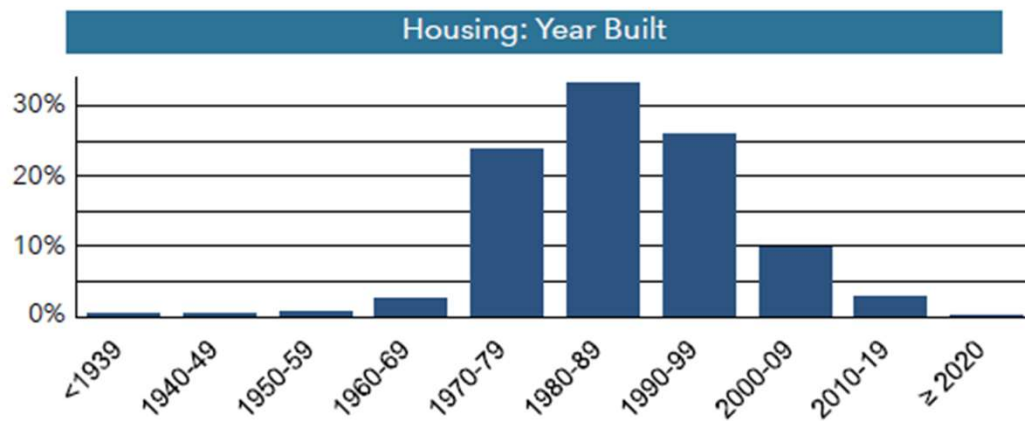
Average
2.88
People per
Household

44,659
HOUSEHOLDS IN CORAL SPRINGS



HOUSING SNAPSHOT

47,277
TOTAL DWELLING UNITS



Home Ownership vs. Rental

47,277 Total Units

62%

Of Renters Spend 30% or **MORE** of their income towards housing

Vacant

Vacant
2,618
5%

Renter

Renter-occupied housing
units
17,847
38%

Owner

Owner-occupied
housing units
26,812
57%

29.7%

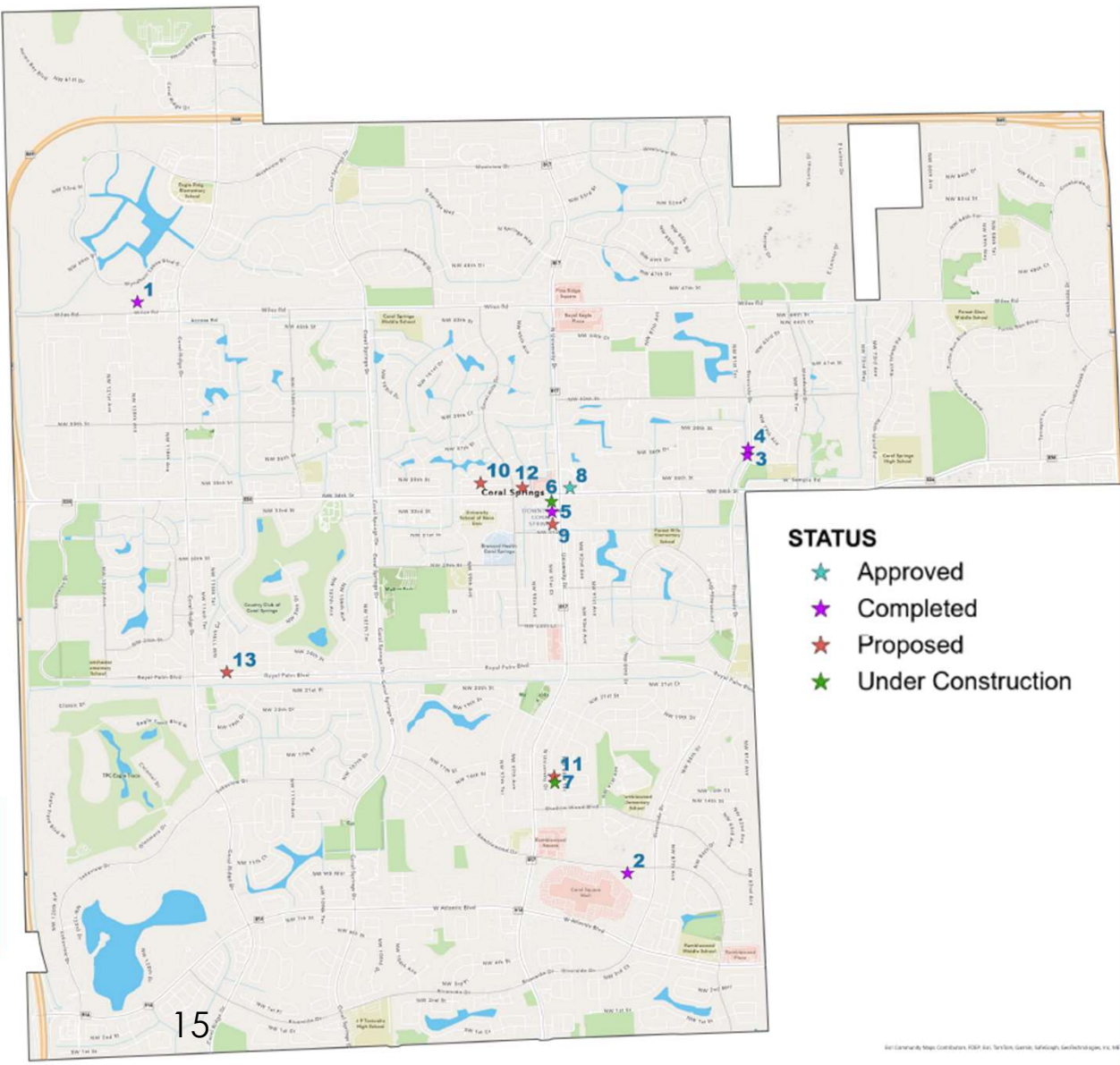
Of Owners Spend 30% or **MORE** of their income towards housing



Housing Developments 2021-2025

Key Project	Units	Status
1 Sunset Trails	144	Completed
2 Metropolitan	204	Completed
3 Habitat for Humanity (South)	6	Completed
4 Habitat for Humanity (North)	7	Completed
5 Cornerstone South Block	351	Completed
6 Cornerstone North Block	353	Under Construction
7 Logar Village	11	Under Construction
8 Downtown Coral Springs Apartments	377	Approved
9 32 Hundred (Bank of America Redevelopment)	300	Proposed
10 Capri Isles	6	Proposed
11 Toledo Townhomes	7	Proposed
12 City Village Phase 1	300	Proposed
13 Royal Palm Apartments	5	Proposed

Total = 2,071 Dwelling Units



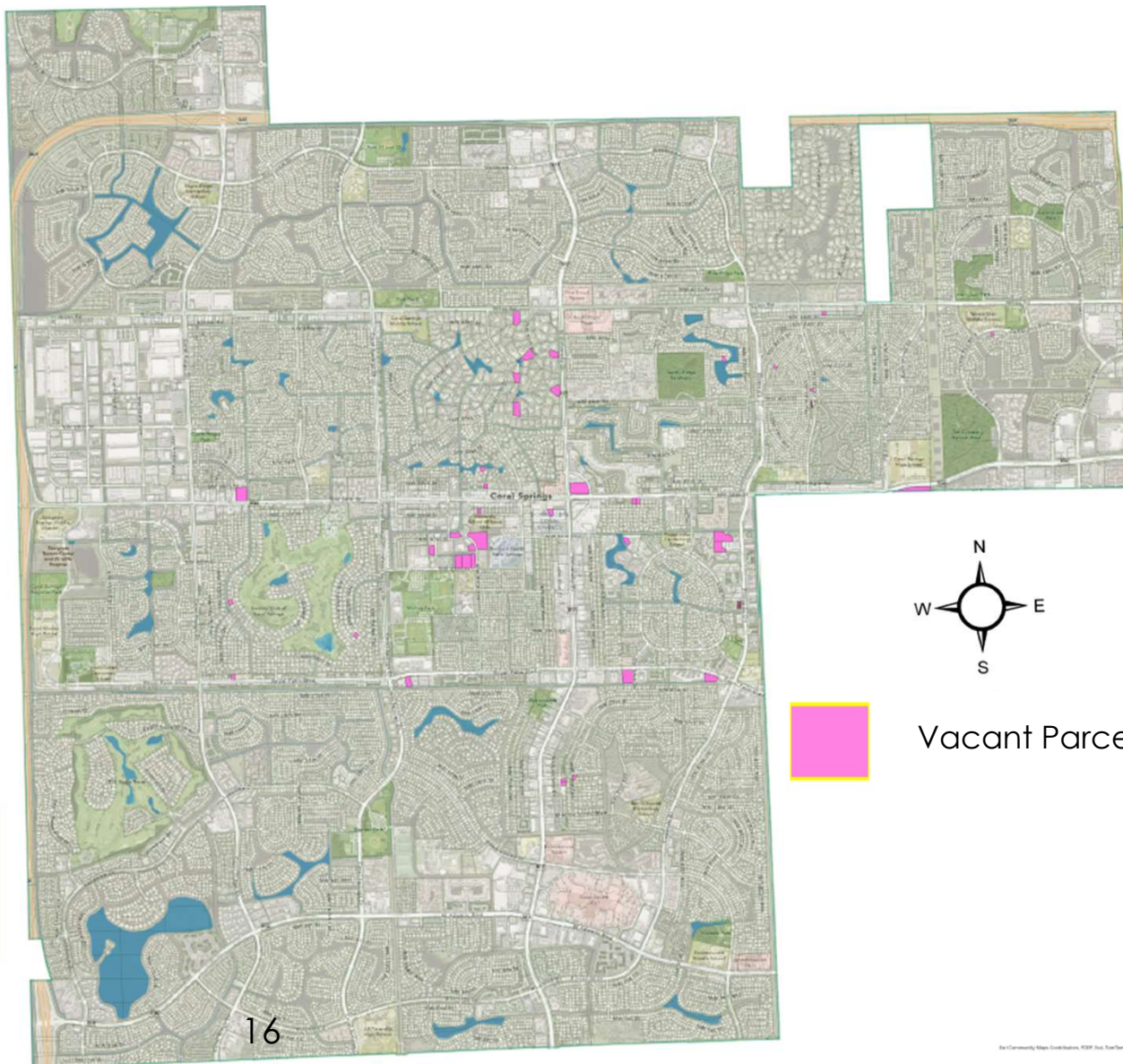
© 2021 City of Coral Springs. All rights reserved. Map data by Google.

Vacant Land

57 Vacant Parcels

BCPA Use Code: Vacant
(Residential, Commercial,
Institutional, Government)

Not including city-owned
parcels, industrial parcels,
easements/buffer parcels.



Housing Affordability

Factors



Current Market & Trends

- Interest Rates: 6.4% - 6.7%
- Insurance (Homeowner/Property)
- Inventory (Supply/Demand)
- Building Safety Inspections (previously known as 40-year Inspection)
- New Condo Laws
- *Inflation, tariffs, costs of construction material*



Housing Costs – Q2/2025

Location	Median Sales Price Single-Family Home	Average Sale Price
Coral Springs	\$680,000	\$723,034
Broward County	\$627,500	\$867,235

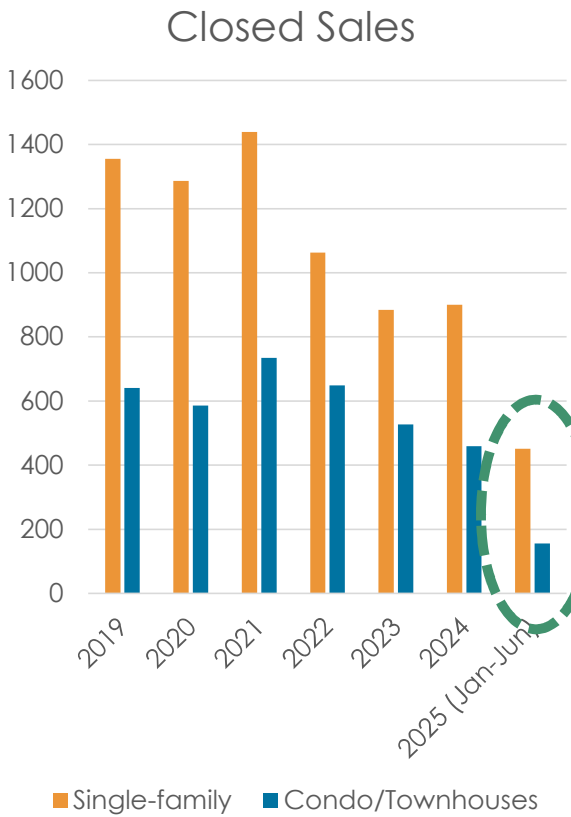
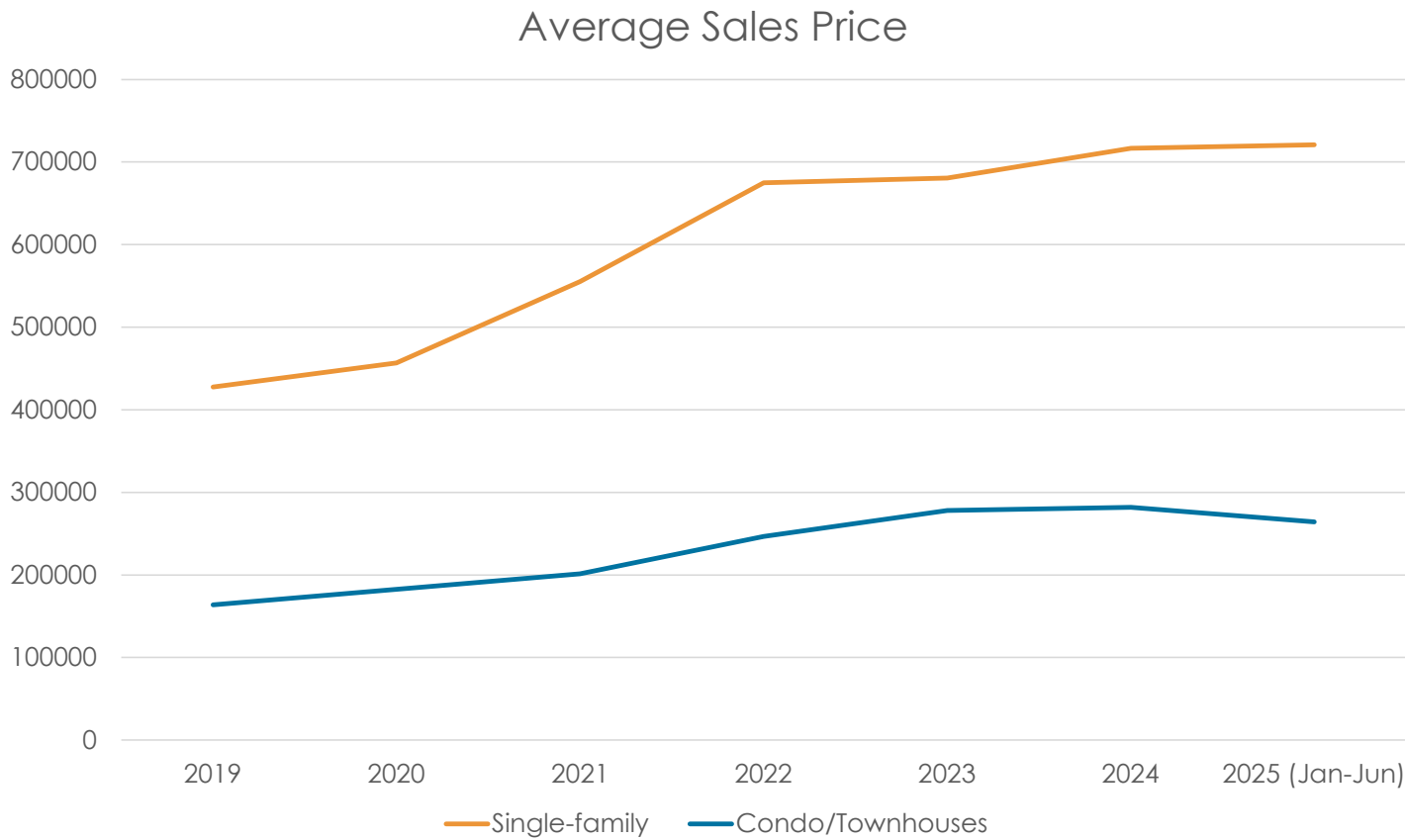
Broward Miami Realtors – Local Residential Market Metrics Quarter 2 -2025

Location	Average Rent – 2-bedroom Unit	Median Renter Household Income
Coral Springs	\$2,417	\$65,188
Broward County	\$2,566	\$55,803

Coral Springs, FL Rental Market Trends (www.RentCafe.com)
 Broward County, FL 2025 Fair Market Rents (www.USHousingData.com)
 ACS 2023 5-Year Estimate S2503 – Financial Characteristics



Coral Springs Average Sales Price & Closed Sales 2019-2025



Redfin Market Trends

Coral Springs Housing Market Trends

What is the housing market like in Coral Springs today?

In July 2025, Coral Springs home prices were down 4.6% compared to last year, selling for a median price of \$620K. On average, homes in Coral Springs sell after 75 days on the market compared to 57 days last year. There were 147 homes sold in July this year, up from 128 last year.

Median Sale Price

\$620,000

-4.6% year-over-year

of Homes Sold

147

+14.8% year-over-year

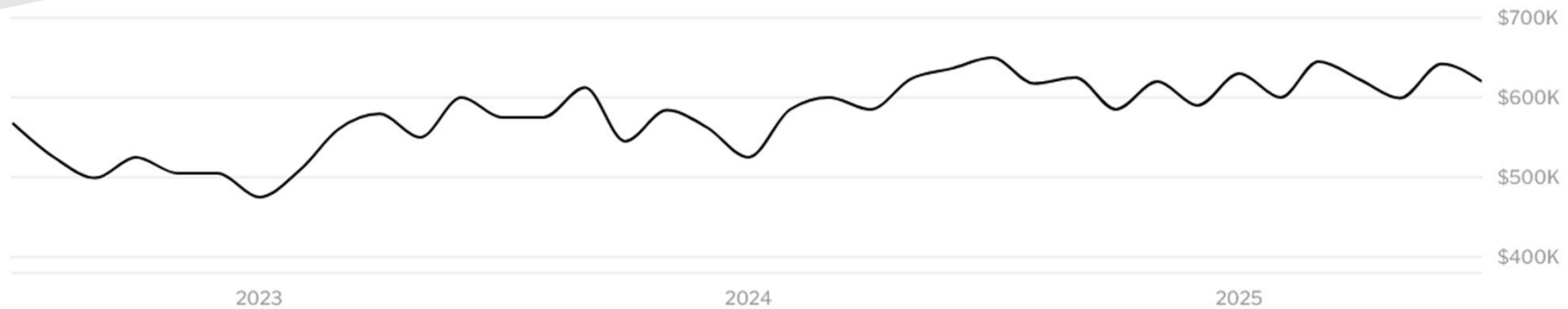
Median Days on Market

75 year-over-year

All Home Types ▾

1 year 3 years 5 years

* Coral Springs top 5 Cities with most sales in July 2025 with 125 sales, SFR, Townhomes, Condos (BCPA)



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Homeowners Insurance Rates Example

Broward County -Average Insurance Rates	
150K Value/Pre-2001/No Wind Mitigation	\$11,332
150K Value/Pre-2001/With Wind Mitigation	\$4,804
300K Value/New Construction	\$8,009

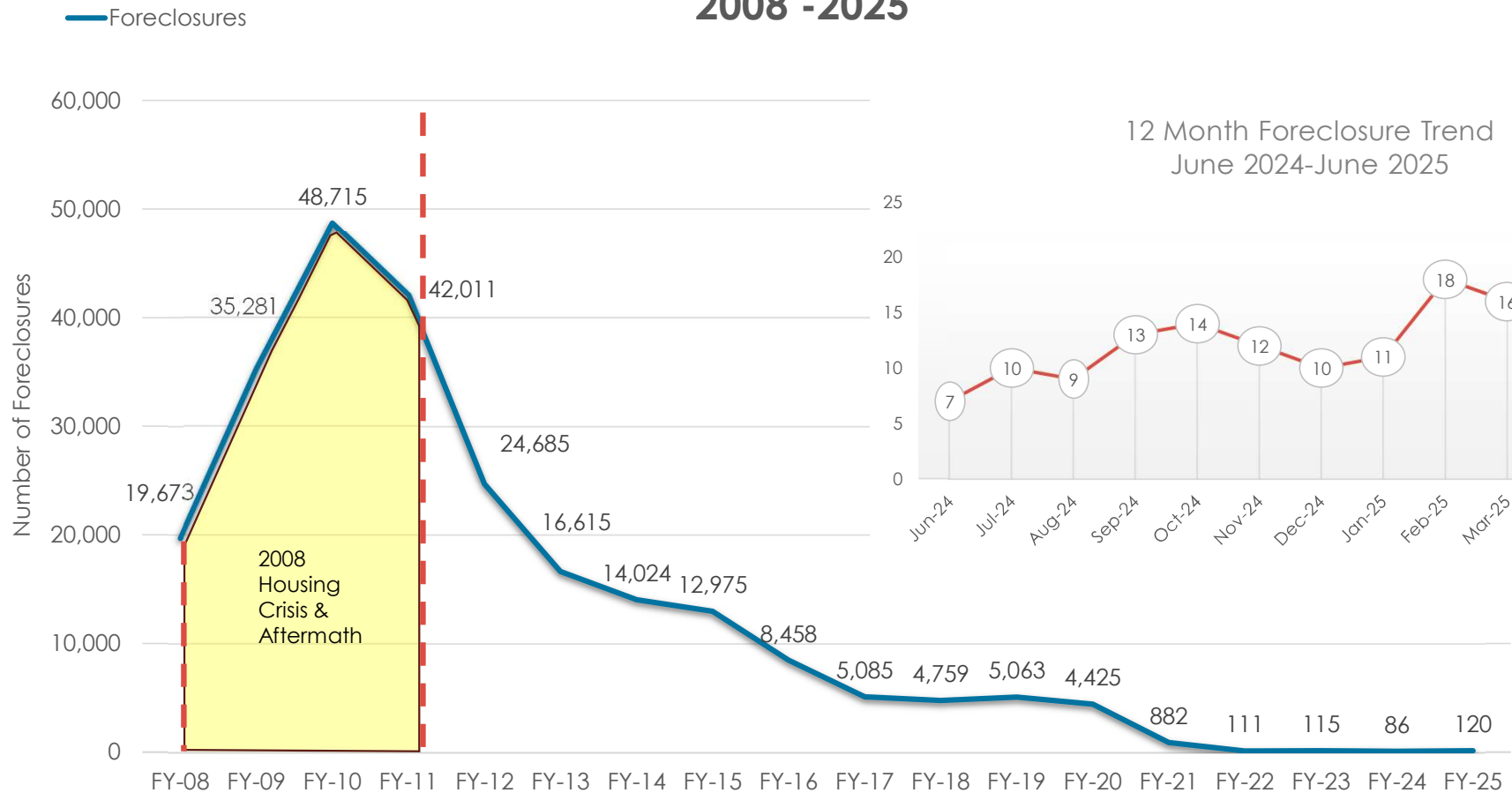
*Florida Office of Insurance Regulation – CHOICES: Homeowners Rate Comparison Tool – Average of 14 quotes - Replacement Value

This risk is for a Florida masonry home built in 1990, with a current replacement value of \$150,000, a \$500 non-hurricane deductible, a 2% hurricane deductible, and no claims in the past three years. Premium examples are shown for no wind mitigation features. [To learn more about wind mitigation features, see Form [OIR-B1-1655](#).]



Foreclosure Trends

2008 - 2025



Summary Preliminary Analysis

- Preliminary data shows...
 - Cost Burdened: 62% Renters; 29.7% Owners
 - Additional units needed
 - Continue home repair
 - Encourage affordable housing & additional market rate units where appropriate
 - Broward County Needs Assessment (2022): County supply/demand gap of 147,042 units
 - Opportunity to do more
- Housing needs assessment – most appropriate tool, evaluates:
 - Existing housing stock / residential characteristics
 - Number of dwelling units currently in process
 - More in-depth workforce & residential characteristics
 - Demand for more affordable & market rate units
 - Increase supply of affordable & market rate units

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Affordable Housing

Definitions, Funding, Income Limits

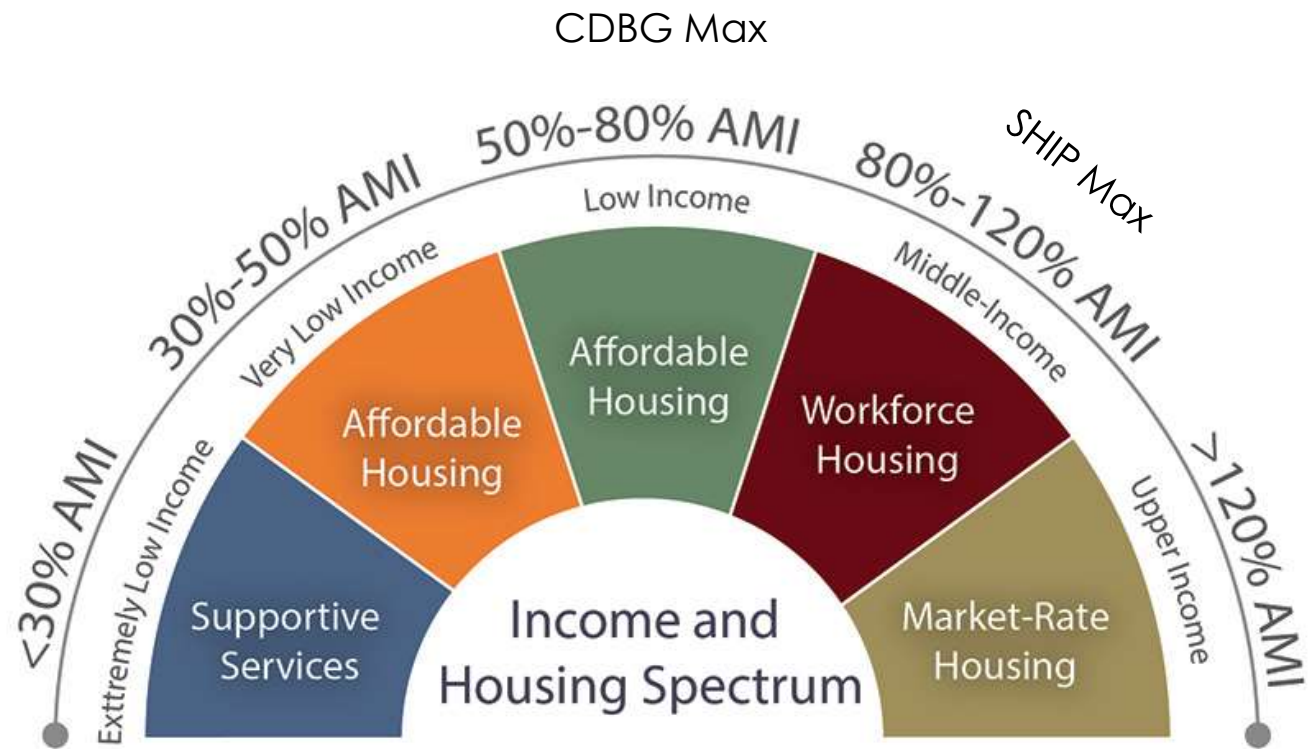


Foundation

Housing Definitions

Affordable Housing
Workforce Housing
Attainable Housing
Area Median Income (AMI)

Defining affordable housing is nebulous, with different programs & stakeholders often adopting their own slightly different definitions of what is considered “affordable housing”.



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Housing Terms Definition:

Affordable Housing

- HUD definition: housing on which occupant is paying no more than 30% of gross income for housing costs (rent or mortgage including utilities, insurance)
- Typically earning between 30% - 80% AMI. Targets very low to low-income workers.
- Retail clerks, healthcare workers, clerical assistants, gas station attendants, construction workers
- AMI Percentage may change based on grant source

Workforce Housing

- Originated within backdrop of affordable housing & has evolved in U.S. over past several years.
- Typically range between 60% or 80% - 120% AMI (starting middle-income workers)
- Police officers, firefighters, teachers, middle managers, nurses

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Workforce Housing

- Households may not qualify for Low Income Housing Tax Credit program or Housing Choice Voucher program (Section 8)
- Difficult for middle income workers to buy in areas they work due to wages & cost of living, housing supply & demand
- Often must live in other areas leading to longer commute times
- May qualify for Home Repair & Down Payment Assistance (SHIP)
- Do not typically qualify for CDBG Assistance

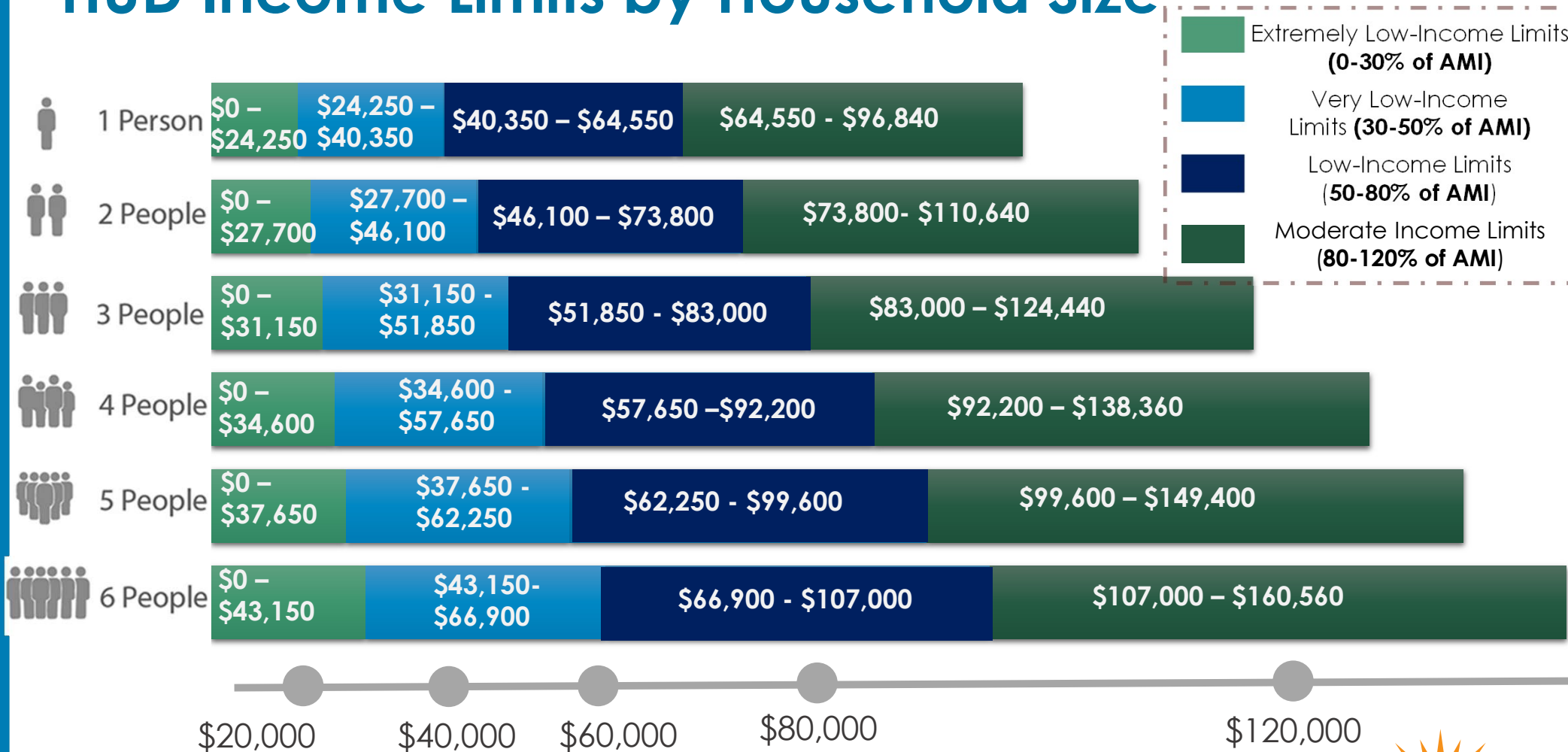


Attainable Housing

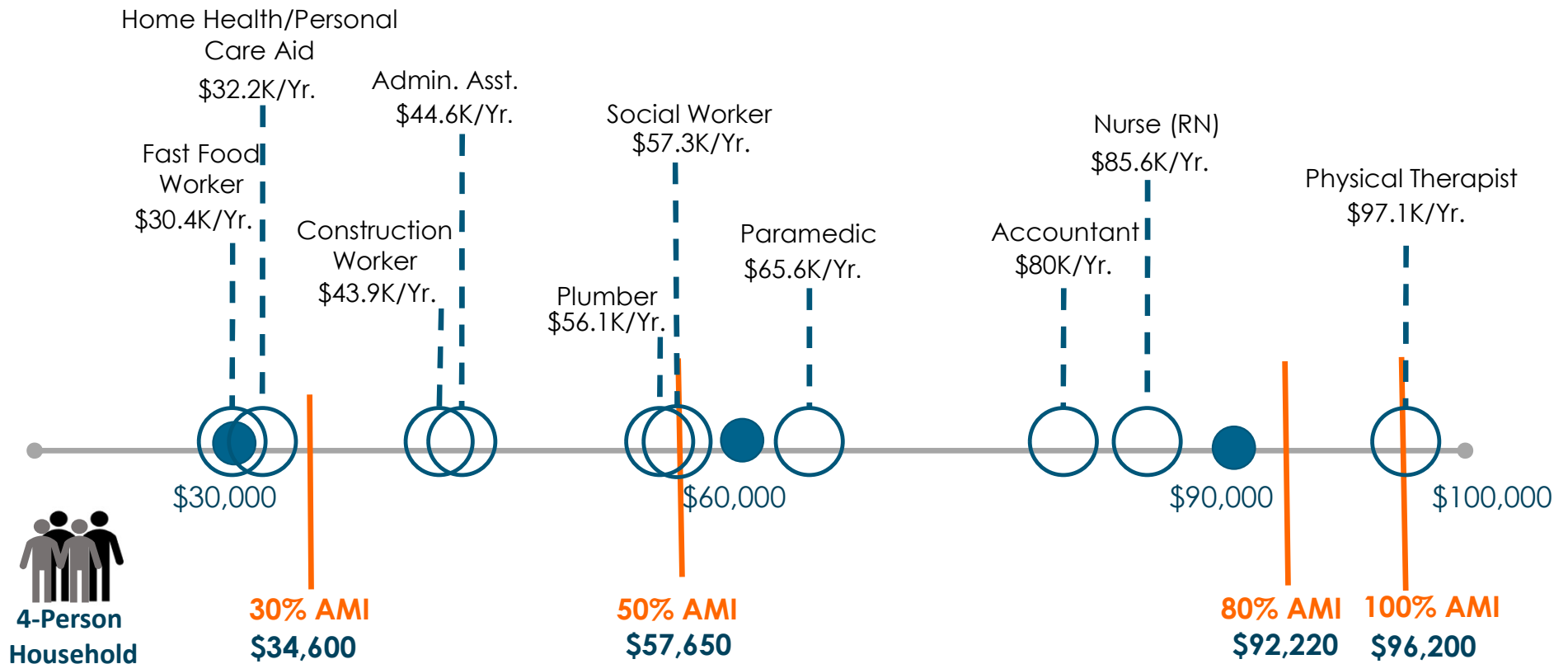
- Attainable housing defines households earning over 120% / 140% AMI
- Cost burdened: over 30% of income is dedicated to housing costs
- Housing for higher-paid middle-income earners who don't qualify for subsidies/typical housing grant programs but struggle with market rates.
- Housing financially accessible to earners: police, fire, EMS, specialized tradesperson & school administrators (which may be more advanced in their profession).
- Do not qualify for typical housing grant programs
- *Attainable housing is still “market rate” housing, whereas affordable housing is subsidized to make it affordable.*



HUD Income Limits by Household Size



Income Limits - Comparison



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Miami-Fort Lauderdale-West Palm Beach Occupational Employment and Wage Statistics, U.S. Bureau of Labor Statistics, May 2024



Income & Monthly Rent Limits (SHIP)

HUD release: 4/1/2025

Effective: 4/1/2025

2025 Income Limits and Rent Limits Florida Housing Finance Corporation SHIP and HHRP Programs

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Broward County	30%	24,250	27,700	31,150	34,600	37,650	43,150	48,650	54,150	Refer to HUD		606	649	778	903	1,078	1,285
(Fort Lauderdale HMFA;	50%	40,350	46,100	51,850	57,650	62,250	66,900	71,500	76,100	80,710	85,322	1,008	1,080	1,296	1,498	1,672	1,845
Miami-Ft. Lauderdale-West Palm Bch	80%	64,550	73,800	83,000	92,200	99,600	107,000	114,350	121,750	129,136	136,515	1,613	1,729	2,075	2,397	2,675	2,951
Median: 96,200	120%	96,840	110,640	124,440	138,360	149,400	160,560	171,600	182,640	193,704	204,773	2,421	2,593	3,111	3,597	4,014	4,428
	140%	112,980	129,080	145,180	161,420	174,300	187,320	200,200	213,080	225,988	238,902	2,824	3,025	3,629	4,196	4,683	5,166

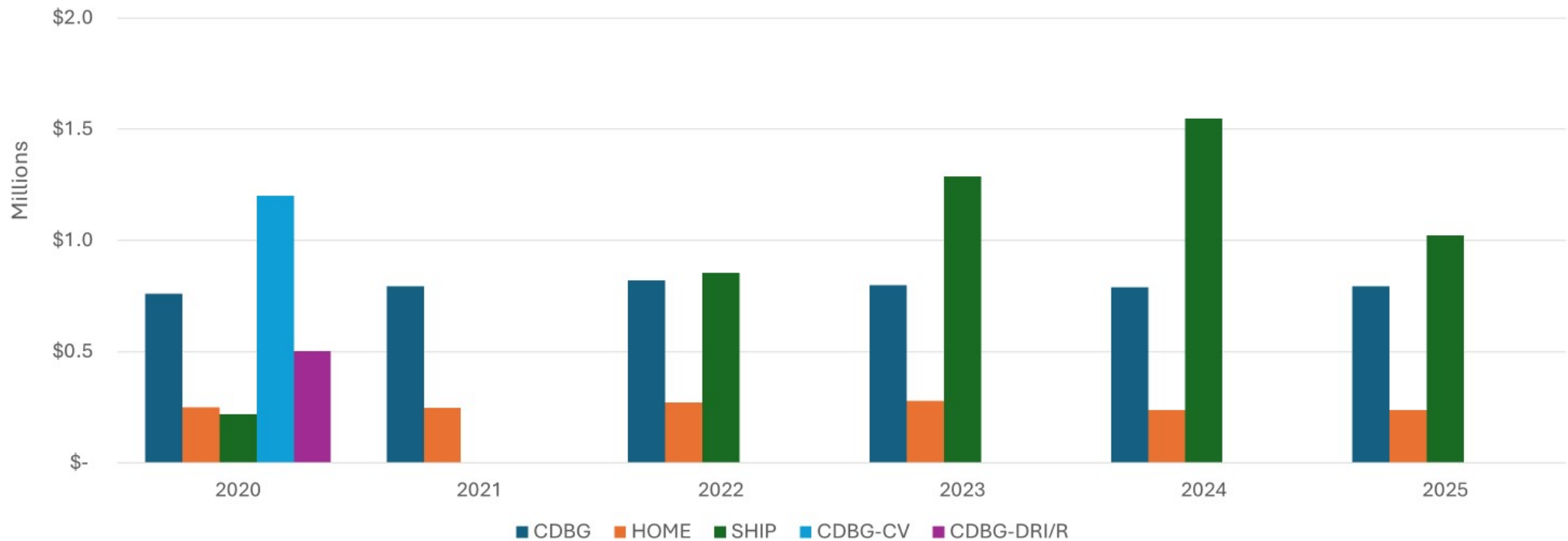


Existing & Ongoing City Efforts

Existing Code, Policies, Grants, Recent Updates



Grant Funding FY2020-2025



Current Grant Funding Efforts

Purchase Assistance (HOME Funds FY23-FY25):

- 10 families assisted with funding to promote homeownership: \$570,000
- 4 additional under consideration

Owner-Occupied Home Repair Program (SHIP FY24-25)

- 22 homeowners received funding to undertake renovations: \$635,139

Infrastructure Projects (CDBG FY23-FY25)

- Forest Hills Lighting Project: \$343,000
- ADA-Compliant Sidewalks: \$235,309
 - NW 88th Avenue, NW 89th Drive & NW 28th Street
- Pride Promoters Park Improvements: \$225,000

Public Services (CDBG FY23-FY25):

- Senior & Youth Programs \$235,210

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City Affordable Housing Trust Fund

- LDC: FLUM/Comp Plan Amendments >100 units must provide inclusionary units, which may include bonus density (flex/reserve units) or pay in lieu of fee (\$1/gross square foot).
 - 10% must be affordable with priority given to essential services personnel (first responders, healthcare providers, teachers)
 - *Bonus density* = increase in number of permitted market rate units (MR) per each affordable housing unit (VL = 5 MR, L = 3 MR, Mod = 1 MR)
- Mostly consistent with County Policy 2.16.2 (exception of payment in lieu fee, bonus densities & some incentives)
- \$197,699 Trust Fund Balance
- Utilized for: 2nd mortgage assistance, downpayment, acquisition & construction for affordable housing units, home repair
- Habitat for Humanity



Habitat for Humanity

- \$375,000 Construction of 13 units via Affordable Housing Trust Fund
- \$220,000 CDBG funds towards purchase & installation of fire hydrants
- \$320,000 Down payment assistance to 4 households through HOME funds (\$80,000 each)
- \$4,776 Waiver of special exception fees
- Collaborated with Volunteer Services to raise \$860 to purchase microwaves for residents
- Commission, staff, BCGs participated in construction

\$920,636 allocated to project, not including value of land conveyed to Habitat.

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Broward County Affordable Housing Trust Fund

- Broward County General Revenue appropriated to AHTF by County Commission as part of annual budget
- Allocation of 10% expired Tax Increment Financing payments within the County
- Funds voluntarily contributed by municipalities that may elect to participate in the AHTF & programs funded by Trust Fund
- Grants or donations made to AHTF
- Mandatory or voluntary payments made pursuant to development policies established by Policy 2.16.2 (\$10,000/unit for Comp Plan Amendments when >100 units; 3% annual increase)
- Uses: provide gap financing to developers who build affordable housing units within County



Affordable Housing Trust Funds

Tamarac	<input type="checkbox"/> Pay in lieu fee of \$2,000 per unit
Ft. Lauderdale	<input type="checkbox"/> 100% net proceeds from city-owned residential land sales <input type="checkbox"/> 15% net proceeds from city-owned commercial land sales <input type="checkbox"/> Pay in lieu fee of \$10,000 per unit & 3% escalator per County Policy 2.16.2
Pompano Beach	<input type="checkbox"/> Pay in lieu \$10,000/unit & 3% escalator per County 2.16.2 & <u>\$2,333/flex unit (market rate)</u> <input type="checkbox"/> Sale of affordable housing units built with ATF funds
Hollywood	<input type="checkbox"/> Revising current funding strategy (no funds to date) <input type="checkbox"/> Proposing use of impact fees, grants, public -private leveraging, pay in lieu
Miramar	<input type="checkbox"/> 100% net proceeds from city-owned residential land sales <input type="checkbox"/> 15% net proceeds from city-owned, govt.-owned & non-residential (commercial/industrial) land sales <input type="checkbox"/> Grants or donations <input type="checkbox"/> Mandatory or voluntary payments made pursuant to development polices <input type="checkbox"/> Pay in lieu (<i>not utilized</i>)
Davie	<input type="checkbox"/> Pay in lieu \$10,609 & 3% escalator per County 2.16.2

Land Use, Zoning, Housing, Entitlement Process

Comprehensive Plan:	Chapter 25 - Zoning Ordinance:	Article II - Affordable Housing Programs:	Entitlement Process:
Future Land Use Element: Policy 2.1.8 ADUs	DT-MU	Inclusionary Units (Density Bonuses if 10% Affordable Units- VL-5/L-3/M-1)	Plat Exemption
Housing Element (Neighborhood Programs)	Zero Lot Line Dwelling Subdivision Development	Payment in Lieu of Inclusionary Units	Administrative Approval of Site Plans
Flexible/Reserve Units	Townhouse Subdivision Developments		Development Review Process Time
	Mixed-Use Developments (15 du/acre)	CDBG / SHIP / HOME	Special Exception Fee Waivers
Local Activity Center Land Use	Live Local Act		Expedited Building Permit Reviews



Coral Springs Recent Updates

- Live Local Act Code Amendments (2024)
- List of City-Owned Property Sufficient for Affordable Housing (*none listed as sufficient*) (2024)
- 5 Year Consolidated & Annual Action Plan (2025)
- Local Housing Assistance Plan 2025-2028 (2025)
 - Increased Home Repair (\$65,000)
 - Increased Barrier Free/Special Needs (\$65,000)
 - Increased Purchase Assistance (\$80,000)
 - New Foreclosure Prevention (\$28,000)
 - Updated Rental Intervention & Rapid Rehousing (\$20,000)



Looking Forward – Additional Efforts

LDC & Comprehensive Plan Amendments (ADUs)

Funding & Grants

County & State Updates

FY26/FY27 Housing Strategies Initiative



Accessory Dwelling Unit (ADU)

Multigenerational Housing, Mother-in-Law Suite, Crew Quarters, Granny Flats...

Small accessory unit on a single-family lot with a larger, primary dwelling

Independent, self-contained living space with its own kitchen, or kitchenette, bathroom & sleeping area



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

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ADUs have many social, economic & environmental benefits

AARP Survey (2021)



According to the **AARP Home and Community Preferences Survey**, people who would consider creating an ADU said they would do so in order to:

- Provide a home for a loved one in need of care (86%)
- Provide housing for relatives or friends (86%)
- Have a space for guests (82%)
- Create a place for a caregiver to stay (74%)
- Increase the value of their home (69%)
- Feel safer by having someone live nearby (67%)
- Earn extra income by renting to a tenant (63%)

Source: 2021 AARP Home and Community Preferences Survey, AARP Research



Benefits of ADUs

For cities:

- Increased property values
- Increase housing supply through infill & within target areas
- Helps limit sprawl
- Conserves commercial/industrial land
- Promote environmental sustainability by allowing for shorter commute times (by providing additional affordable housing for workforce population)
- Utilize existing infrastructure efficiently



Benefits of ADUs

For homeowners:

- Offers flexible, affordable housing options for households of different sizes, ages & income levels
- Homeownership more attainable for low- & middle-income households
- Provides cushion against foreclosure during times of economic hardship
- Requires less time & money than other forms of housing (traditional affordable units cost nearly twice as much to build)
- Increase socioeconomic integration
- Provide independent living for disabled family members, elderly parents & adult children who want to age in place
- Meet cultural needs of some communities for multigenerational living
- Additional revenue
- Increases property values – (avenue for wealth building)



Typical Concerns with ADUs

- Increased lot coverage/reduction of landscape area/open space
- Proximity to neighbors (setbacks)
- Increased parking (on-street parking, traffic congestion)
- Potential site crowding
- Increased use of public sewer & water facilities
- Increased demands on emergency services
- Potential change of character of residential properties & neighborhoods

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Land Development Code (Zoning)

Existing Regulations:

- Additional rooms required to be attached
- Full kitchen not permitted
- Detached & second kitchens permitted only in Estate (RS-1) Zoning District
- 200+ permits submitted for alterations (2017-current):
 - Additional bedrooms
 - 2nd floor addition
 - Garage conversions
 - Attached additions with “wet bar” or kitchenette (no stove/oven)
- Requests for Reasonable Accommodations



PRELIMINARY ANALYSIS



LOT SIZE AT LEAST 9,000 SF

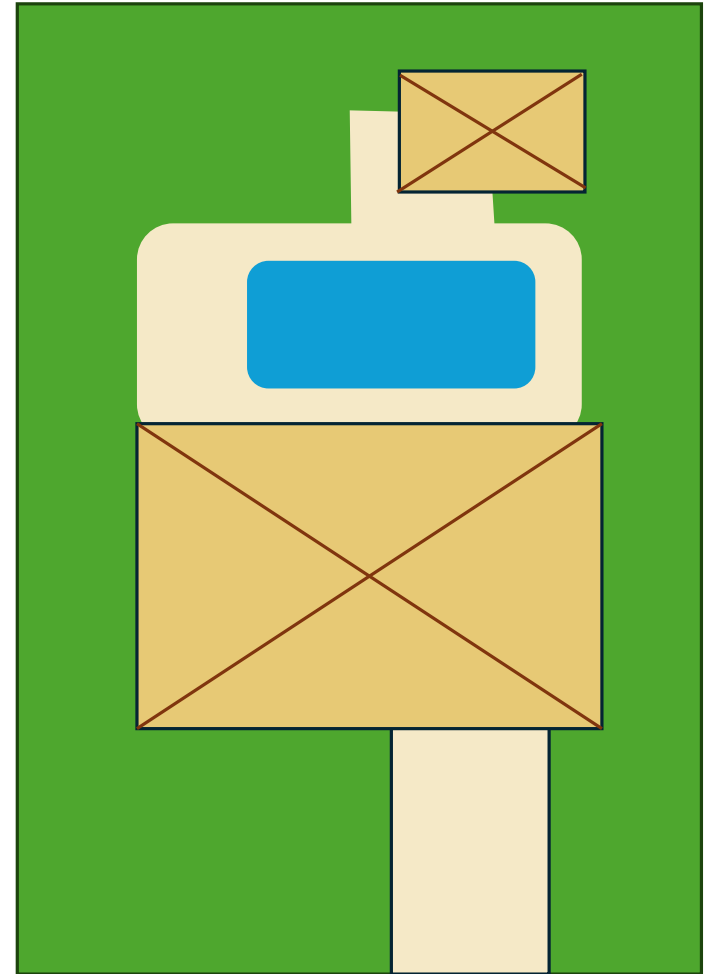


40% MAXIMUM PLOT COVERAGE

STAFF BRIEFLY ANALYZED OVER 22,500 RESIDENTIAL PROPERTIES IN THE CITY.

AT LEAST 65% OF THE PROPERTIES MET STANDARD CRITERIA FOR ADUs FOUND THROUGHOUT COUNTRY.

FURTHER ANALYSIS & DATA COLLECTION IS CRUCIAL TO DETERMINE HOW & WHERE ADUs WILL BE MOST APPROPRIATE IN OUR CITY.



Research

- Considerations:
 - Zoning District
 - Development Type
 - Lot size
 - Lot coverage
 - ADU size and number
 - Occupancy
 - Location/Setbacks
 - Parking
 - Design
 - HOA regulations
 - Temporary vs. Permanent Construction
 - Short-term vs. Long-term
 - Rental vs. Family/Owner
 - Utilities
- ADUs allowed
 - Miramar
 - Orange County
 - Orlando
 - Osceola County
 - Pembroke Pines
 - Plantation
 - St. Petersburg
 - Tamarac
- Guesthouses and/or granny flats
 - Boca Raton
 - Coral Gables
 - Fort Lauderdale
 - Parkland
- Not Permitted
 - Coconut Creek
 - Deerfield Beach
 - Hollywood



Potential Design Standards

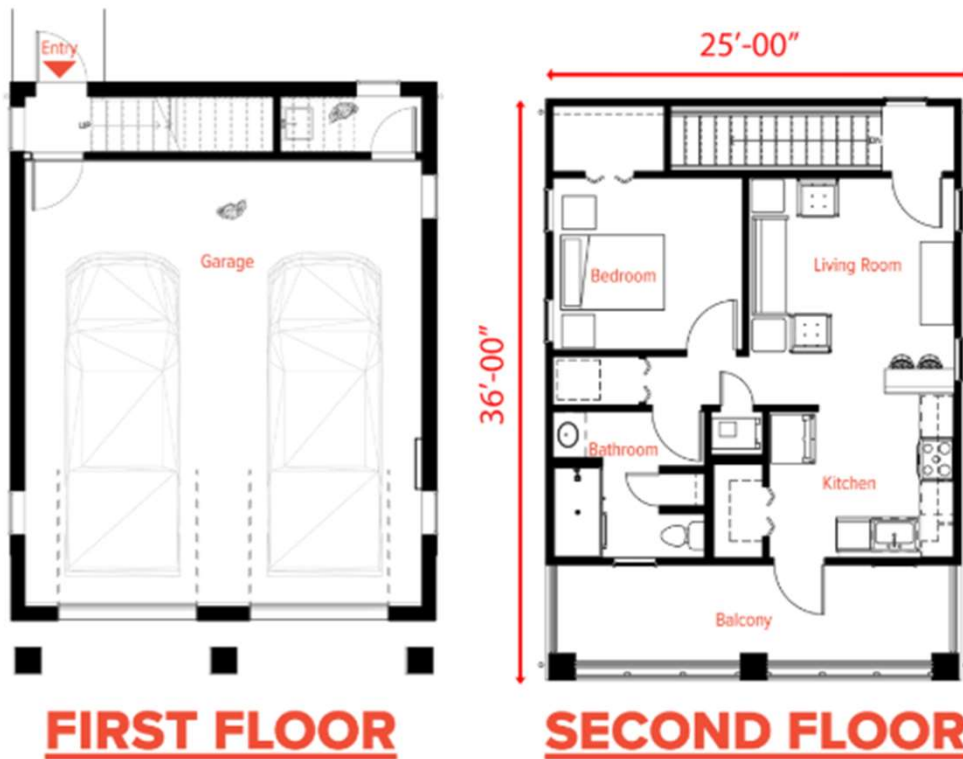


- Size & scale (400 to 1,200 SF)
- Aesthetic & neighborhood character
- Compatibility



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Even Better: Pre-Designed Plans



- Inventory/library of pre-designed & approved plans
- Step-by-step instructions
- Expedited permitting
- Reduce overall costs (affordable housing)
- Minimum & maximum lot sizes
- Meet Florida Building Code, Zoning Code, Engineering, Architectural Guidelines



Potential Incentives for ADUs as Affordable Housing

Grant Opportunities

Potential to assist funding towards pre-development & non-reoccurring closing costs associated with construction (soft costs) & construction (hard) costs

Soft costs: site prep, architectural designs, permits, soil tests, impact fees, property survey & energy reports

i.e., Orlando, St. Petersburg, Orange & Alachua Counties, Washington, DC, Boston, Santa Cruz, CA



ABOVE-GARAGE ADU



DETACHED-BEDROOM ADU



DETACHED ADU

Additional Important Considerations

- Community input & buy-in
- Insurance requirements
- Setbacks & parking requirements
- Site access
- Coordination with disciplines (Building, Fire, Engineering, etc.) & water districts
- Potential state preemptions
- Construction costs & ROI
 - Range - \$100,000 - \$300,000 (depending on type, size, etc.)
- Opportunities to assist with soft & hard costs?
 - Legal
 - Financial / Budget
 - Resource

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Missing Middle Housing

Review Existing Code

How does LDC encourage or prevent: lot size, parking, lot coverage, etc.

Potential LDC Amendment

Based on best practices, coordination with disciplines



Comprehensive Plan Amendments

- FY26-FY27 Update GOPs to Comprehensive Plan:
 - Water Supply Plan (including water/sewer needs)
 - Future Land Use Element: Flex/Reserve Units, Streamline Process
 - Housing Element: Consistency with BrowardNext/State & Best Practices
- Evaluation & Appraisal Report (EAR) required in 2027 with updated Data & Analysis
 - FY27 Initiative to hire consultant to complete full update/redo of Comprehensive Plan
- Bucket of Tools: Include additional GOPs: ADUs/Missing Middle, Incentivize Redevelopment in Target Areas



County & State Updates



Broward County Updates

- **BrowardNext: Mainly Incentive Based**
 - Flexible & Reserve Units combined
 - Bonus density (VL = 19 MR, L = 9 MR, Mod = 6 MR)
 - Affordable housing in recreation & open space, community facility & religious institution land uses
 - Residential by right in government, commerce & activity centers (without County Land Use Amendment)
 - Additional platting exemptions for affordable housing (County)
 - Expand mixed-use residential to include horizontal & vertical integration of retail & office uses on higher density residential (over 25 du/ac)
 - Required: Update FLU Element to be consistent with updates to County Policy 2.16.2 related to amendments for developments proposing >100 units & strategies which city may choose to implement (i.e. funding for construction, purchase, rent, maintenance; reduction in permitting costs, impact fees, reduced zoning requirements).
- Broward County 10-Year Affordable Housing Master Plan (2024)



2025 Legislative Session

- Live Local Act 3.0
- Yes, in God's Backyard (YIGBY): Allows governments to approve housing on certain parcels owned by religious institutions as long as 10% units are affordable & contiguous (optional)
- Increased funding for affordable housing (also changed some programs)
- Condo Reforms:
 - Structural Integrity Reserve Study (SIRS) for reserve funds & future repairs
 - Extends deadlines
 - Clarifies 3 or more habitable stories
 - Milestone inspections & required city reporting to DBPR
- Accessory Dwelling Units (**Did Not Pass**) – preemption on parking & siting (allowing ADU in all single-family zones)
 - Expect to come back next year



Live Local 3.0 Brief Update

- Reminder: preempts use, density & height when 40% units affordable. If mixed-use - at least 65% square footage must be residential)
- Mixed-use residential in any area zoned for commercial, industrial or mixed-use; exempts recreational uses (parks, golf courses)
- Requires 15% reduction in parking when ¼ mile & accessible from transit stop; located within ½ mile of major transit hub; has available parking within 600 feet
- **New:** Prohibits governments from requiring amendment to Development of Regional Impact (DRI) (in addition to special exceptions, etc.) – Including City DT-MU...
- **New:** Prohibits governments from requiring more than 10% of total square footage be used for nonresidential purposes. – Existing Code requires minimum of 35%
- **New:** Prevents moratoria which delay permitting with certain exemptions
- **New:** Annual Reporting requirements beginning November 1, 2026 – City must submit to state agency: summary of litigation & list of proposed & approved LLA projects.



Staff Recommendations (FY26/FY27 Housing Strategies Initiative)

- Updates to Comprehensive Plan
 - FY26 Water Supply Plan & Consistency with BrowardNext 2.16.2
 - FY27 EAR
 - *Including Housing Needs Analysis (with missing middle housing)*
- LDC Amendments, including:
 - Live Local 3.0
 - Increase payment in lieu fee
 - ADUs on suitable residential lots (including outreach)
 - Consider requiring % of affordable units when flex proposed or pay in lieu
 - Consider additional flex units in *target areas* for mixed-income projects (affordable/market units)



Staff Recommendations (FY26/FY27 Housing Strategies Initiative)

- Continue evaluating grant funding programs:
 - Explore additional sources of revenue for Affordable Housing Trust Fund
 - Explore potential to assist with funding ADUs
 - Continue reviewing existing grants & funding mechanisms with best practices & recommend updates as needed for SHIP, CDBG, HOME
- Evaluate & update grant process & administrative policies to improve home repair & affordable housing development
- Integrate strategies & incentives in one place for outreach & education



Discussion/Questions



Commission Communications

Open Discussion

Simmons: Morning Commission Meetings

Simmons: Coral Springs High School Logo Painting

McHugh: Recognition Request, AJ Congero and Florida Panthers
IceDen Team

Metayer Bowen: COP Town Hall

Metayer Bowen: Juneteenth and July 4th Events

Commission Attended Conferences

Florida League of Mayors, August 13-14, Orlando

Florida League of Cities Annual Conference, August 14-16, Orlando

