CITY OF CORAL SPRINGS, FLORIDA
CORAL SPRINGS CITY COMMISSION REGULAR MEETING

Wednesday, October 7, 2026
6:30 PM

Commission Chambers, City Hall
9500 West Sample Road
Coral Springs, Florida 33065

REVISED AGENDA
10/07/26 11:26 AM

Call to Order

Roll Call

Moment of Silence

Pledge of Allegiance

Charlize Clough, Renaissance Charter of Coral Springs, Grade 4
Josef Ghermay Celestine, Parkside Elementary, Grade 4
Mia Ghermay Celestine, Parkside Elementary, Grade 2

Recognitions/Proclamations/Presentations

1. **Presentation, Florida Property Tax Amendment 3 (Senator Tina Polsky)**

2. **Proclamation, Hindu Heritage Month and Diwali**
   (City Commission)
   Request that the City Commission proclaim October 2026 as "Hindu Heritage Month" and November 8, 2026 as "Diwali" in the City of Coral Springs.

3. **Proclamation, Cancer Awareness and Fire Department Cancer Awareness Pasta Dinner**
   (John Whalen)
   Request that the City Commission proclaim the month of October 2026 as "Cancer Awareness Month" in the City of Coral Springs and Fire Department Personnel wearing a pink tee shirt with a ribbon representing all types of cancer.

4. **Recognition, Lifesaving Actions at Panthers Warriors 9/11 Hockey Tournament**
   (John Whalen)
   Request that the City Commission recognize the following individuals for Lifesaving Actions while off duty at the Panthers Warriors 4th Annual 9/11 Hockey Tournament

at the Panthers Ice Den:

First Responders:

- Ian Scriver — Palm Beach County FR
- Jessica Herman — Jupiter Fire Rescue
- Drew Johnson — Miami-Dade FR
- Joseph Arley — Coconut Creek FR
- Anthony Zapata — North Lauderdale FR
- **Off Duty**: Chris Loy – Coral Springs Parkland FD
- **Off Duty**: Dakota Koch – Coral Springs Parkland FD

Coral Springs-Parkland Fire Department:

- **E71 Crew**: Michael Latino, Damon France, Robert Wood
- **R71 Crew**: James Cooper, Azia Ramsay, Adonis Jerez
- **Battalion Chief**: Ryan Reinert

5. **Proclamation, Domestic Violence Awareness Month**
   (City Commission)
   Request that the City Commission proclaim October 2026 as "Domestic Violence Awareness Month" in the City of Coral Springs.

6. **Proclamation, White Cane Safety Day**
   (City Commission)
   Request that the Coral Springs City Commission proclaim October 15, 2026 as "White Cane Safety Day" in the City of Coral Springs.

7. **Proclamation, Indigenous Peoples' Day**
   (City Commission)
   Request that the City Commission proclaim October 12, 2026 as "Indigenous Peoples' Day" in the City of Coral Springs.

8. **Proclamation, Columbus Day**
   (City Commission)
   Request that the City Commission proclaim October 12, 2026 as "Columbus Day" in the City of Coral Springs.

9. **Proclamation, National Code Compliance Month**
   (City Commission)
   Request that the City Commission proclaim the month of October 2026 as “National Code Compliance Month” in the City of Coral Springs.

10. **Proclamation, National Arts and Humanities Month**
    (City Commission)
    Request that the City Commission proclaim the month of October as “National Arts and Humanities Month” in the City of Coral Springs.

Public Comment

Public Hearings/Special Meeting Announcements

11. **Ordinance 2026-115, First Reading, Convertible Virtual Currency Kiosks (Brad**

Mock)
Request to hold public hearing and approve the first reading of Ordinance 2026-115, creating Section 1032 of the land development code of the City of Coral Springs, entitled “convertible virtual currency kiosks”, to prohibit “Convertible Virtual Currency Kiosks” in certain places; providing for conflict; providing for severability; providing for codification; providing for an effective date; and set second reading to October 21, 2026.
Funding Source: Not Applicable.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

12. **Ordinance 2026-117, First Reading, Communications Facilities (LDA26-0005) (Tina Jou)**
Request to hold public hearing and approve first reading of Ordinance 2026-117 amending Chapter 25, Article XVI, Section 2501039 of the Land Development Code of the City of Coral Springs entitled, “Placement of Wireless Communications Facilities in the Public Rights-of-Way” relating to landscaping and design standards for Small Wireless Facilities; providing for conflicts; providing for severability; providing for codification; and set second reading for October 21, 2026. (LDA26-0005)
Funding Source: Not Applicable.
Strategic Goal: An Attractive Community.
(REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

13. **Ordinance 2026-109, First Reading, Live Local Act (LDA26-0004) (Tina Jou)**
Request to hold public hearing and approve first reading of Ordinance 2026-109 amending Section 2501070 of the Land Development Code, entitled “Qualifying Development Pursuant to F.S. § 166.04151(7), Under the Live Local Act” and Section 2501071 of the Land Development Code, entitled “Site Plan Review Procedures for Applications Pursuant to the F.S. § 166.04151(7)” to ensure consistency with the current legislative updates; providing for conflict; providing for severability; providing for codification; providing for an effective date; and set second reading for October 21, 2026. (LDA26-0004)
Funding Source: Not Applicable.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

14. **Sign Variance, Florida Panthers IceDen & Nicklaus Children’s Hospital (SV26-0001) (Tina Jou)**
Request to hold quasi-judicial hearing and public hearing to approve petition of Incredible Ice, LLC (Florida Panthers IceDen) for a Sign Variance from Sections 1805 (Permanent Signs; Requirements According to Zoning District), 1807 (Basic Building Wall Sign Design Schedule), and 1808 (Basic Monument Sign Design Schedule) of the Land Development Code to allow a second commercial message for the Florida Panthers IceDen and Nicklaus Children’s Hospital in the Parks and Recreation (P) Zoning District, located at 3299 Sportsplex Drive, legally described as Parcel M, Coral Springs Regional Park Addition; and authorize the City Attorney’s Office to draft an order approving SV26-0001 and adopt said order. (SV26-0001)
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.

(REQUEST TO HOLD QUASI-JUDICIAL HEARING AND PUBLIC HEARING, APPROVE, AUTHORIZE, ADOPT)

Consent

15. **Minutes Approval (Georgia Elliott)**
Request to approve the meeting summary of September 23, 2026 Second Budget Hearing and Regular Meeting.
(REQUEST TO APPROVE)

16. **Affordable Housing Advisory Committee (AHAC) Incentive Report 2026 (Tina Jou)**
Request to approve and adopt the Affordable Housing Advisory Committee (AHAC) Incentive Report 2026 and authorize staff to transmit the report to Florida Housing Finance Corporation.
Funding Source: Not Applicable.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO APPROVE, ADOPT, AUTHORIZE, TRANSMIT)

17. **Resolution 2026-037, Master Signage Program – Florida Panthers IceDen (MSP26-0001) (Tina Jou)**[1]
Request to approve agreement between the City of Coral Springs and Incredible Ice, LLC for the Florida Panthers IceDen Master Sign Program, in accordance with Land Development Code Section 1809 relative to the establishment of signage criteria for signs located at 3299 Sportsplex Drive and adopt Resolution 2026-037 approving a Master Signage Program. (MSP26-0001)
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO APPROVE AND ADOPT)

18. **Second Amendment, Broward County School Board Lease Agreement (Robert Hunter)**[2]
Request to approve Second Amendment to Master Lease Agreement with the School Board of Broward County, authorizing the City to enhance recreational amenities at the Lions Park.
Funding Source: Not Applicable.
Strategic Goal: An Active, Healthy Community.
(REQUEST TO APPROVE)

19. **Grant Annual Report (Catherine Givens)**[3]

20. **Proclamation, South Florida Mental Wellness Summit & Expo Day (City Commission)**
Request that the City Commission proclaim October 22, 2026 as "South Florida Mental Wellness Summit & Expo Day" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

21. **Proclamation, E-Waste Day (City Commission)**
Request that the City Commission proclaim October 14, 2026, as "E-Waste Day" in the City of Coral Springs.

(REQUEST TO PROCLAIM)

22. **Proclamation, National Book Month (City Commission)**
Request that the City Commission proclaim October 2026 as "National Book Month" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

23. **Proclamation, National School Lunch Week (City Commission)**
Request that the City Commission proclaim October 12-16, 2026 as "National School Lunch" Week in the City of Coral Springs.
(REQUEST TO PROCLAIM)

24. **Proclamation, Republic of China (Taiwan) Day (City Commission)**
Request that the City Commission proclaim October 10, 2026 as the "Republic of China (Taiwan) Day" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

Policy Formation and Direction

25. **Resolution 2026-034, Amendment to State Housing Initiatives Partnership (SHIP) FY 2025-2028 Local Housing Assistance Plan (LHAP) (Tina Jou)**
Request to adopt Resolution 2026-034 approving an amendment to the FY 2025-2028 Local Housing Assistance Plan (LHAP) to include the Manufactured Housing strategy as required by the State Housing Initiatives Partnership Program Act, Subsections 420.907-420.9079, Florida Statutes and Rule Chapter 67-37, Florida Administrative Code; authorizing the Mayor to execute any necessary documents and certifications needed by the State; authorizing the submission of the Local Housing Assistance Plan for review and approval by the Florida Housing Finance Corporation; and providing for an effective date.
Funding Source: Receiving Grant to Expend.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO ADOPT, APPROVE, AUTHORIZE)

26. **Appointment, Community Involved Government Committee (Michael McNally)**
Request to consider appointment of Gwynne Gonzalez to the Community Involved Government Committee.
(REQUEST TO APPOINT)

27. **Appointment, Multi-Cultural Advisory Committee (Michael McNally)**
Request to consider appointment of Brendalyn Edwards to the Multi-Cultural Advisory Committee.
(REQUEST TO APPOINT)

Commission Communications

City Manager Communications

28. **City Manager Annual Review**
Request to conduct an annual review of City Manager Catherine Givens.
(REQUEST TO CONDUCT)

City Attorney Communications

29. City Attorney Annual Review
Request to conduct an annual review of City Attorney John J. Hearn.
(REQUEST TO CONDUCT)

Adjournment

Next Regular Meeting: Wednesday, October 21, 2026, 6:30 p.m.
If a person decides to appeal any decision made by the City Commission with respect to these matters, individual(s) must ensure that verbatim record of the proceedings is made. The record should 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.

Public Comment (Coral Springs Municipal Code, Chapter 2, Article I, Sec. 2-2):
The City Commission of the City of Coral Springs, at each regularly scheduled meeting (first and third Wednesdays), shall entertain public comment. Anyone desiring to address the City Commission must submit a written request to the City Clerk. City Commission meetings are a limited public forum and public comment is limited to matters pertinent to the City. Public comments will be held in the priority order in which they are received. Each request shall succinctly detail the matter to be brought before the City Commission; shall contain the address and phone number where the speaker can be reached if the need arises; and shall be dated and signed.

Items on the agenda which are not designated as Public Hearings must be discussed during the public comment period. Waiver of rules. By majority vote, the City Commission may invite public discussion on any agenda item and thereby waive the proscriptions otherwise outlined in this section.

Decorum to be maintained. In every case where a speaker is recognized by the Mayor to discuss an agenda item, speaker shall step to the podium, state their name and address for the benefit of the City Clerk, and identify any group or organization speaker represents. Speaker shall then succinctly state their position regarding the item before the City Commission. Order shall be maintained at each City Commission meeting and the Mayor is hereby empowered to order from the room anyone who refuses to comply with the rules and regulations outlined in this section. The Police Chief or his authorized agent in attendance at the meeting shall carry out the order of the Mayor in this regard.

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[1]Item 17 - Scrivener's error corrected.

[2]Item 18 - Agreement updated.

[3]Item 19 - Report updated.

Summary Sheet

Agenda Item: 1.

Meeting Date: October 7, 2026

Subject:
Presentation, Florida Property Tax Amendment 3 (Senator Tina Polsky)

Placement:
Recognitions/Proclamations/Presentations

Presenting:
Representative Dan Daley

Summary Sheet

Agenda Item: 2.

Meeting Date: October 7, 2026

Subject:
Proclamation, Hindu Heritage Month and Diwali
(City Commission)

Requested Action:
Request that the City Commission proclaim October 2026 as "Hindu Heritage Month" and November 8, 2026 as "Diwali" in the City of Coral Springs.

Placement:
Recognitions/Proclamations/Presentations

Attachments: Copy of Proclamation Diwali
Copy of Proclamation Hindu Heritage Month

Background / Description:
Hinduism is the third-largest religion in the world, with over one billion followers globally, accounting for 15% of the world's population. Approximately four million Hindu Americans reside across the United States, and Broward County is home to a substantial Hindu American community representing diverse ethnic backgrounds. Hindu Americans have particularly excelled in education, business, law, politics, information technology, medicine, and science, making important contributions to our nation's economy, growth, and well-being. Diwali, also called the Festival of Lights, is celebrated by millions worldwide. The festival lasts five days and is observed with enthusiasm and joy. Diwali involves lighting homes and streets with oil lamps and candles to symbolize the victory of light over darkness and the triumph of knowledge over ignorance. Diwali holds deep cultural and spiritual significance, representing the victory of good over evil. Its messages of tolerance, compassion, and the triumph of good resonate with the American spirit, serving as a unifying celebration that brings people from different backgrounds together to spread joy.

Accepting:
Hindu Organizations and Community Members

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

Diwali

The City of Coral Springs recognizes the contributions of the Hindu Americans and shares their values of tolerance, pluralism, religious freedom, and respect for the diversity of all faiths.

Therefore, we, the City Commission of Coral Springs, proclaim November 8, 2026, as "Diwali" in the City of Coral Springs.

October 7, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

Hindu Heritage Month

The City of Coral Springs recognizes the contributions of the Hindu Americans and shares their values of tolerance, pluralism, religious freedom, and respect for the diversity of all faiths.

Therefore, we, the City Commission of Coral Springs, proclaim October 2026 as "Hindu Heritage Month" in the City of Coral Springs.

October 7, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 3.

Meeting Date: October 7, 2026

Subject:
Proclamation, Cancer Awareness and Fire Department Cancer Awareness Pasta Dinner (John Whalen)

Requested Action:
Request that the City Commission proclaim the month of October 2026 as "Cancer Awareness Month" in the City of Coral Springs and Fire Department Personnel wearing a pink tee shirt with a ribbon representing all types of cancer.

Placement:
Recognitions/Proclamations/Presentations

Attachments: Copy of Proclamation Cancer Awareness and Fire Department Cancer Awareness Pasta Dinner

Background / Description:
Each October, the Fire Department honors those touched by cancer by wearing special Cancer Awareness Tee Shirts. For the month of October, all firefighters will wear a pink tee shirt with a ribbon to represent all types of cancer. We also invite the community to our annual Cancer Awareness Pasta Dinner on Saturday, October 24th at Fire Station 80, from 5:00 PM - 9:00 PM. Tickets may be purchased in advance for this event through the Benevolent Website at www.coralspringsfirefighters.org. The City of Coral Springs recognizes that cancer touches the lives of everyone in some form or another and is honored to share in this recognition.

Requested By:
Staff

Presenting:
Fire Chief John Whalen

Accepting:
Fire Chief John Whalen
Lt. Michael Farmer and the Coral Springs Professional Firefighters Benevolent Board Members
Fire Department Personnel

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

Cancer Awareness and Fire Department Cancer Awareness Pasta Dinner

In recognition of your work to promote cancer awareness throughout the month of October, and for raising meaningful funds that support cancer research, prevention, treatment, and survivorship, we thank you for your efforts. We are proud to support your department, and the community, to educate firefighters, and the public, about the importance of Cancer Awareness.

Therefore, we, the City Commission of Coral Springs, recognize October 2026 as "Cancer Awareness Month" in the City of Coral Springs.

October 7, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 4.

Meeting Date: October 7, 2026

Subject:
Recognition, Lifesaving Actions at Panthers Warriors 9/11 Hockey Tournament
(John Whalen)

Requested Action:
Request that the City Commission recognize the following individuals for Lifesaving Actions while off duty at the Panthers Warriors 4th Annual 9/11 Hockey Tournament at the Panthers Ice Den:

First Responders:

- Ian Scriver — Palm Beach County FR
- Jessica Herman — Jupiter Fire Rescue
- Drew Johnson — Miami-Dade FR
- Joseph Arley — Coconut Creek FR
- Anthony Zapata — North Lauderdale FR
- **Off Duty**: Chris Loy – Coral Springs Parkland FD
- **Off Duty**: Dakota Koch – Coral Springs Parkland FD

Coral Springs-Parkland Fire Department:

- **E71 Crew**: Michael Latino, Damon France, Robert Wood
- **R71 Crew**: James Cooper, Azia Ramsay, Adonis Jerez
- **Battalion Chief**: Ryan Reinert

Placement:
Recognitions/Proclamations/Presentations

Attachments: Copy of Recognition - Arley
Copy of Recognition - Scriver
Copy of Recognition - Johnson
Copy of Recognition - Herman
Copy of Recognition - Ramsay
Copy of Recognition - Reinert
Copy of Recognition - Jerez
Copy of Recognition - Cooper
Copy of Recognition - Wood
Copy of Recognition - France
Copy of Recognition - Latino
Copy of Recognition - Koch
Copy of Recognition - Loy
Copy of Recognition - Zapata

Background / Description:
On September 11th, 64-year-old retired NYPD Officer and 9/11 responder Joe Gomes was participating in a hockey tournament at the Florida Panthers Ice Den. Gomes had spent months working at Ground Zero following the September 11th attacks.

While playing in the tournament, Gomes made one final play on the ice before realizing that something did not feel right. He was able to make his way to the bench, where he suddenly collapsed and went into cardiac arrest.

Several players nearby, many of whom were also first responders, immediately recognized the seriousness of the situation and began lifesaving measures. CPR was initiated without delay, and, critically, an automated external defibrillator (AED) was readily available at the facility. The AED was quickly retrieved, applied, and used to deliver a shock that successfully restored Gomes' heart rhythm.

The immediate availability and rapid use of the AED played a vital role in Mr. Gomes' survival. In a cardiac arrest, every minute without CPR and defibrillation can significantly reduce the chance of survival. Having an AED accessible at the Ice Den allowed responders to provide one of the most important interventions in the cardiac chain of survival within the first critical moments of the emergency.

Among those who rushed to his aid was Jupiter Fire Rescue Paramedic Jessica Herman. Jessica and Gomes have known each other for more than 15 years. They first met when Jessica was just 13 years old and Gomes refereed her hockey games. Now 30 years old and a paramedic, Jessica found herself providing lifesaving care to someone she had known for much of her life.

Several other first responders who were on the ice also immediately stepped in to assist. Although they represented different agencies and departments, they worked seamlessly as a team, combining their training and experience to provide exceptional care during an extremely critical event.

Mr. Gomes experienced cardiac arrest three separate times throughout the incident. Despite the severity of his condition, the rapid recognition of cardiac arrest, immediate high-quality CPR, early access to an AED, prompt defibrillation, and timely advanced medical care gave him the best possible chance of survival.

This incident is a powerful example of the cardiac chain of survival in action. Most importantly, it demonstrates why AEDs must be readily available in public and recreational facilities and why bystanders should feel empowered to use them. The presence of an AED, combined with trained individuals who acted without hesitation, was a critical factor in Mr. Gomes' remarkable recovery without neurological deficits.

Requested By:
Staff

Presenting:
Fire Chief John Whalen

Accepting:
Ian Scriver
Jessica Herman
Drew Johnson
Joseph Arley
Anthony Zapata
Chris Loy

Dakota Koch
Michael Latino
Damon France
Robert Wood
James Cooper
Azia Ramsay
Adonis Jerez
Ryan Reinert

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Recognition

Lifesaving Commendation

Joseph Arley

The City of Coral Springs recognizes you for performing lifesaving actions while at the Panthers Warriors 4th Annual 9/11 Hockey Tournament at the Panthers IceDen. Your quick and heroic actions contributed to the chain of survival resulting in a positive outcome

We, the City Commission, are immensely proud for the courage you have displayed in making our city a safer place.

October 7, 2026

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Joshua Simmons
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Joseph McHugh
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Special Recognition

Lifesaving Commendation

Ian Scriver

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Special Recognition

Lifesaving Commendation

Drew Johnson

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Special Recognition

Lifesaving Commendation

Jessica Herman

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Special Recognition

Lifesaving Commendation

Azia Ramsay

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Special Recognition

Lifesaving Commendation

Ryan Reinert

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Lifesaving Commendation

Adonis Jerez

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Special Recognition

Lifesaving Commendation

James Cooper

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Lifesaving Commendation

Robert Wood

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Special Recognition

Lifesaving Commendation

Damon France

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Lifesaving Commendation

Michael Latino

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Dakota Koch

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Lifesaving Commendation

Chris Loy

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Lifesaving Commendation

Anthony Zapata

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October 7, 2026

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Shawn M. Cerra
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Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 5.

Meeting Date: October 7, 2026

Subject:
Proclamation, Domestic Violence Awareness Month
(City Commission)

Requested Action:
Request that the City Commission proclaim October 2026 as "Domestic Violence Awareness Month" in the City of Coral Springs.

Placement:
Recognitions/Proclamations/Presentations

Attachments: Copy of Proclamation

Background / Description:
Domestic violence is a pattern of abusive behavior within a relationship. It may involve not only physical abuse but also mental, psychological, financial, or emotional abuse. According to the National Coalition Against Domestic Violence (NCADV), an average of 24 people per minute in the United States experience rape, physical violence, or stalking by an intimate partner—more than 12 million women and men over the course of a single year.

Domestic violence affects not only people, but entire families, as seen by the large number of calls the Florida Abuse Hotline receives that are classified as "Family Violence Threatens Child." These patterns highlight the critical need for more support services, education, and prevention. Addressing domestic violence in our communities requires a collective effort, law enforcement, service providers, schools, neighborhoods, and local governments must work together to create safe spaces and give victims the confidence to seek help.

Women in Distress is Broward County's only nationally accredited, state-certified, full-service domestic violence center, working to end abuse through intervention, education, and advocacy. Their daily compassion and commitment make our community safer and remind every resident that no one has to face abuse alone. The Commission sincerely thanks Women in Distress for their tireless dedication to survivors and their families.

Requested By:
Mayor Brook

Presenting:
Mayor Brook

Accepting:
Linda Parker, President & CEO of Women in Distress

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

Domestic Violence Awareness Month

The City of Coral Springs proclaims October 2026 as Domestic Violence Awareness Month, a time to honor survivors and renew our shared commitment to ending abuse. We urge every resident to learn the signs, to speak out against violence, and to help ensure that no victim faces abuse alone or without access to the safety, support, and resources they need to heal and rebuild.

Now, therefore, we, the City Commission of Coral Springs, do hereby proclaim October 2026 as "Domestic Violence Awareness Month" in the City of Coral Springs.

October 7, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 6.

Meeting Date: October 7, 2026

Subject:
Proclamation, White Cane Safety Day
(City Commission)

Requested Action:
Request that the Coral Springs City Commission proclaim October 15, 2026 as "White Cane Safety Day" in the City of Coral Springs.

Placement:
Recognitions/Proclamations/Presentations

Attachments: Proclamation White Cane Safety Day

Background / Description:
Blind people have used canes throughout history, but society did not widely recognize their ability to travel independently until relatively recently. In 1964, Congress adopted a joint resolution designating October 15 as White Cane Safety Day and recognizing the cane's role in safe, independent travel.

White Cane Safety Day celebrates the many achievements, independence, dignity, and civil rights of blind and visually impaired people and honors the white cane as an important symbol of independence. Many organizations continue this work today. Among them is Lighthouse of Broward. Founded in 1973, the organization has served Broward County for more than 50 years by providing rehabilitation, education, support, and advocacy services at no cost to children, teens, adults, and seniors who are blind or visually impaired.

The Commission commends the City's Accessibility Advisory Group for its leadership in bringing forward Coral Springs' first-ever proclamation for White Cane Safety Day. We are deeply grateful for the Group's passion, advocacy, and dedication to making our community more inclusive for all.

Requested By:
Mayor Brook

Presenting:
Mayor Brook

Accepting:
Lighthouse of Broward joined by the City's Accessibility Advisory Group

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

White Cane Safety Day

The City of Coral Springs urges its residents to celebrate this month with ceremonies, activities, and programs that honor White Cane Safety Day and acknowledge the contributions of individuals with low vision and blindness to our community. The City Commission reaffirms its commitment to a community where people with visual impairments can live independently and participate fully. This proclamation affirms our shared responsibility to promote accessibility, remove barriers, and ensure equitable access to public life.

Therefore, we, the City Commission of Coral Springs, proclaim October 15, 2026, as "White Cane Safety Day" in the City of Coral Springs.

October 7, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 7.

Meeting Date: October 7, 2026

Subject:
Proclamation, Indigenous Peoples' Day
(City Commission)

Requested Action:
Request that the City Commission proclaim October 12, 2026 as "Indigenous Peoples' Day" in the City of Coral Springs.

Placement:
Recognitions/Proclamations/Presentations

Attachments: Copy of Proclamation - Indigenous Peoples' Day

Background / Description:
October 12, 2026 is Indigenous Peoples’ Day. On this day, we recognize the perseverance and bravery of Indigenous peoples, express our gratitude for their many contributions to our country, and reaffirm our commitment to respecting Tribal sovereignty and self-determination.

The Miccosukee Tribe of Indians of Florida has lived in Florida since time immemorial. Descendants of Indigenous peoples who resisted assimilation in the Florida Mission system and welcomed refugees from the Creek Nation, the Miccosukee were pushed into the southernmost lands after more than half a century of guerrilla warfare alongside their Seminole allies. While most of the Seminole alliance was removed to Oklahoma, about 100-200 Miccosukee and Seminoles, led by Abiaki, refused to surrender and took refuge in the Everglades, where the Miccosukee Tribe remains to this day. On January 11, 1962, the U.S. Secretary of the Interior approved the Constitution of the Miccosukee Tribe of Indians of Florida, officially recognizing the tribe. This legal act confirmed their tribal status and established them as a sovereign, federally recognized nation within the U.S.

Today, Indigenous peoples are a beacon of resilience, strength, and perseverance, and a source of incredible contributions. Their diverse cultures and communities are a testament to the unshakable, unbreakable commitment of many generations to preserve their cultures, identities, and rights to self-governance.

Requested By:
Commissioner Simmons

Accepting:
Miccosukee Tribe of Indians of Florida

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

Indigenous Peoples' Day

The City of Coral Springs acknowledges the importance of Indigenous Peoples' Day and recognizes the historical and ongoing contributions of Native peoples to the United States. We honor and celebrate the rich cultures, traditions, and resilience of Native American and Indigenous communities.

Therefore, we, the City Commission of Coral Springs, proclaim October 12, 2026, as "Indigenous Peoples' Day" in the City of Coral Springs.

October 7, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 8.

Meeting Date: October 7, 2026

Subject:
Proclamation, Columbus Day
(City Commission)

Requested Action:
Request that the City Commission proclaim October 12, 2026 as "Columbus Day" in the City of Coral Springs.

Placement:
Recognitions/Proclamations/Presentations

Attachments: Copy of Proclamation Columbus Day

Background / Description:
On Columbus Day, we recognize and celebrate the heritage, faith, and contributions of Italian Americans to our nation. Generations of Italian immigrants arrived with strong family ties and determination, building railroads, businesses, and communities, and enriching American life through food, music, art, and craftsmanship.

We also recognize the Knights of Columbus, whose name links their story directly to Columbus Day. Founded in New Haven, Connecticut, in 1882 by Father Michael J. McGivney, the Knights named themselves after Christopher Columbus to affirm that Catholics could be faithful to the Church and loyal Americans. For more than 140 years, they have carried forward this legacy of faith and heritage through charity, unity, fraternity, and patriotism.

Here at home, we recognize Coral Springs Council 8838, which serves the St. Elizabeth Ann Seton, St. Andrew, and Mary Help of Christians parishes in Coral Springs and Parkland. The council celebrated its 40th anniversary in 2025 and continues to put its faith into action by helping those in need, guided by Catholic and fraternal values.

We acknowledge that Columbus's legacy is viewed differently across communities and respect those perspectives. We offer this observance in a spirit of unity, celebrating Italian-American heritage and recognizing the service of the Knights of Columbus Coral Springs Council 8838.

Requested By:
Staff

Accepting:
Knights of Columbus Coral Springs Council 8838

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

Columbus Day

On Columbus Day, the City of Coral Springs recognizes and celebrates the heritage, devotion, and enduring legacy of Italian Americans in our nation. We are grateful to the Knights of Columbus Coral Springs Council 8838 and to all Italian Americans for their faith, service, and lasting contributions to our community and country.

Therefore, we, the City Commission of Coral Springs, proclaim October 12, 2026 as "Columbus Day" in the City of Coral Springs.

October 7, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 9.

Meeting Date: October 7, 2026

Subject:
Proclamation, National Code Compliance Month
(City Commission)

Requested Action:
Request that the City Commission proclaim the month of October 2026 as “National Code Compliance Month” in the City of Coral Springs.

Placement:
Recognitions/Proclamations/Presentations

Attachments: Summary Sheet
#1 - National Code Compliance Month Proclamation 2026
Copy of Proclamation

Background / Description:
The Code Compliance Division provides for the safety, health, and welfare of the residents in this community through the enforcement of codes and ordinances which also helps to preserve and enhance the aesthetics citywide.

The Division also supports development in the City by working with businesses and outside agencies to educate business owners on laws, regulations, ordinances, and by processing Business Tax Receipt applications in a timely manner.

The American Association of Code Enforcement has declared the month of October be set aside by local governments to honor and recognize their Code Compliance Division.

Accepting:
Code Compliance Manager, Anthony Flores; Code Inspectors; Code Compliance Staff

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: October 7, 2026
Department: DS/Code Compliance
Initiated By: Tina Jou
DOC ID: 3554

SUBJECT: Proclamation, National Code Compliance Month 2026

PLACEMENT: Recognitions/Proclamations/Presentations

REQUESTED ACTION: The City Commission proclaim the month of October 2026 as "National Code Compliance Month" in the City of Coral Springs. (REQUEST TO PROCLAIM)

PRESENTING: Scott J. Brook, Mayor
City of Coral Springs

ACCEPTING: Code Compliance Manager, Anthony Flores; Code Inspectors; Code Compliance Staff

BACKGROUND:

The Code Compliance Division provides for the safety, health, and welfare of the residents in this community through the enforcement of codes and ordinances which also helps to preserve and enhance the aesthetics citywide.

The Division also supports development in the City by working with businesses and outside agencies to educate business owners on laws, regulations, ordinances, and by processing Business Tax Receipt applications in a timely manner.

The American Association of Code Enforcement has declared the month of October be set aside by local governments to honor and recognize their Code Compliance Division.

ATTACHMENT:
#1 - Proclamation

National Code Compliance Month

WHEREAS, The Code Compliance Division provides for the safety, health, and welfare of the citizens in the community through the enforcement of building, zoning, housing, animal control, fire safety, environmental and other codes, and ordinances; and

WHEREAS, The Code Compliance Division often has a challenging and demanding role and often does not receive recognition for the job that it does in improving living and working conditions for residents and businesses of our community; and

WHEREAS, the role of The Code Compliance Division has expanded in recent years with the increased number of Neighborhood Preservation, Landlord Registration, and Vacation Rental applications and inspection; and

WHEREAS, The Code Compliance Division is called upon to provide quality customer service and excellence to the residents and businesses of the City of Coral Springs; and

WHEREAS, The Code Compliance Division consists of dedicated, well trained, and highly responsible individuals who take their jobs seriously and are proud of their department and the local government within which they serve; and

WHEREAS, too often their efforts go unnoticed, even after code compliance has been accomplished due to their efforts and expertise; and

WHEREAS, The American Association of Code Enforcement has declared the month of October be set aside by local governments to honor and recognize their Code Compliance Inspectors and Professionals.

NOW, THEREFORE, through the authority vested in me by the Commissioners of Coral Springs, I do hereby proclaim the month of October 2026 as **NATIONAL CODE COMPLIANCE MONTH.**

Duly proclaimed and adopted this _____day of _____2026.

_____(SEAL)
Mayor

_____
Clerk

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

National Code Compliance Month

In recognition of your efforts to provide a safe, healthy, and aesthetically beautiful place to live and work for the residents in this community, we commend you for the hard work and dedication you perform every day through the enforcement of important city codes and ordinances.

Therefore, we, the City Commission of Coral Springs, proclaim October 2026, as "National Code Compliance Month" in the City of Coral Springs.

October 7, 2026

Shawn M. Cerra
Commissioner

Scott J. Brook
Mayor

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 10.

Meeting Date: October 7, 2026

Subject:
Proclamation, National Arts and Humanities Month
(City Commission)

Requested Action:
Request that the City Commission proclaim the month of October as “National Arts and Humanities Month” in the City of Coral Springs.

Placement:
Recognitions/Proclamations/Presentations

Attachments: National Arts and Humanities Month October 2026 City of Coral Springs
Copy of Proclamation - National Arts and Humanities Month

Background / Description:
October is National Arts & Humanities Month (NAHM)—a collective recognition of the importance of culture in America. NAHM was launched by Americans for the Arts more than 30 years ago as National Arts Week in honor of the twentieth anniversary of the National Endowment for the Arts and National Endowment for the Humanities. In 1993, it was reestablished by Americans for the Arts and national arts partners as a month-long celebration, with goals of focusing on equitable access to the arts at local, state, and national levels, encouraging individuals, organizations, and diverse communities to participate in the arts, allowing governments and businesses to show their support of the arts, and raising public awareness about the positive impact of the arts and humanities in our communities and lives.

Among the many art and cultural entities that the City of Coral Springs provides, the Coral Springs Museum of Art has served as a cultural gem within our community for nearly 30 years. In 2019, the Museum entered a new chapter when its nonprofit board voted to amend its bylaws, naming the Coral Springs City Commissioners as board members. The City Commission formally accepted the governance role that November. This closer alignment between the Museum and the City has helped pave the way for expanded accessibility, including free admission, and set the stage for the Museum’s next major evolution.

In December 2023, the Coral Springs City Commission approved a lease agreement for a new Museum gallery in Downtown Coral Springs. Together, a vision was formed and implemented to create a modern space in the heart of downtown, providing greater visibility, accessibility, and walkability. The move also introduced a refreshed Museum identity. Developed in-house by the City of Coral Springs Communications & Marketing team, the new brand included a logo and visual identity, signage, merchandise, promotional materials, and a broader marketing strategy designed to introduce the Museum to new audiences.

We’re pleased to share that the new Downtown Coral Springs Gallery will open this week with a Grand Opening event taking place on Friday, October 9 from 5:30 to 9:30 p.m., marking the start of a new and thrilling chapter for the Arts and Humanities in Coral Springs.

Requested By:
Staff

Accepting:
The Coral Springs Museum of Art Staff Members

National Arts and Humanities Month October 2026

City of Coral Springs 2026

WHEREAS, the nation's 110,000 nonprofit arts organizations, the National Endowment for the Arts, the National Endowment for the Humanities, the nation's 4,500 local arts agencies, and the arts and humanities councils of the 50 states and the six U.S. jurisdictions have regularly issued official proclamations on an annual basis designating October as National Arts and Humanities Month,

WHEREAS, the arts and humanities embody much of the accumulated wisdom, intellect, and imagination of humankind;

WHEREAS, the arts and humanities enhance and enrich the lives of every American;

WHEREAS, the arts and humanities play a unique role in the lives of our families, our communities, and our country;

WHEREAS, cities and states - through their local and state arts agencies and representing thousands of cultural organizations have celebrated the value and importance of culture in the lives of Americans and the health of thriving communities during National Arts and Humanities Month for several years; and

WHEREAS, the arts and culture industry also strengthens our economy by generating $151.7 billion in total economic activity annually, $29 billion in government revenue, and by supporting the full-time equivalent of 5 million jobs;

WHEREAS, the creative economy drives tourism and commerce, supports American workers, and makes up 4.3% of the annual GDP, proposed federal legislation titled The CREATE Act (S. 3759 and H.R. 7281) would support economic development of the creative economy;

NOW, THEREFORE, BE IT RESOLVED, that The City of Coral Springs do hereby proclaim October as National Arts and Humanities Month and call upon our citizens to celebrate and promote the arts and culture in our nation and to specifically encourage the greater participation by those said citizens in taking action for the arts and humanities in their towns and cities.

CORAL SPRINGS

EVERYTHING UNDER THE SUN

Special Proclamation

National Arts and Humanities Month

October is celebrated nationwide as National Arts and Humanities Month, a time to honor the artists, writers, performers, educators, and cultural organizations that enrich our lives and reflect our nation's diverse heritage and creativity.
The City Commission of Coral Springs encourages all residents to celebrate and promote the arts and culture in our nation.

Therefore, we, the City Commission of Coral Springs, proclaim October 2026 as "National Arts and Humanities Month" in the City of Coral Springs.

October 7, 2026

Scott J. Brook
Mayor

Shawn M. Cerra
Commissioner

Joshua Simmons
Commissioner

Joseph McHugh
Commissioner

Summary Sheet

Agenda Item: 11.

Meeting Date: October 7, 2026

Subject:
Ordinance 2026-115, First Reading, Convertible Virtual Currency Kiosks (Brad Mock)

Requested Action:
Request to hold public hearing and approve the first reading of Ordinance 2026-115, creating Section 1032 of the land development code of the City of Coral Springs, entitled “convertible virtual currency kiosks”, to prohibit “Convertible Virtual Currency Kiosks” in certain places; providing for conflict; providing for severability; providing for codification; providing for an effective date; and set second reading to October 21, 2026.
Funding Source: Not Applicable.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

Funding Source:
Not Applicable

Placement:
Public Hearings/Special Meeting Announcements

Attachments: Ordinance 2026-115
Business Impact Estimate

Background / Description:
The City Commission finds that prohibiting the physical placement and operation of CVC kiosks within the City is reasonably related to the protection of the health, safety, and welfare of the public and constitutes an appropriate exercise of the City’s home rule and police powers and further finds it to be in the best interests of its citizens and that individuals have other access to purchase and transact virtual currency.

Presenting:
Brad Mock

ORDINANCE NO. 2026-115

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, CREATING SECTION 1032 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS, ENTITLED "CONVERTIBLE VIRTUAL CURRENCY KIOSKS", TO PROHIBIT CONVERIBLE VIRTUAL CURRENCY KIOSKS IN CERTAIN PLACES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, Florida Statutes, confer upon Florida municipalities broad home rule authority to exercise governmental, corporate, and proprietary powers for municipal purposes except when expressly prohibited by law; and

WHEREAS, the City Commission finds that protecting residents and visitors from fraud, theft, financial exploitation, and other criminal activity constitutes a valid municipal purpose and an appropriate exercise of the City's police powers; and

WHEREAS, convertible virtual currency kiosks ("CVC Kiosk"), sometimes referred to as cryptocurrency automated teller machines, cryptocurrency ATMs, Bitcoin ATMs, or similar terms allow users to exchange fiat currency or other value for virtual currency through a physical electronic terminal; and

WHEREAS, CVC Kiosk transactions may be completed rapidly and may result in the transfer of funds to virtual currency wallets controlled by persons located outside the City, outside the State of Florida, or outside the United States; and

WHEREAS, once a virtual currency transaction is completed, the transaction may be difficult or impossible for the customer, financial institution, kiosk operator, or law enforcement agency to reverse or recover; and

WHEREAS, according to FinCEN Notice FIN-2025-NTC1, the Federal Bureau of Investigation's Internet Crime Complaint Center reports that criminals engaged in fraud schemes often direct victims to use a CVC kiosk to send payments under false pretenses; and

WHEREAS, FIN-2025-NTC1 states that in 2024, the Federal Bureau of Investigation received more than 10,956 complaints reporting the use of CVC kiosks, with victim losses of approximately $247,700,000; and

WHEREAS, in addition, FIN-2025-NTC1 provides that FinCEN's analysis of certain bank information has revealed that CVC kiosks have been used to launder suspected drug proceeds, including proceeds for transnational criminal organizations; and

WHEREAS, in the City of Coral Springs, over the past two years, victims in Coral Springs have been scammed out of over $320,000 by criminals who required their victims to use CVC kiosks; and

WHEREAS, based upon the analysis of the Coral Springs Police Department, over 50% of all victims over the past two years are over the age of 60 in those cases; and

WHEREAS, in 44% of those cases, the victims were required to make multiple transactions at a CVC kiosk; and

WHEREAS, the City Commission finds that the physical accessibility, speed, relative anonymity, and irreversibility associated with CVC kiosk transactions create risks that differ materially from ordinary retail payment transactions and from virtual currency transactions initiated by individuals through their own computers, mobile devices, or personal digital wallets; and

WHEREAS, victims of CVC kiosk fraud suffer substantial and almost always irrecoverable financial losses, and investigation of such offenses require significant municipal law enforcement resources and frequently do not lead to identification or apprehension of a suspect; and

WHEREAS, the Florida Legislature enacted Chapter 2026-178, Laws of Florida, establishing certain regulations under Chapter 560, Florida Statutes, governing CVC kiosk businesses, including state registration and operational requirements; and

WHEREAS, the City recognizes and does not seek through this Ordinance to interfere with the State of Florida's regulation, registration, supervision, disclosure requirements, transaction requirements, refund requirements, or other regulation of money services businesses or CVC kiosk businesses under Chapter 560, Florida Statutes; and

WHEREAS, the City recognizes and does not seek through this Ordinance to infringe upon or regulate any device or entity to the extent such regulation is expressly preempted by Section 655.017, Florida Statutes, or other applicable state or federal law; and

WHEREAS, instead, the City Commission finds that the physical presence and operation of CVC kiosks within the territorial boundaries of the City presents a distinct local public safety concern appropriately addressed through the City's municipal police power; and

WHEREAS, the City Commission finds that prohibiting the physical placement and operation of CVC kiosks within the City is reasonably related to the protection of the health, safety, and welfare of the public and constitutes an appropriate exercise of the City's home rule and police powers and further finds it to be in the best interests of its citizens and that individuals have other access to purchase and transact virtual currency.

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. That Section 1032 of the Land Development Code of the City of Coral Springs entitled "Convertible Virtual Currency Kiosks", is hereby created to read as follows:

Sec. 1032. Convertible Virtual Currency Kiosks.

(a) Purpose and intent.

The purpose of this section is to protect the public from fraud, financial exploitation, theft, and related criminal activity associated with the use of publicly accessible virtual currency kiosks and to reduce the public safety and law enforcement burdens associated with such activity.

This section is intended solely to regulate the physical placement of convertible virtual currency kiosks within the territorial limits of the City of Coral Springs.

(b) Definitions.

For purposes of this section, the following words and phrases shall have the meanings set forth below:

"*Virtual currency*" shall mean a medium of exchange in electronic or digital format that is not fiat currency. The term does not include a medium of exchange in electronic or digital format that is:

(1) issued by or on behalf of a publisher and used solely within an online game, game platform, or family of games sold by the same publisher or offered on the same game platform; or

(2) used exclusively as part of a consumer affinity or rewards program and can be applied solely as payment for purchases with the issuer or other designated merchants but cannot be converted into or redeemed for currency or another medium of exchange.

"Convertible virtual currency kiosk" shall mean an electronic terminal that enables a person to exchange fiat currency or virtual currency for virtual currency, including through the use of cash, payment card, or a virtual currency wallet, whether the terminal permits one-way or two-way transactions. A convertible virtual currency kiosk may also be known as a "cryptocurrency ATM" or "Bitcoin ATM." For purposes of this section, a convertible virtual currency kiosk does not mean:

(1) a personal computer;
(2) a personal tablet or phone;
(3) a personal digital wallet or device used by its owner or authorized user to conduct a lawful virtual currency transaction; and
(4) an ordinary point-of-sale terminal used by a merchant solely to accept virtual currency as payment for lawful goods or services provided by that merchant;
(5) any device to the extent regulation of that device by the City is expressly preempted by Section 655.017, Florida Statutes, or other applicable state or federal law.

(c) Prohibition.

It shall be unlawful for any person or entity to install, locate, place, maintain, operate, or make available for public or otherwise have in a location open to the public a convertible virtual currency kiosk within the City. This prohibition shall not apply to a convertible virtual currency kiosk owned and operated by the government for a governmental purpose or to any device or activity to the extent regulation thereof by the City is expressly preempted by Section 655.017, Florida Statutes, or other applicable state or federal law.

The prohibition in this subsection applies regardless of the name, branding, configuration, ownership structure, transaction direction, or technology used by a device if the device otherwise meets the definition of a convertible virtual currency kiosk under this section.

(d) Existing virtual currency kiosks; removal.

(1) Any prohibited convertible virtual currency kiosk physically located within the City of Coral Springs as of the effective date of this Ordinance shall be removed and shall permanently cease operation no later than sixty (60) calendar days following the effective date of this Ordinance. If a written contract for the placement or location of the kiosk was entered into on or before August 25, 2026, the convertible virtual currency kiosk must be removed upon expiration of the then-current contractual term or by August 25, 2027, whichever occurs first.

(2) No contract amendment, extension, renewal, assignment, transfer, relocation, replacement, or modification occurring after August 25, 2026, shall extend the removal deadline established in subsection (1). A kiosk qualifying under subsection (1) may not be relocated to another location within the jurisdictional limits of the City of Coral Springs or replaced with another kiosk during the period before its required removal.

(3) A person or entity claiming the benefit of the extended removal period in subsection (1) shall, upon request by the City, provide a complete executed copy of the qualifying written contract and documentation sufficient to establish its execution date, then-current term, and expiration date.

(e) Applicability; activities not prohibited.

Nothing in this section shall be construed to prohibit or regulate:

(1) the lawful ownership or possession of virtual currency;
(2) the lawful purchase, sale, exchange, storage, transfer, transmission, or receipt of virtual currency;
(3) the use of a personal electronic devices or personal digital wallets to engage in an otherwise lawful virtual currency transaction;
(4) the acceptance by a merchant of virtual currency as payment for lawful goods or services through an ordinary point-of-sale system that is not a convertible virtual currency kiosk;
(5) Blockchain technology, distributed-ledger technology, or any other lawful technology unrelated to the physical operation of a convertible virtual currency kiosk within the city; or
(6) any activity that the city is prohibited from regulating by state or federal law.

(f) Enforcement.

(1) Any person, operator, host, property owner, tenant, occupant, business operator, or other responsible party who violates this section may be subject to enforcement pursuant to the city's Code of Ordinances, Land Development Code, and Chapter 162, Florida Statutes.

(2) The city may issue a notice of violation to any one (1) or more of the following:
(a) any person who knowingly installs, maintains, hosts, operates, permits, or causes a convertible virtual currency kiosk to remain in violation of this

section; (b) a tenant, occupant, or business operator exercising control over the premises upon which the convertible virtual currency kiosk is located; and (c) the owner of the property upon which the convertible virtual currency kiosk is located.

(3) Each person or entity whose own conduct, control of the premises, or failure to act constitutes a violation of this section may be held independently responsible for that violation. Enforcement against one responsible person or entity does not preclude enforcement against any other responsible person or entity for the same violation.

(g) Violations.

(1) Each convertible virtual currency kiosk located in violation of this section constitutes a separate violation regardless of whether one or more convertible virtual currency kiosks are located on the same property or in the same area.

(2) The City Commission hereby declares all convertible virtual currency kiosks located in the City of Coral Springs in violation of this section as a public welfare and safety violation.

(3) Any fine imposed pursuant to this section shall accrue for each day that the violation continues, in accordance with Section 162.09, Florida Statutes, as amended, and this Code.

(h) Other remedies.

(1) In addition to any penalties arising out of Chapter 162, Florida Statutes, and this Code, the city may seek temporary or permanent injunctive relief, declaratory relief, or any other remedy available at law or in equity to enforce this section.

(2) The remedies provided in this section are cumulative and not exclusive.

(3) The city may recover its lawful costs of enforcement to the extent authorized by law.

(4) Nothing herein shall be construed to require the city to pursue any particular enforcement remedy before seeking another remedy authorized by law. The city may institute an action for temporary or permanent injunctive relief, declaratory relief, or other equitable relief without first exhausting administrative or code enforcement remedies, to the extent permitted by law.

(i) Business tax receipts and other city approvals.

The issuance of a city business tax receipt, zoning approval, certificate of use, building permit, electrical permit, or any other city permit, authorization, approval, inspection, or governmental action shall not authorize activity prohibited by this section, shall not create a

vested right to own, maintain, host, operate, or use a virtual currency kiosk within the city, and shall not constitute approval of a prohibited activity or estop the city from enforcing this section.

(j) State and federal law.

Nothing in this section is intended to:

(1) establish a municipal registration or licensure system for a virtual currency kiosk business;
(2) regulate matters expressly preempted by the State of Florida or the federal government;
(3) alter, diminish, supplement, or replace any obligation imposed upon a virtual currency kiosk business by Chapter 560, Florida Statutes, or other applicable state or federal law; or
(4) prevent a state or federal agency from exercising any jurisdiction or enforcement authority granted to such agency by law.

To the extent any provision of this section could reasonably be construed in more than one manner, it shall be construed in the manner that preserves the city's lawful home rule authority while avoiding conflict with controlling state or federal law.

SECTION 3. 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 4. 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 5. 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 City of Coral Springs Code of Ordinances; 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 6. Effective Date. This Ordinance shall become effective upon the approval of the City Commission unless another effective date is specified in this Ordinance.

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 /2nd

			Yes	No
___	___	MAYOR BROOK	___	___
___	___	COMMISSIONER CERRA	___	___
___	___	COMMISSIONER MCHUGH	___	___
___	___	COMMISSIONER SIMMONS	___	___

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 NO. 2026-115 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, CREATING SECTION 1032 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS, ENTITLED "CONVERTIBLE VIRTUAL CURRENCY KIOSKS", TO PROHIBIT CONVERIBLE VIRTUAL CURRENCY KIOSKS IN CERTAIN PLACES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; 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).

THE CITY COMMISSION FINDS THAT PROHIBITING THE PHYSICAL PLACEMENT AND OPERATION OF CVC KIOSKS WITHIN THE CITY IS REASONABLY RELATED TO THE PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC AND CONSTITUTES AN APPROPRIATE EXERCISE OF THE CITY'S HOME RULE AND POLICE POWERS AND FURTHER FINDS IT TO BE IN THE BEST INTERESTS OF IT CITIZENS AND THAT INDIVIDUALS HAVE OTHER ACCESS TO PURCHASE AND TRANSACT VIRTUAL CURRENCY.

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: Brad Mock Chief of Police
Print name and title

Brad Mock
Brad Mock (Sep 23, 2026 09:14:53 EDT)
Signature and Date

Coral Springs Business Impact Estimate Form (Blank Fillable Form)

Final Audit Report 2026-09-23

Created:	2026-09-23
By:	Matt Hoffman (mhoffman@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOtMZMWkLKknKpwXHfjdpK2k37URDyTKD

"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 Brad Mock (bmock@coralsprings.gov)
2026-09-23 - 1:14:54 PM GMT- IP address: 199.27.247.2

Email verification link emailed to Brad Mock (bmock@coralsprings.gov)
2026-09-23 - 1:14:55 PM GMT

Email viewed by Brad Mock (bmock@coralsprings.gov)
2026-09-23 - 1:15:14 PM GMT- IP address: 199.27.247.2

E-signature verified by Brad Mock (bmock@coralsprings.gov)
2026-09-23 - 1:15:19 PM GMT- IP address: 198.55.118.242

Agreement completed.
2026-09-23 - 1:15:19 PM GMT

Summary Sheet

Agenda Item: 12.

Meeting Date: October 7, 2026

Subject:
Ordinance 2026-117, First Reading, Communications Facilities (LDA26-0005) (Tina Jou)

Requested Action:
Request to hold public hearing and approve first reading of Ordinance 2026-117 amending Chapter 25, Article XVI, Section 2501039 of the Land Development Code of the City of Coral Springs entitled, "Placement of Wireless Communications Facilities in the Public Rights-of-Way" relating to landscaping and design standards for Small Wireless Facilities; providing for conflicts; providing for severability; providing for codification; and set second reading for October 21, 2026. (LDA26-0005)
Funding Source: Not Applicable.
Strategic Goal: An Attractive Community.
(REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

Funding Source:
Not Applicable

Placement:
Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
#1 - Ordinance 2026-117
#2 - Petition LDA26-0005
#3 - Business Impact Estimate

Background / Description:
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.

The initial regulations regarding these types of uses were adopted in the LDC in 1996, with additional regulations incorporated in 1997. Several Federal and State laws have been adopted relating to wireless services since these Ordinances were adopted, including regulations relating to wireless facilities within public rights-of-way, review procedures and timeframes, and, most recently, relating to the placement of small wireless facilities within rights-of-way.

On June 6, 2018, the City Commission adopted Ordinance 2018-104. This Ordinance amended various Sections of both the Code and LDC to address new state-of-the-art technologies that have developed in the rapidly-changing telecommunications industry since the City's regulations were originally adopted. As a result, the City Commission adopted the

City's first Wireless Master Plan ("Plan") on September 18, 2019, which was prepared by the City's telecommunications consultant, CityScape Consultants, Inc. The Plan not only catalogs existing telecommunications facilities and antennas throughout the City, it also identifies areas for potential locations of facilities in the upcoming years.

On February 19, 2020, City Commission adopted Ordinance 2020-100 in response to additional State regulations relating to Wireless Communications Facilities and Telecommunications Towers and Antennas. These amendments included updates to small-cell facilities within the public rights-of-way. Since that time, the City has experienced an increase in the number of small wireless facilities in the rights-of-way which have been installed with inconsistencies due to the different carriers within the wireless communications industry, i.e. AT&T, Verizon, T-Mobile, Hotwire, and Crown Castle.

In the last Florida Legislative Session, Senate Bill 488 passed and the following amendment will address a change necessitated by that Bill. Additionally, in order to ensure a cohesive and consistent community aesthetic, design guidelines will be completed to provide a balance between federal requirements and the City's Land Development Code.

Presenting:
Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: October 7, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 3719

SUBJECT: Ordinance 2026-117: First Reading, Communications Facilities (LDA26-0005)

PLACEMENT: Public Hearing

REQUESTED ACTION: Request to hold public hearing and approve First Reading of Ordinance 2026-117 amending Chapter 25, Article XVI, Section 2501039 of the Land Development Code of the City of Coral Springs entitled, "Placement of Wireless Communications Facilities in the Public Rights-of-Way" relating to landscaping and design standards for Small Wireless Facilities; providing for conflicts; providing for severability; providing for codification; and set Second Reading for October 21, 2026. Funding Source: Not Applicable. Strategic Goal: An Attractive Community. (LDA26-0005) (REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

PRIOR ACTION:

08/10/2026	Board forwarded a favorable recommendation (5-0, unanimous) to the Commission relative to LDA26-0005.
02/19/2020	Commission unanimously adopted Ordinance 2020-100 amending Chapter 25, Article XVI (Communications Facilities) of the Land Development Code to modify regulations relating to wireless communications facilities and telecommunications towers and antennas.
09/18/2019	Commission unanimously approved the Wireless Master Plan.
06/06/2018	Commission unanimously adopted Ordinance 2018-104 repealing Article XIV (Telecommunications Towers and Antennas), creating Article XVI (Communications Facilities) and amending various sections of the Land Development Code to modify regulations relating to wireless communications facilities and telecommunications towers and antennas, and repealing Chapter 20 (Telecommunications) of the City Code of Ordinances
06/21/2017	Commission approved Ordinance 2017-018 extending the moratorium on wireless communications facilities and telecommunications towers and antennas in public rights-of-way for a period not to exceed 120 days.
09/21/2016	Commission approved Ordinance 2016-116 establishing a moratorium on wireless communications facilities and telecommunications towers and antennas in public rights-of-way for a period not to exceed 180 days.
08/17/2016	Commission approved Resolution 2016-025 adopting a Notice of Intent (3-LDA-16) pending regulation change relating to a moratorium on wireless communications facilities and telecommunications towers and antennas in public rights-of-way.
05/20/1997	Commission adopted Ordinance 97-114 approving amendments to the Code of Ordinances, Chapter 20, relating to Telecommunications.
10/15/1996	Commission adopted Ordinance 96-137 creating Land Development Code Chapter 25, Article XIV to regulate the placement and maintenance of communications towers and antennas.

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1. **HOLD PUBLIC HEARING AND APPROVE FIRST READING OF ORDINANCE 2026-117 AMENDING CHAPTER 25, ARTICLE XVI, SECTION 2501039 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS ENTITLED, "PLACEMENT OF WIRELESS COMMUNICATION FACILITIES IN THE PUBLIC RIGHTS-OF-WAY" RELATING TO LANDSCAPING AND DESIGN STANDARDS FOR SMALL WIRELESS FACILITIES; AND**

2. **SET SECOND READING OF ORDINANCE 2026-117 FOR THE OCTOBER 21, 2026 CITY COMMISSION MEETING.**

LOCATION: X Citywide

ATTACHMENTS:
#1 – Ordinance 2026-117
#2 – Petition LDA26-0005
#3 – Business Impact Estimate

Subject: Ordinance 2026-117: First Reading, Communications Facilities (LDA26-0005)

SUBJECT: PETITION OF THE CITY OF CORAL SPRINGS AMENDING CHAPTER 25, ARTICLE XVI, SECTION 2501039 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS ENTITLED, "PLACEMENT OF WIRELESS COMMUNICATION FACILITIES IN THE PUBLIC RIGHTS-OF-WAY" RELATING TO LANDSCAPING AND DESIGN STANDARDS FOR SMALL WIRELESS FACILITIES. (LDA26-0005)

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.

The initial regulations regarding these types of uses were adopted in the LDC in 1996, with additional regulations incorporated in 1997. Several Federal and State laws have been adopted relating to wireless services since these Ordinances were adopted, including regulations relating to wireless facilities within public rights-of-way, review procedures and timeframes, and, most recently, relating to the placement of small wireless facilities within rights-of-way.

On June 6, 2018, the City Commission adopted Ordinance 2018-104. This Ordinance amended various Sections of both the Code and LDC to address new state-of-the-art technologies that have developed in the rapidly-changing telecommunications industry since the City's regulations were originally adopted. As a result, the City Commission adopted the City's first Wireless Master Plan ("Plan") on September 18, 2019, which was prepared by the City's telecommunications consultant, CityScape Consultants, Inc. The Plan not only catalogs existing telecommunications facilities and antennas throughout the City, it also identifies areas for potential locations of facilities in the upcoming years.

On February 19, 2020, City Commission adopted Ordinance 2020-100 in response to additional State regulations relating to Wireless Communications Facilities and Telecommunications Towers and Antennas. These amendments included updates to small-cell facilities within the public rights-of-way. Since that time, the City has experienced an increase in the number of small wireless facilities in the rights-of-way which have been installed with inconsistencies due to the different carriers within the wireless communications industry, i.e. AT&T, Verizon, T-Mobile, Hotwire, and Crown Castle.

In the last Florida Legislative Session, Senate Bill 488 passed and the following amendment will address a change necessitated by that Bill. Additionally, in order to ensure a cohesive and consistent community aesthetic, design guidelines will be completed to provide a balance between federal requirements and the City's Land Development Code.

ANALYSIS

Since the development of the City's Code regulating communication facilities, wireless communications have grown exponentially, both in terms of technology available, as well as the impact to people's daily lives. As new technologies are introduced, changes to the City's land development regulations may be required as new technology and new types of facilities were not contemplated in the City's Code. With

new installations occurring in the right-of-way, the balance with public safety and aesthetics needs to be considered.

Currently, the Code requires the following in development standards for communications facilities in the public rights-of-way:

> *Section 2501039 (f) (5)*
> *All small wireless facilities, micro wireless facilities, new utility poles or support structures, and any equipment associated therewith, installed pursuant to this subsection shall be of a type of concealed objective design standard to best fit into the surrounding area. Such objective design may include, but is not limited to,* ***landscaping*** *where appropriate as determined by the City, planters, wrap, architectural design to resemble other structures in the area of the Public Rights-of-Way such as, but not limited to, trash receptacles, bus shelters, recycling receptacles, pet facilities, water fountain, wayfinding facilities, light poles, utility poles, flag poles, flag pole styled poles (which do not require flag), and/or other architectural design approved by the City. Unless waived by the City, any such concealed facility shall function in the same manner as the facility it resembles in compliance with the City Code, at the expense of the applicant. By way of example, if an applicant installs a small wireless facility or utility pole that resembles nearby light poles, the facility shall include a light that is operated in the same manner as other light poles, a flagpole shall include a flag, etc., at the applicant's expense. All concealed elements, e.g. the light feature of a small wireless facility concealed as a light pole, shall be maintained in good working condition for the life of the small wireless facility.*

Based on a review of Senate Bill 488, there are several key changes which will be effective on October 1, 2026. However, only Section 2501039 requires modification to update the language related to landscaping (highlighted above). While landscaping plays a significant role in aesthetics within the City, there are other opportunities which should be considered and incorporated into the locating and design of wireless facilities. This can be accomplished through design guidelines which will be consistent with Federal and State regulations.

Modifications to this portion of the Code will remove the requirement for landscaping and update the section to enhance the criteria for screening and concealment of communications facilities within the rights-of-way.

Proposed language will require compliance with design guidelines and engineering standards which will support the design and aesthetics of the City. This shall include architectural design, color matching and concealment requirements. The design guidelines will highlight the following elements:

- Hierarchy and visual examples of different small cell facilities;
- Location and siting standards
- Design and aesthetic standards, addressing height, screening requirements, landscaping, lighting, and signage; and
- Safety and noise standards

The guidelines will promote consistency and aesthetic compatibility throughout the City. Within the City, there are existing small cells which vary in appearance and configuration with little consistency. Photos

Subject: Ordinance 2026-117: First Reading, Communications Facilities (LDA26-0005)

depicting a small cell in the City of Weston, are shown below in comparison to the small cell facilities located in Coral Springs.



Small Cell Facilities, Coral Springs



Small Cell Facility, Weston

Subject: Ordinance 2026-117: First Reading, Communications Facilities (LDA26-0005)

SUMMARY

Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission relative to LDA26-0005 amending Chapter 25, Article XVI (Communications Facilities) of the Land Development Code relating to changes to telecommunication facilities for consistency with current applicable federal and state laws.

INTERVENING ACTION FROM THE AUGUST 10, 2026 PLANNING AND ZONING BOARD MEETING

The Planning and Zoning Board forwarded a favorable recommendation (5-0, unanimous) relative to LDA26-0005 amending Article XVI, Communication Facilities, relating to landscaping and design standards for small wireless facilities in the rights-of-way.

ORDINANCE NO. 2026-117

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING CHAPTER 25, ARTICLE XVI, SECTION 2501039 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS ENTITLED, "PLACEMENT OF WIRELESS COMMUNICATIONS FACILITIES IN THE PUBLIC RIGHTS-OF-WAY" RELATING TO SCREENING AND DESIGN STANDARDS FOR SMALL WIRELESS FACILITIES; 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

WHEREAS, City staff has identified a need for clarification of the design standards applicable to small wireless facilities, micro wireless facilities, utility poles, support structures, and associated equipment located within the public rights-of-way; 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 2501039 of the Land Development Code of the City of Coral Springs entitled, "Placement of Wireless Communications Facilities in the Public Rights-of-Way", shall be amended to read as follows:

Sec. 2501039. Placement of wireless communications facilities in the public rights-of-way.

* * * *

(2) *The Advanced Wireless Infrastructure Deployment Act (Small Wireless Facilities).*

* * * *

(f) Development standards.

* * * *

5. All small wireless facilities, micro wireless facilities, new utility poles or support structures, and any equipment associated therewith, installed pursuant to this subsection shall be of a type of concealed objective design standard to best fit into the surrounding area. Such objective design may include, but is not limited to, ~~landscaping~~ screening where appropriate as determined by the City, ~~planters,~~ wrap, architectural design to resemble other structures in the area of the Public Rights-of-Way such as, but not limited to, trash receptacles, bus shelters, recycling receptacles, pet facilities, water fountain, wayfinding facilities, light poles, utility poles, flag poles, flag pole styled poles (which do not require flag), and/or other architectural design approved by the City. Unless waived by the City, any such concealed facility shall function in the same manner as the facility it resembles in compliance with the City Code, architectural guidelines and engineering standards, at the expense of the applicant. By way of example, if an applicant installs a small wireless facility or utility pole that resembles nearby light poles, the facility shall include a light that is operated in the same manner as other light poles, a flagpole shall include a flag, etc., at the applicant's expense. All concealed elements, e.g. the light feature of a small wireless facility concealed as a light pole, shall be maintained in good working condition for the life of the small wireless facility.

* * * *

SECTION 3. 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 4. 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 Land Development Code 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 5. EFFECTIVE DATE. This Ordinance shall become effective upon the approval of the City Commission unless another effective date is specified in this Ordinance.

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 /2nd

			Yes	No
___	___	MAYOR BROOK	___	___
___	___	COMMISSIONER CERRA	___	___
___	___	COMMISSIONER MCHUGH	___	___
___	___	COMMISSIONER SIMMONS	___	___

CORAL SPRINGS
EVERYTHING UNDER THE SUN

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	echang@coralsprings.gov
Name (or firm)	Email

Amendment Information

Chapter 25, Article XVI

Sections of the code to be amended

Proposed amendment

Amend Chapter 25, Article XVI (Communications Facilities) to be consistent with new State laws and incorporate design guidelines for communications facilities in public rights-of-way.

Reason for amendment

To be consistent with new State laws.

What is the public benefit of the proposed code amendment?

Provide updated language to be consistent with new State laws and provide clarity with design guidelines to improve architectural designs and overall aesthetics for the City.

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

N/A

Does this amendment impact the cost of housing? ○ Yes ◉ No

If yes what is the approximate increase per unit? _____

If this amendment impacts the cost of housing per unit, notify the Chief Planner.

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 Tuesday, July 28, 2026

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

☑ personally known ○ produced identification ID type _____

Judith Butler
Comm.: HH 433015
Expires: Oct. 3, 2027
Notary Public - State of Florida

Notary seal

Judith Butler 7/28/26

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
- $6,323.00 fee plus recordation fee and legal advertising costs to be determined by City Clerk (954-344-1065)

Community Development Division use only

Petition # LDA26-0005 Accepted by Elizabeth Chang Date accepted 7/28/2026

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 2026-117
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING CHAPTER 25, ARTICLE XVI, SECTION 2501039 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS ENTITLED, "PLACEMENT OF WIRELESS COMMUNICATIONS FACILITIES IN THE PUBLIC RIGHTS-OF-WAY" RELATING TO LANDSCAPING AND DESIGN STANDARDS FOR SMALL WIRELESS FACILITIES; 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 (Sep 23, 2026 10:38:29 EDT)
Signature and Date

Summary Sheet

Agenda Item: 13.

Meeting Date: October 7, 2026

Subject:
Ordinance 2026-109, First Reading, Live Local Act (LDA26-0004) (Tina Jou)

Requested Action:
Request to hold public hearing and approve first reading of Ordinance 2026-109 amending Section 2501070 of the Land Development Code, entitled "Qualifying Development Pursuant to F.S. § 166.04151(7), Under the Live Local Act" and Section 2501071 of the Land Development Code, entitled "Site Plan Review Procedures for Applications Pursuant to the F.S. § 166.04151(7)" to ensure consistency with the current legislative updates; providing for conflict; providing for severability; providing for codification; providing for an effective date; and set second reading for October 21, 2026. (LDA26-0004)
Funding Source: Not Applicable.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

Funding Source:
Not Applicable

Placement:
Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
#1 - Ordinance 2026-109
#2 - Petition LDA26-0004
#3 - Map of Potential Locations for Qualifying Development
#4 - Business Impact Estimate

Background / Description:
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, and amendments to state or county laws. Staff continuously monitors and reviews the Code to ensure regulations for development are appropriate for the City and recommends amendments when needed or as directed by the City Commission.

In 2023, the Florida Legislature passed Senate Bill 102, entitled "Live Local Act" (Act), which among other things, preempts the ability of cities and counties to regulate affordable housing under certain circumstances. Specifically, a municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial and industrial if at least 40% of the residential units in a proposed multifamily development are, for a period of 30 years, affordable as defined under state law. Since the City designates less than 20% of its land area for commercial or industrial uses, a qualifying development proposing affordable housing under the Act must propose mixed-use residential development in areas zoned commercial and industrial.

A municipality may not require a proposed development under the Act to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and density. For mixed-use residential projects, at least 65% of the total square footage must be used for residential purposes. Density must not be restricted below the highest allowed density on any land in the municipality, and height may not be restricted below the highest currently allowed height for a commercial or residential development located in its jurisdiction within one mile of the proposed development or 3 stories, whichever is higher. All other local land development requirements must be met, including but not limited to platting, concurrency, environmental review, traffic, setbacks, landscape, etc.

The provisions of the Act detailed above became effective on July 1, 2023, and expires in 2033. In August 2023, the City Commission approved a zoning in progress to provide sufficient time for staff to review the requirements of the Act and propose a LDC amendment to address the new state regulations. On March 6, 2024, the City Commission passed Ordinance 2024-107 to ensure qualifying projects would benefit from the preemptions afforded by the Act, to address/clarify any regulatory gaps that are within the City's purview, while also implementing the overall vision and aesthetics of the City. Subsequent to the adoption of Ordinance 2024-107, SB328 was passed by the Legislature which included revisions to the Act. These amendments were passed by City Commission through Ordinance 2024-109.

During the 2025 legislative session, new bills were introduced to clarify certain requirements and provide additional considerations under certain circumstances. SB1730 was passed by the House and Senate and signed into law by the Governor on June 23, 2025. The bill amended the Live Local Act land use and zoning provisions for qualifying developments to:

- Clarify certain terms and definitions.
- Make clarifying changes pertaining to the density, height, and floor area ratio entitlements for qualifying developments.
- Require local governments to include mixed use residential as allowable uses within mixed use zoning districts.
- Prohibit local governments from requiring more than 10% of the total square footage of a mixed-use development for nonresidential purposes.
- Clarifies for proposed developments, demolition of existing structures must be administratively approved.
- Reduce parking requirements from 20% to 15% for a proposed qualifying development subject to conditions.
- Provide certain requirements or restrictions on structures or buildings that are individually listed in the National Register of Historic Places.

The amendments were approved by City Commission on December 3, 2025 through Ordinance 2025-119.

In the 2026 legislative session, HB1389 was passed by the House and Senate and signed by the Governor, which proposed further changes to eligible properties. Specifically, the changes included:

- Clarifying existing definitions.
- Expanding the allowable locations for qualifying development to properties owned by counties, municipalities, school boards, and religious institutions (greater than three

acres with places of worship existing for at least 10 years), regardless of zoning district.
- Requires projects which include religious institutions, counties, municipalities, or school boards to be included as a party for the development project.
- Preempts cities from establishing additional requirements which may restrict building height (such as stepbacks or setbacks).

Presenting:
Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: October 7, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 3720

SUBJECT: Ordinance 2026-109: First Reading, Live Local Act (LDA26-0004)

PLACEMENT: Public Hearing

REQUESTED ACTION: Request to hold public hearing and approve First Reading of Ordinance 2026-109 amending Section 2501070 of the Land Development Code, entitled "Qualifying Development Pursuant to F.S. § 166.04151(7), Under the Live Local Act" and Section 2501071 of the Land Development Code, entitled "Site Plan Review Procedures for Applications Pursuant to the F.S. § 166.04151(7)" to ensure consistency with the current legislative updates; providing for conflict; providing for severability; providing for codification; providing for an effective date; and set Second Reading for October 21, 2026. Funding Source: Not Applicable. Strategic Goal: A Family-Friendly Community. (LDA26-0004) (REQUEST TO HOLD PUBLIC HEARING, APPROVE, SET SECOND READING)

LOCATION: Citywide

PRIOR ACTION:

08/10/2026	Board forwarded a favorable recommendation (5-0, unanimous) to Commission relative to LDA26-0004.
12/03/2025	Commission approved (5-0, unanimous) Second Reading of Ordinance 2025-119.
11/13/2025	Commission approved (4-0, unanimous) First Reading of Ordinance 2025-119.
10/07/2025	Board forwarded a favorable recommendation (3-0, unanimous) to Commission relative to LDA25-0002.
06/26/2024	Commission approved (5-0, unanimous) Second Reading of Ordinance 2024-109.
06/05/2024	Commission approved (5-0, unanimous) First Reading of Ordinance 2024-109.
04/08/2024	Board forwarded a favorable recommendation (3-0, unanimous) to Commission relative to LDA24-0002.
03/06/2024	Commission approved (5-0, unanimous) Second Reading of Ordinance 2024-107.
02/21/2024	Commission approved (5-0, unanimous) First Reading of Ordinance 2024-107.
01/23/2024	Board forwarded a favorable recommendation (4-0, unanimous) to the City Commission relative to LDA23-0004.
08/16/2023	Commission approved Resolution 2023-033 adopting a notice of intent for pending regulation changes related to affordable housing development in commercial and industrial districts.

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1. **HOLD PUBLIC HEARING AND APPROVE FIRST READING OF ORDINANCE 2026-109 AMENDING SECTIONS 2501070 AND 2501071 OF THE LAND DEVELOPMENT CODE; AND**

2. **SET SECOND READING OF ORDINANCE 2026-109 FOR OCTOBER 21, 2026 CITY COMMISSION MEETING.**

Attachment:
#1 – Ordinance 2026-109
#2 – Petition LDA26-0004
#3 – Map of Potential Locations for Qualifying Development
#4 – Business Impact Estimate

Subject: Ordinance 2026-109 First Reading, Live Local Act (LDA26-0004)

SUBJECT: PETITION OF THE CITY OF CORAL SPRINGS AMENDING SECTIONS 2501070 (QUALIFYING DEVELOPMENT PURSUANT TO F.S. § 166.04151(7), UNDER THE LIVE LOCAL ACT) AND 2501071 (SITE PLAN REVIEW PROCEDURES FOR APPLICATIONS PURSUANT TO F.S. § 166.04151(7)) OF THE LAND DEVELOPMENT CODE. (LDA26-0004)

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, and amendments to state or county laws. Staff continuously monitors and reviews the Code to ensure regulations for development are appropriate for the City and recommends amendments when needed or as directed by the City Commission.

In 2023, the Florida Legislature passed Senate Bill 102, entitled “Live Local Act” (Act), which among other things, preempts the ability of cities and counties to regulate affordable housing under certain circumstances. Specifically, a municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial and industrial if at least 40% of the residential units in a proposed multifamily development are, for a period of 30 years, affordable as defined under state law. Since the City designates less than 20% of its land area for commercial or industrial uses, a qualifying development proposing affordable housing under the Act must propose mixed-use residential development in areas zoned commercial and industrial.

A municipality may not require a proposed development under the Act to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and density. For mixed-use residential projects, at least 65% of the total square footage must be used for residential purposes. Density must not be restricted below the highest allowed density on any land in the municipality, and height may not be restricted below the highest currently allowed height for a commercial or residential development located in its jurisdiction within one mile of the proposed development or 3 stories, whichever is higher. All other local land development requirements must be met, including but not limited to platting, concurrency, environmental review, traffic, setbacks, landscape, etc.

The provisions of the Act detailed above became effective on July 1, 2023, and expires in 2033. In August 2023, the City Commission approved a zoning in progress to provide sufficient time for staff to review the requirements of the Act and propose a LDC amendment to address the new state regulations. On March 6, 2024, the City Commission passed Ordinance 2024-107 to ensure qualifying projects would benefit from the preemptions afforded by the Act, to address/clarify any regulatory gaps that are within the City’s purview, while also implementing the overall vision and aesthetics of the City. Subsequent to the adoption of Ordinance 2024-107, SB328 was passed by the Legislature which included revisions to the Act. These amendments were passed by City Commission through Ordinance 2024-109.

Subject: Ordinance 2026-109 First Reading, Live Local Act (LDA26-0004)

During the 2025 legislative session, new bills were introduced to clarify certain requirements and provide additional considerations under certain circumstances. SB1730 was passed by the House and Senate and signed into law by the Governor on June 23, 2025. The bill amended the Live Local Act land use and zoning provisions for qualifying developments to:

- Clarify certain terms and definitions.
- Make clarifying changes pertaining to the density, height, and floor area ratio entitlements for qualifying developments.
- Require local governments to include mixed use residential as allowable uses within mixed use zoning districts.
- Prohibit local governments from requiring more than 10% of the total square footage of a mixed-use development for nonresidential purposes.
- Clarifies for proposed developments, demolition of existing structures must be administratively approved.
- Reduce parking requirements from 20% to 15% for a proposed qualifying development subject to conditions.
- Provide certain requirements or restrictions on structures or buildings that are individually listed in the National Register of Historic Places.

The amendments were approved by City Commission on December 3, 2025 through Ordinance 2025-119.

In the 2026 legislative session, HB1389 was passed by the House and Senate and signed by the Governor, which proposed further changes to eligible properties. Specifically, the changes included:

- Clarifying existing definitions.
- Expanding the allowable locations for qualifying development to properties owned by counties, municipalities, school boards, and religious institutions (greater than three acres with places of worship existing for at least 10 years), regardless of zoning district.
- Requires projects which include religious institutions, counties, municipalities, or school boards to be included as a party for the development project.
- Preempts cities from establishing additional requirements which may restrict building height (such as stepbacks or setbacks).

ANALYSIS

The 2026 bill includes revisions to the 2025 bill that require an amendment to the City adopted LDC, Article XVIII Live Local Act. The proposed amendment is to ensure the City's LDC is consistent with state requirements where applicable. The following sections will be included in the amendment.

Subject: Ordinance 2026-109 First Reading, Live Local Act (LDA26-0004)

Definitions:
HB1389 revises the existing definition for *industrial use* and *qualifying development.* The revised definition for industrial use eliminates several different types agriculture and farming-related uses, which does not apply to the City. Based on the State's definition, qualifying development shall not exclude groups of parcels under common ownership, provided they are not separated by more than 15 feet of land limited to public pedestrian access.

Permitted Zoning Districts and Properties:
In addition to the adopted amendments from 2025 which added the City's Local Activity Center (LAC) land use and Downtown Mixed-Use (DT-MU) zoning district as permitted locations for qualifying development, HB1389 allows qualifying developments on properties owned by counties, municipalities, school districts, and religious institutions regardless of the underlying zoning district. Properties owned by religious institutions must contain a house of worship in existence for a minimum of 10 years and be greater than three acres. These areas are identified as potential locations on the Qualifying Development map (Attachment #3).

Additional Development Standards:
This section provides requirements for maximum height and density. The maximum height shall be the highest currently allowed for a commercial or residential building, as of July 1, 2023. The proposed ordinance amendment adds the restriction that no additional setback or stepback requirements be established which restrict the maximum allowable height for proposed qualifying developments.

Site Plan Review Procedures:
Qualifying developments proposed on property owned by a county, municipality, school district, or religious institution must include the owner as a party to the application.

CONCLUSION

Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission for LDA26-0004.

INTERVENING ACTION FROM AUGUST 10, 2026, PLANNING AND ZONING BOARD MEETING

The Planning and Zoning Board forwarded a favorable recommendation (5-0, unanimous) relative to LDA26-0004 amending Article XVIII (Live Local Act).

ORDINANCE NO. 2026-109

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING SECTION 2501070 OF THE LAND DEVELOPMENT CODE, ENTITLED "QUALIFYING DEVELOPMENT PURSUANT TO F.S. § 166.04151(7), UNDER THE LIVE LOCAL ACT" AND SECTION 2501071 OF THE LAND DEVELOPMENT CODE, ENTITLED "SITE PLAN REVIEW PROCEDURES FOR APPLICATIONS PURSUANT TO F.S. § 166.04151(7)", TO ENSURE CONSISTENCY WITH THE CURRENT LEGISLATIVE UPDATES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City staff periodically reviews the City's Codes to ensure consistency and clarification; and

WHEREAS, staff has recommended revisions to Sections 2501070 and 2501071 to correlate with the revisions made by the Legislature by and through House Bill 1389; and

WHEREAS, the City Commission accepts the recommendations of the City's professional staff and finds that the revisions to the Land Development Code are in the best interests of all the citizens of the City of Coral Springs.

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. That Section 2501070 of the Land Development Code, entitled "Qualifying Development Pursuant to F.S. § 166.04151(7) Under the Live Local Act", is hereby amended to read as follows:

Sec. 2501070. Qualifying development pursuant to F.S. § 166.04151(7), under the Live Local Act.

(a) *Intent and purpose.* The purpose of this section is to establish procedures and regulations for the development of mixed-use affordable housing developments pursuant to the provisions of F.S. § 166.04151(7), as created by Chapter 2023-17, Laws of Florida, the "Live Local Act" (the "Act"), as amended from time to time, which development involves a combination of residential and non-residential components, and a combination of dwelling units, at least forty (40) percent of

which must qualify as affordable housing units, as defined in F.S. § 420.0004, to accomplish the following purposes:

* * * *

(c) *Definitions.*

* * * *

Industrial use shall mean activities associated with the manufacture, assembly, processing, or storage of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as automobile manufacturing or repair, boat manufacturing or repair, junk yards, ~~meat packing facilities, citrus processing and packing facilities, produce processing and packing facilities,~~ electrical generating plants, water treatment plants, sewage treatment plants, and solid waste disposal sites. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered industrial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not industrial use, irrespective of how they are operated.

* * * *

Qualifying development shall mean a multiple-family mixed-use development proposed pursuant to F.S. § 166.04151(7), as amended from time to time, with sixty-five (65) percent of the gross square footage used for residential purposes, at least forty (40) percent of rental residential units which are affordable, as defined in F.S. § 420.0004, for a period of at least thirty (30) years with the remaining thirty-five (35) percent of the gross square footage dedicated to non-residential uses, as permitted in the applicable zoning district. Until July 1, 2030, this shall not exclude an assemblage of parcels under common ownership or control separated by no more than fifteen (15) feet of land and limited to public pedestrian access.

* * * *

(d) *Zoning districts and properties permitting qualifying developments.* Based on the requirements of Florida law, qualifying developments shall be permitted in the zoning districts listed below, except as permitted in section 250154, Procedures and requirements for mixed-use developments, as amended from time to time. ~~The Local Activity Center (LAC) land use and Downtown Mixed Use (DT-MU) zoning districts permit mixed residential and commercial uses, as regulated by the development of regional impact, comprehensive plan and land development regulations, and therefore, are exempt from this section.~~

* * * *

(7) Based on the requirements of Florida law, qualifying developments shall be permitted on the following, regardless of underlying zoning:

(a) property owned by a county, municipality or school district; and

(b) property that is more than three (3) acres in size and owned by a religious institution, as defined in F.S. § 170.201(2), which has contained a house of public worship for at least ten (10) years before the proposed development. The house of public worship must continue to operate on the property after the qualifying development is constructed.

* * * *

(6) *Additional development standards.*

* * * *

2. The maximum height shall be the highest currently allowed, or allowed on July 1, 2023, for a commercial or residential building within the city and within one (1) mile of the proposed development, or three (3) stories, whichever is higher. The maximum height may not be restricted through other dimensional means, such as establishing setbacks or stepbacks by height, or requiring setbacks or stepbacks that are more restrictive than the minimum permitted in the qualifying development. This does not include the height of any building that met the requirements of this subsection or the height of any building that has received any bonus, variance, or other special exception for height provided in the LDC as an incentive for development.

* * * *

SECTION 3. That Section 2501071 of the Land Development Code, entitled "Site Plan Review Procedures for Applications Pursuant to F.S. § 166.04151(7)", is hereby amended to read as follows:

Sec. 2501071. Site plan review procedures for applications pursuant to F.S. § 166.04151(7).

(a) *Filing.*

* * * *

n. For qualifying developments on property owned by a county, municipality, or school district, the county, municipality, or school district must be a party to the application.

o. For qualifying developments on property owned by a religious institution, the application must be submitted by the applicant and the religious institution.

SECTION 4. 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 5. 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 6. 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 Land Development Code 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 7. 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 /2nd ___

			Yes	No
___	___	MAYOR BROOK	___	___
___	___	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	jlane@coralsprings.gov
Name (or firm)	Email

Amendment Information

Chapter 25, Article XVIII

Sections of the code to be amended

Proposed amendment

Amend Chapter 25, Article XVIII (Live Local Act) to be consistent with new State laws associated with the Live Local Act.

Reason for amendment

To be consistent with new State laws.

What is the public benefit of the proposed code amendment?

Provide updated language to be consistent with new State laws.

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

N/A

Does this amendment impact the cost of housing? ◉ Yes ○ No

If yes what is the approximate increase per unit? Undetermined

If this amendment impacts the cost of housing per unit, notify the Chief Planner.

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 August 3, 2026

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

✓ personally known ○ produced identification ID type _____

Judith Butler
Comm.: HH 433015
Expires: Oct. 3, 2027
Notary Public - State of Florida

Notary seal

Notary signature/date 8/3/26

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
- $6,323.00 fee plus recordation fee and legal advertising costs to be determined by City Clerk (954-344-1065)

Community Development Division use only

Petition # LDA26-0004 Accepted by Jenna Lane Date accepted 8/3/2026

POTENTIAL LOCATIONS FOR QUALIFYING DEVELOPMENT



LEGEND

- City Boundary
- Parcel

Zoning District

- B-1 (11.95 AC)
- B-2 (992.07 AC)
- B-3 (399.45 AC)
- IC (31.88 AC)
- IRD (532.46 AC)
- DT-MU (138 AC)

N

Miles 0 0.25 0.5

*Pursuant to Florida Statute 166.04151, city, county, school districts, and religious institutions (in existence for 10 years and greater than 3 acres) may be potential locations for qualifying development. The potential locations will be evaluated based on the requirements at the time of submittal.

jlane9-28-2026

CORAL SPRINGS
EVERYTHING UNDER THE SUN

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:
Live Local Act (LDA26-0004) Ordinance 2026-109 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING SECTION 2501070 OF THE LAND DEVELOPMENT CODE, ENTITLED "QUALIFYING DEVELOPMENT PURSUANT TO F.S. § 166.04151(7), UNDER THE LIVE LOCAL ACT" AND SECTION 2501071 OF THE LAND DEVELOPMENT CODE, ENTITLED "SITE PLAN REVIEW PROCEDURES FOR APPLICATIONS PURSUANT TO F.S. § 166.04151 (7)", TO ENSURE CONSISTENCY WITH THE CURRENT LEGISLATIVE UPDATES;

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).

NA

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.

NA

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

NA

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

NA

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

NA

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

NA

Prepared by: Jenna Lane, Planning Manager

Print name and title

Jenna Lane (Sep 17, 2026 13:03:21 EDT)

Signature and Date

Coral Springs Business Impact Estimate Form (Blank Fillable Form)

Final Audit Report 2026-09-17

Created:	2026-09-17
By:	Matt Hoffman (mhoffman@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuC88TpHmSBz9y4_qcqzzIH-gocDU8_Y1

"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 Jenna Lane (jlane@coralsprings.gov)
2026-09-17 - 5:03:22 PM GMT- IP address: 199.27.247.2

Email verification link emailed to Jenna Lane (jlane@coralsprings.gov)
2026-09-17 - 5:03:24 PM GMT

Email viewed by Jenna Lane (jlane@coralsprings.gov)
2026-09-17 - 5:03:46 PM GMT- IP address: 185.215.222.26

E-signature verified by Jenna Lane (jlane@coralsprings.gov)
2026-09-17 - 5:03:46 PM GMT- IP address: 185.215.222.26

Agreement completed.
2026-09-17 - 5:03:46 PM GMT

Summary Sheet

Agenda Item: 14.

Meeting Date: October 7, 2026

Subject:
Sign Variance, Florida Panthers IceDen & Nicklaus Children's Hospital (SV26-0001) (Tina Jou)

Requested Action:
Request to hold quasi-judicial hearing and public hearing to approve petition of Incredible Ice, LLC (Florida Panthers IceDen) for a Sign Variance from Sections 1805 (Permanent Signs; Requirements According to Zoning District), 1807 (Basic Building Wall Sign Design Schedule), and 1808 (Basic Monument Sign Design Schedule) of the Land Development Code to allow a second commercial message for the Florida Panthers IceDen and Nicklaus Children's Hospital in the Parks and Recreation (P) Zoning District, located at 3299 Sportsplex Drive, legally described as Parcel M, Coral Springs Regional Park Addition; and authorize the City Attorney's Office to draft an order approving SV26-0001 and adopt said order. (SV26-0001)
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO HOLD QUASI-JUDICIAL HEARING AND PUBLIC HEARING, APPROVE, AUTHORIZE, ADOPT)

Funding Source:
Not Applicable

Placement:
Public Hearings/Special Meeting Announcements

Attachments: Summary Sheet
#1 - Petition SV26-0001 with Backup
#2 - Site Map
#3 - Aerial Map
#4 - Letter from Sign Consultant Tom Graboski

Background / Description:
Incredible Ice, LLC (Florida Panthers IceDen) is requesting a sign variance to allow a second commercial message for signs located at 3299 Sportsplex Drive. The property is located on the southeast quadrant of W Sample Road and Sportsplex Drive with Sawgrass Springs Middle School to the west. The IceDen opened in 1990 and was, at that time, the official practice facility of the Florida Panthers National Hockey League team until 2025. The IceDen is the only triple ice-sheet facility south of Washington, D.C. and the largest full-service pro-shop in the southeast. Over 1 million visitors visit the 125,000 square foot state of the art ice and training facility annually.

In addition to the overall size of the facility, the IceDen offers a number of events and activities such as public skating (general skating), figure ice sessions (figure skating), youth and adult hockey leagues, as well as a traveling hockey team. The facility also welcomes patrons interested in hosting their birthday party and has a gym available to patrons through youth and adult memberships.

In 2020, the Fifth Amendment to Concession Agreement was approved by the City Commission, which included the fabrication and installation of an electronic message center along Sample Road for the advertisement of events and tournaments taking place at the IceDen and for City messages during emergencies. The sign was approved under SV20-0002 which allowed a 9-foot tall and 17-foot-wide monument sign with an electronic message center, approximately 8 feet in width and 4 feet in height.

In 2024, the building completed its 40-year Building Safety Inspection Program where no repairs to the structural or electrical system were required. The City has no current or active Code cases against the property.

Presenting:
Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: October 7, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 3755

SUBJECT: Sign Variance: Florida Panthers IceDen & Nicklaus Children's Hospital (SV26-0001)

PLACEMENT: Public Hearing

REQUESTED ACTION: Request to hold quasi-judicial hearing and public hearing to approve petition of Incredible Ice, LLC (Florida Panthers IceDen) for a Sign Variance from Sections 1805 (Permanent Signs; Requirements According to Zoning District), 1807 (Basic Building Wall Sign Design Schedule), and 1808 (Basic Monument Sign Design Schedule) of the Land Development Code to allow a second commercial message for the Florida Panthers IceDen and Nicklaus Children's Hospital in the Parks and Recreation (P) Zoning District, located at 3299 Sportsplex Drive, legally described as Parcel M, Coral Springs Regional Park Addition; and authorize the City Attorney's Office to draft an order approving SV26-0001 and adopt said order. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (REQUEST TO HOLD QUASI-JUDICIAL HEARING AND PUBLIC HEARING, APPROVE, AUTHORIZE, ADOPT) (SV26-0001)

LOCATION: 3299 Sportsplex Drive (See location map)

PRIOR ACTION:

09/14/2026	Board forwarded a favorable recommendation (5-0, unanimous) to the Commission relative to SV26-0001.
12/16/2020	Commission approved SV20-0002 for construction of a monument sign with an electronic messaging center at the Florida Panthers IceDen.
11/09/2020	Board forwarded a favorable recommendation relative to requested variances to the City Commission.
02/05/2020	Fifth Amendment to Concession Agreement by City and Incredible Ice, LLC.
07/18/2019	David Wescott, Certified Plant Engineer and Certified Ice Technician, provided the Florida Panthers IceDen Facility Evaluation and Life Cycle Planning for building and ice equipment which identified several items in need of repair in order to restore the facility to the same condition as at the commencement of the operations, including the repair and/or replacement of the mezzanine ice rink floor and its supporting ice refrigeration plant.
07/19/2001	Merger in which FPIVI was subsequently named Incredible Ice, LLC.
09/15/1998	Third modification to the agreement was executed to update accounting reports to reflect the correct party being FPIVI, and not Florida Panthers Holdings, Inc.
02/20/1996	ICS assigned its interest in the Agreement to Coral Springs Ice, Ltd ("CSI"), which included modifications and amendments to the original Agreement dated April 4, 1995.
08/08/1995	Can-Am assigned its interest in the Agreement to Iceland (Coral Springs) Limited Partnership (ICS).
04/04/1995	City and Can-Am Investment Group, Inc., entered into an Agreement to which the City granted exclusive use of the property for a multi-user skating arena.

City of Coral Springs
Commission Meeting Agenda Item
Summary Sheet
Meeting: October 7, 2026

Subject: Panthers IceDen & Nicklaus Children's Hospital Sign Variance (SV26-0001)

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1. **HOLD A QUASI-JUDICIAL HEARING AND PUBLIC HEARING TO APPROVE SV26-0001 TO PERMIT A SIGN VARIANCE FROM SECTIONS 1805 (PERMANENT SIGNS; REQUIREMENTS ACCORDING TO ZONING DISTRICT), 1807 (BASIC BUILDING WALL SIGN DESIGN SCHEDULE), AND 1808 (BASIC MONUMENT SIGN DESIGN SCHEDULE) FOR CONSTRUCTION OF SIGNS WITH A SECOND COMMERCIAL MESSAGE FOR THE FLORIDA PANTHERS ICEDEN WITH THE FOLLOWING CONDITIONS:**
   - **A. ALL SIGNS SHALL BE IN ACCORDANCE WITH CITY'S DESIGNER SIGN REGULATIONS;**
   - **B. CANOPY AT ENTRANCE SHALL BE REPLACED/REPAIRED AND SHALL BE THE SAME RED COLOR AS PANTHERS ICEDEN AND NICKLAUS CHILDREN'S HOSPITAL SIGN;**
   - **C. ~~MAIN MONUMENT SIGN AT W SAMPLE ROAD SHALL HAVE A PUSH-THRU FULL COLOR CITY LOGO ON A WHITE ALUMINUM CABINET;~~**
   - **D. ALL CONDITIONS FROM SV20-0002 SHALL STILL BE IN EFFECT;**
   - **E. THE SIGN VARIANCE 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 SV26-0001 AND ADOPT SAID ORDER.**

ATTACHMENTS:
#1 – Petition SV26-0001 with Backup
#2 – Site Map
#3 – Aerial Map
#4 – Letter from Sign Consultant Tom Graboski

Subject: Panthers IceDen & Nicklaus Children's Hospital Sign Variance (SV26-0001)

SUBJECT: PETITION OF INCREDIBLE ICE, LLC (FLORIDA PANTHERS ICEDEN) FOR A SIGN VARIANCE FROM SECTIONS 1805 (PERMANENT SIGNS; REQUIREMENTS ACCORDING TO ZONING DISTRICT), 1807 (BASIC BUILDING WALL SIGN DESIGN SCHEDULE), AND 1808 (BASIC MONUMENT SIGN DESIGN SCHEDULE) OF THE LAND DEVELOPMENT CODE TO ALLOW A SECOND COMMERCIAL MESSAGE FOR THE FLORIDA PANTHERS ICEDEN AND NICKLAUS CHILDREN'S HOSPITAL IN THE PARKS AND RECREATION (P) ZONING DISTRICT, LOCATED AT 3299 SPORTSPLEX DRIVE, LEGALLY DESCRIBED AS PARCEL M, CORAL SPRINGS REGIONAL PARK ADDITION.

GENERAL INFORMATION

PETITIONER: Incredible Ice, LLC

OWNER: City of Coral Springs

LOCATION: 3299 Sportsplex Drive (See Location Map)

LAND USE: Recreation and Open Space

ZONING: Parks and Recreation (P)

ADJACENT ZONING/LAND USES:

- North: W Sample Road (106' of right-of-way), then the former Pan American site, zoned Industrial, Research and Development (IRD);
- South: Sunshine Water Control District Canal (70' canal right-of-way), then City of Coral Springs retention area;
- East: Sabal Pointe Apartments, zoned Medium Density Multiple-Family (RM-20); and semi-attached duplex homes, zoned Two-Family Dwelling (RD-8); then single-family residential homes, zoned One-Family Dwellings (RS-4);
- West: Sawgrass Springs Middle School, zoned Community Facility – Educational (CF-E), then Sawgrass Expressway.

BACKGROUND / DESCRIPTION

Incredible Ice, LLC (Florida Panthers IceDen) is requesting a sign variance to allow a second commercial message for signs located at 3299 Sportsplex Drive. The property is located on the southeast quadrant of W Sample Road and Sportsplex Drive with Sawgrass Springs Middle School to the west. The IceDen opened in 1990 and was, at that time, the official practice facility of the Florida Panthers National Hockey League team until 2025. The IceDen is the only triple ice-sheet facility south of Washington, D.C. and the largest full-service pro-shop in the southeast. Over 1 million visitors visit the 125,000 square foot state of the art ice and training facility annually.

In addition to the overall size of the facility, the IceDen offers a number of events and activities such as public skating (general skating), figure ice sessions (figure skating), youth and adult hockey leagues, as well as a traveling hockey team. The facility also welcomes patrons interested in hosting their birthday party and has a gym available to patrons through youth and adult memberships.

Subject: Panthers IceDen & Nicklaus Children's Hospital Sign Variance (SV26-0001)

In 2020, the Fifth Amendment to Concession Agreement was approved by the City Commission, which included the fabrication and installation of an electronic message center along Sample Road for the advertisement of events and tournaments taking place at the IceDen and for City messages during emergencies. The sign was approved under SV20-0002 which allowed a 9-foot tall and 17-foot-wide monument sign with an electronic message center, approximately 8 feet in width and 4 feet in height.

In 2024, the building completed its 40-year Building Safety Inspection Program where no repairs to the structural or electrical system were required. The City has no current or active Code cases against the property.

ANALYSIS

Section 1805 – Permanent Signs; Requirements According to Zoning District
Section 1807 – Basic Building Wall Sign Design Schedule
Section 1808 – Basic Monument Sign Design Schedule

The Land Development Code only allows one commercial message per sign. Further, it states the legitimate business names, as listed on a business tax license, incorporation documents or otherwise registered to the company shall be permitted on permanent non-residential wall and monument signs. The Petitioner is requesting to modify the existing monument sign and create a Master Sign Program to incorporate Nicklaus Children's Hospital due to a new partnership that has been established. A variance is required due to the additional commercial message and the fact that Nicklaus Children's Hospital is located off-site from this location.

Included in the IceDen Master Sign Program is the redesigned existing monument sign with electronic message center along Sample Road. The redesign of this sign allows for multiple logos and commercial messages, as well as a change in the overall appearance to be consistent with the City's recently adopted Master Sign Program. This allows for the existing stone base to remain while incorporating the City logo within an aluminum cabinet, the IceDen and Nicklaus Children's Hospital logo, and the electronic message center. The remainder of the signs include a smaller monument sign at the parking lot entrance and wall signs throughout the IceDen building.

Proposed signage is based on the need for visibility of the IceDen and its partnerships. The redesign of the existing monument sign with electronic message center will let passersby easily identify the site, as well as current and future events being held at the IceDen. Additionally, the City will continue to utilize the electronic message center for events and, if necessary, important emergency notifications. All proposed wall and directional signage clearly display the name of the complex and the organizations that support its operation.

The purpose of Chapter 18 (Signs) is to "preserve the character and quality of the City's appearance, protect property values, and provide a sound economic and business environment through the encouragement of graphic excellence." Designer Signs are custom-made wall or monument type signs, found to be of higher creative, artistic and three-dimensional value, or sculptural in nature than the standard types of signs typically used within the sign industry. The Petitioner has worked with Staff and the City's sign consultant to finalize the design to ensure the sign will meet the City's designer sign requirements as well as to incorporate elements from the City's Master Sign Program. While the proposed monument sign includes the IceDen and Nicklaus Children's Hospital, the City is the property owner.

Subject: Panthers IceDen & Nicklaus Children's Hospital Sign Variance (SV26-0001)

Petitioner's Justification

The Petitioner's request is to allow the inclusion of both the Florida Panthers logo and the Nicklaus Children's Hospital logo on all signage throughout the complex. Nicklaus Children's Hospital has become the naming rights partner of the Florida Panthers IceDen. As part of this partnership, both logos are requested to be displayed together on all project signage to accurately reflect the facility's branding.

Criteria for a Sign Variance:

In order to approve the Sign Variance, the following criteria must be met based on the following guiding principles of proper signage as outlined in Section 1801 of the Land Development Code:

a) Compatible with their surroundings.

The Nicklaus Children's Hospital brand is centered on the health, wellness, and development of children, which directly complements the Sportsplex's role as a community destination for youth athletics and recreation. The proposed signage package is compatible with the surrounding area which is mostly sporting venues with Sawgrass Springs Middle School to the west. Residential neighborhoods are located to the east, approximately 380 feet from the IceDen building.

b) Expressive of the identity of individual proprietors or of the community as a whole.

The proposed signs will utilize the Florida Panthers logo and the Nicklaus Children's Hospital logo. The main monument sign at Sample Road will be redesigned to incorporate these logos, as well as an aesthetic consistent with the recently adopted city-wide Master Sign Program. Including these identities on the signs appropriately communicates this partnership and reinforces the community-focused purpose of the facility.

c) Legible under the circumstances in which they are seen.

The redesigned monument sign's location is approximately 20 feet from W. Sample Road and approximately 70 feet from Sportsplex Drive. Dimensions of this sign are consistent with the previous approvals and appearance will be consistent with the City's newly adopted city-wide Master Sign Program. All signs have been designed with appropriately scaled lettering, clear spacing, and high contrast finishes to provide effective legibility for both motorists and pedestrians during daytime and evening conditions. All designs communicate the necessary information clearly without creating excessive visual clutter. Incorporating the additional Nicklaus Children's Hospital brand will not affect the legibility of the sign. In fact, it will clearly identify the building with the partnerships on the site.

d) Effective in indexing the environment.

The proposed signs will serve as a clear location and wayfinding element by identifying the IceDen, Nicklaus Children's Hospital, and the City of Coral Springs. This will help visitors, motorists, and pedestrians recognize the property, confirm their destination, and better understand the function and identity of the facility.

e) Conducive to promoting traffic safety by preventing visual distraction.

The proposed redesign of the monument sign provides information in a clear, organized, and easily understood format. Its static design, controlled illumination, and limited number of identification elements reduce visual clutter and allow motorists to recognize the property without unnecessary distraction, thereby supporting traffic and pedestrian safety. The clear, legible font of all the signs would not be unusually distracting to motorists. The proposed height and areas of the signs are consistent with the City's Code and surrounding area.

f) Conducive to promoting excellence in graphic communication.

The Petitioner demonstrates all signs within the proposed Master Sign Program be Designer Signs. The redesigned monument sign will continue to provide a higher resolution, full-color electronic message center. All signs for the site and facility will incorporate the IceDen and Nicklaus Children's Hospital logos consistent with the City's designer sign requirements and Master Sign Program which have been reviewed by the City's sign consultant for compliance.

SUMMARY

Based on the above analysis, Staff finds that the requested variance for an additional commercial message meets the criteria as required by the Land Development Code. Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission relative to SV26-0001 to the October 7, 2026 meeting with the conditions identified on pages 1 and 2 of this memorandum.

INTERVENING ACTION FROM THE SEPTEMBER 9, 2026 PLANNING & ZONING BOARD MEETING

The Board unanimously (5-0) forwarded a favorable recommendation with conditions to the October 7, 2026 City Commission meeting.

Subsequent to the Planning & Zoning Board meeting, the Petitioner revised the plans to address the comments regarding the main monument sign. Based on the updated plans, one of the conditions from the September meeting has been met. As such, this condition above has been updated to reflect the changes. Additionally, conditions from the original sign variance for the main monument sign approved in 2020 would still be applicable and have been included as part of this new request in order to maintain consistency.

CORAL SPRINGS
EVERYTHING UNDER THE SUN

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.

Sign Variance (SV) Petition

Petitioner Information

Name Incredible Ice, LLC Email StevensonR@floridapanthers.com

Street address 3299 Sportsplex Dr Phone

City Coral Springs State Florida ZIP Code 33065

Sign Information

Location of subject sign Street address 3299 Sportsplex Dr

City Coral Springs State Florida ZIP Code 33065

Legal description (if unplatted, give approximate location)

Property owner name Incredible Ice, LLC Zoning of property where sign is located

Size of sign (detail required) **SIGN TYPE A** - 99"x204" **SIGN TYPE B** - 48"x48" **SIGN TYPE** C - 29"x197" **SIGN TYPE D** - 14.5"x120" **SIGN TYPE E** - 24"x120"

Variance from section of the sign ordinance is sought relative to:

Reasons and justification for requested variance

The purpose of this variance request is to allow the inclusion of both the Florida Panthers logo and the Nicklaus Children's Hospital logo on all signage throughout the MSP.

Nicklaus Children's Hospital has become the naming rights partner of the Florida Panthers at the IceDen. As part of this partnership, both logos must be displayed together on all project signage to accurately reflect the facility's branding.

Please also provide the following:

- Fully-dimensioned drawings of the sign in relation to the site plan or survey
- Two (2) sets of site plans of subject property for actual submission to the Planning & Zoning Board
- A CD containing digital copies (PDF) of all documents

For use when petitioner is the owner of subject property

This is to certify that I am the owner in fee simple of subject lands described above in the Petition for Sign Variance.

Jason Walsh — Property owner name

Jason Walsh 9/9/26 — Property owner signature/date

State Florida County Broward

The foregoing instrument was acknowledged before me on 9/9/2026

by means of: ○ physical presence ○ online notarization

✕ personally known ○ produced identification ID type _____

9/9/2026 — Notary signature/date

9/12/2027 — My commission expires

CHRISTIE LAMONT
Notary Public - State of Florida
Commission # HH 398928
My Comm. Expires Sep 12, 2027
Bonded through National Notary Assn.

Notary seal

For use when petitioner is not the owner of subject property

This is to certify that I am the owner of the subject lands described above in the Petition for Sign Variance and that I have authorized the person listed below to make and file the aforesaid petition.

Authorized petitioner name — Title — Property owner signature/date

State Florida County _____

The foregoing instrument was acknowledged before me on _____

by means of: ○ physical presence ○ online notarization

○ personally known ○ produced identification ID type _____

Notary signature/date — My commission expires

Notary seal

To Be Completed by the Community Development Division

Accepted by _____ Petition # _____ Date _____

The $2,172.00 filing fee plus recordation fee, property owner notification, and legal advertising costs to be determined by City Clerk (954-344-1065) must be received before a public hearing is held.

Compatible with its surroundings
The Nicklaus Children's Hospital brand is centered on the health, wellness, and development of children, which directly complements the Sportsplex's role as a community destination for youth athletics and recreation. The proposed monument sign is compatible with the surrounding uses, architectural character, and overall purpose of the property.

Expressive of the identity of individual proprietors or of the community as a whole
The Nicklaus Children's Hospital identity represents a shared commitment with the Florida Panthers IceDen and the Sportsplex to supporting the health, wellness, and athletic development of children and families within the community. Including this identity on the monument sign appropriately communicates this partnership and reinforces the community-focused purpose of the facility.

Legible under the circumstances in which it will be seen
The sign has been designed with appropriately scaled lettering, clear spacing, high-contrast finishes, and controlled halo illumination to provide effective legibility for both motorists and pedestrians during daytime and evening conditions. The design communicates the necessary information clearly without creating excessive visual clutter.

Effective in indexing the environment
The proposed sign will serve as a clear location and wayfinding element by identifying the Sportsplex, its affiliated community partner and the City of Coral Springs. This will help visitors, motorists, and pedestrians recognize the property, confirm their destination, and better understand the function and identity of the facility.

Conducive to promoting traffic safety by preventing visual distraction
The proposed replacement sign is smaller in overall scale than the existing monument sign and presents its information in a clear, organized, and easily understood format. Its static design, controlled illumination, and limited number of identification elements reduce visual clutter and allow motorists to recognize the property without unnecessary distraction, thereby supporting traffic and pedestrian safety.

Conducive to promoting excellence in graphic communication
The redesigned monument sign incorporates high-quality materials, proportional typography, controlled halo illumination, coordinated branding, and refined architectural detailing. The logo elements and cohesive composition of the monument create a professional and visually balanced sign that reflects the high standard of graphic communication and design excellence encouraged by the City of Coral Springs and the city's signage consultant.



PROOF DESIGN CONCEPT

CHECK SPELLING BEFORE APPROVING

It is our goal to make your project look as close as possible to this 2-Dimensional rendering. However, exact placement on the wall or vehicle may vary. By approving these renderings, you are accepting that there are no spelling errors, no missing elements, and that all other details and sizes are correct. The quality of this proof DOES NOT determine the final output. The color of this proof may not match the true output. Colored press proofs are available upon request. Please make sure you communicate this with your Account Executive, as there is a small fee, and might delay the final printing process after approval.



SITE PLAN

SCALE: NTS

Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

FL PANTHERS ICE DEN
3299 Sportsplex Dr
Coral Springs, FL 33065

BY SIGNING THIS DRAWING, YOU AGREE TO THE DESIGN LAYOUT & LOCATION OF THE SIGN. DUE TO PRINTING & FILE CONVERSION, PROCESS COLORS DISPLAY MAY NOT BE 100% ACCURATE

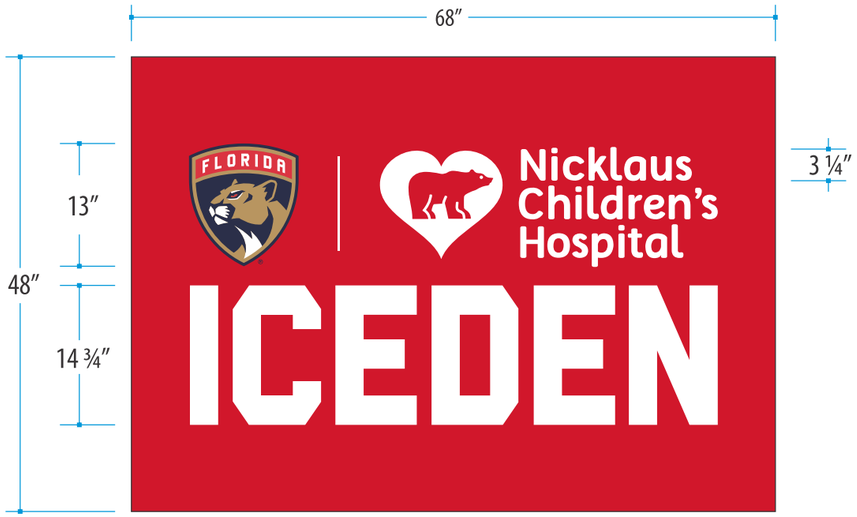
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CLIENT APPROVAL

SIGNATURE

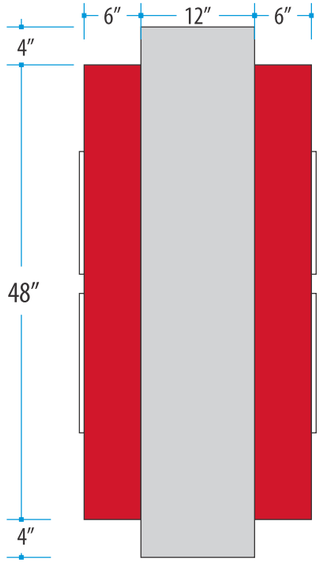
DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	02
DATE	ARTIST	
5/8/2026	JESUS DURAN	

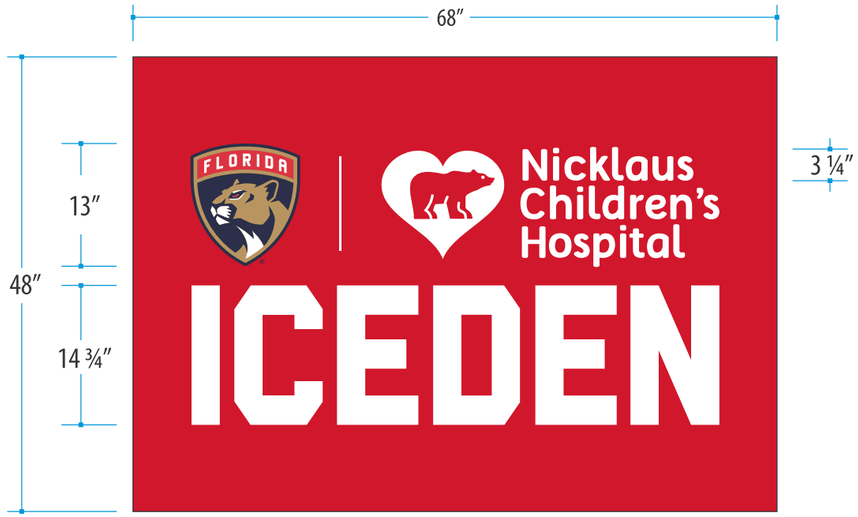


SIGN TYPE A
NEW ILLUMINATED PUSH-THRU ACRYLIC SIGN (EAST)

SCALE: ¾″=1′-0″ **TOTAL SQ FT: 24.3**



SIDE VIEW



SIGN TYPE A
NEW ILLUMINATED PUSH-THRU ACRYLIC SIGN (WEST)

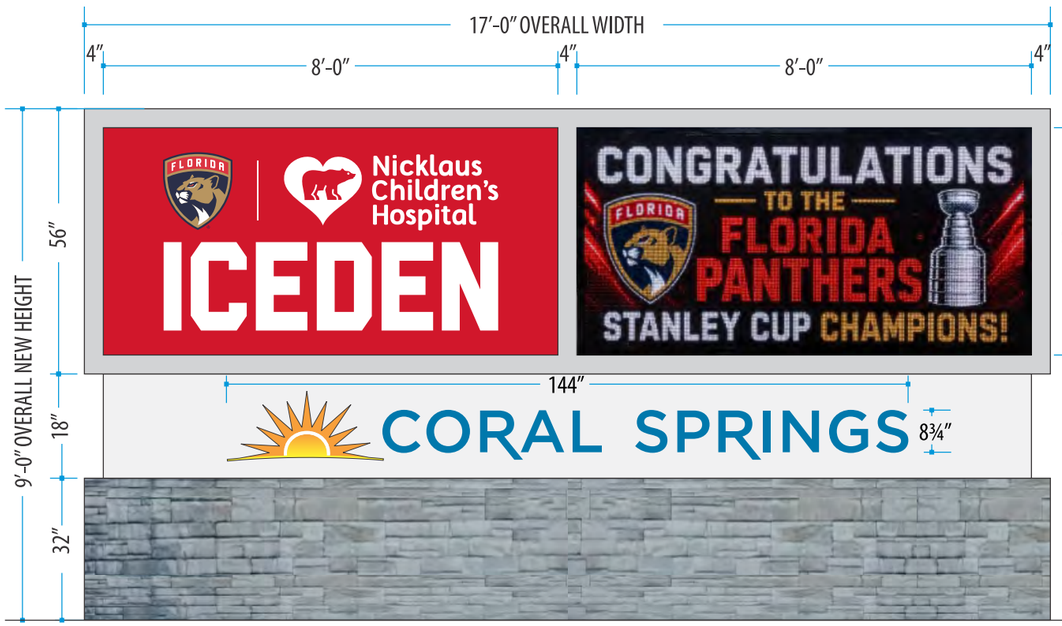
SCALE: ¾″=1′-0″ **TOTAL SQ FT: 24.3**

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE** SATIN FINISH

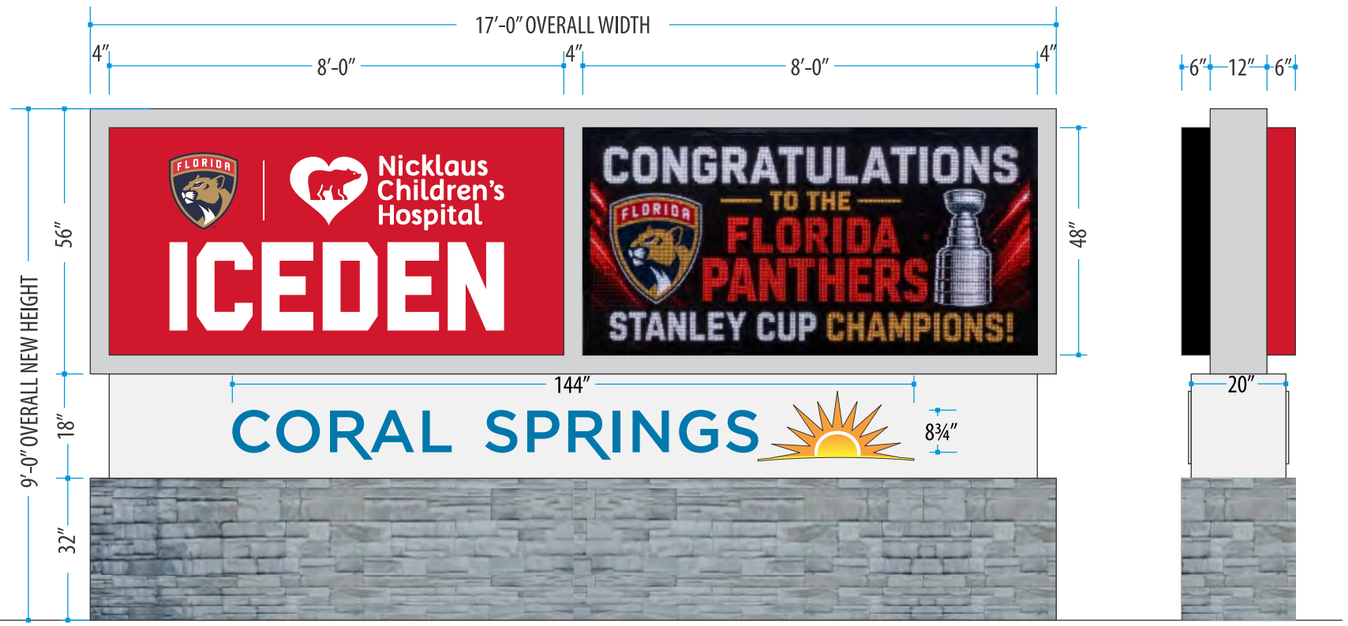
CORAL SPRINGS COLOR DETAILS

- PMS: 307 C
- PMS: 1375 C



SIGN TYPE A - PROPOSED ILLUMINATED MONUMENT SIGN (EAST SIDE)

SCALE: 3/8″=1′-0″



SIGN TYPE A - PROPOSED ILLUMINATED MONUMENT SIGN (WEST SIDE)

SCALE: 3/8″=1′-0″

Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

FL PANTHERS ICE DEN
3299 Sportsplex Dr
Coral Springs, FL 33065

BY SIGNING THIS DRAWING, YOU AGREE TO THE DESIGN LAYOUT & LOCATION OF THE SIGN. DUE TO PRINTING & FILE CONVERSION, PROCESS COLORS DISPLAY MAY NOT BE 100% ACCURATE

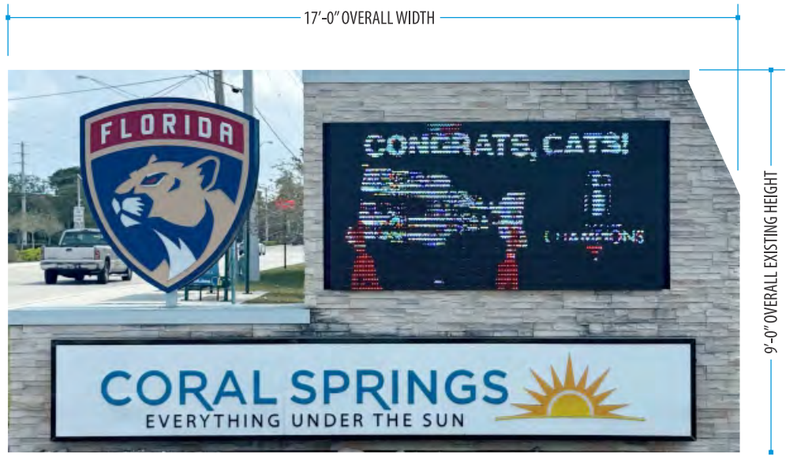
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CLIENT APPROVAL

SIGNATURE

DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	03
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE A - EXISTING CONDITIONS - REMOVE & DISCARD

SCALE: NTS



SIGN TYPE A - ISOMETRIC VIEW OF NEW MONUMENT

SCALE: NTS

CORAL SPRINGS COLOR DETAILS

- PMS: 307 C
- PMS: 1375 C

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **CHARCOAL**
- **WHITE**
- **MP18133** GRAY STEEL

Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

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3299 Sportsplex Dr
Coral Springs, FL 33065

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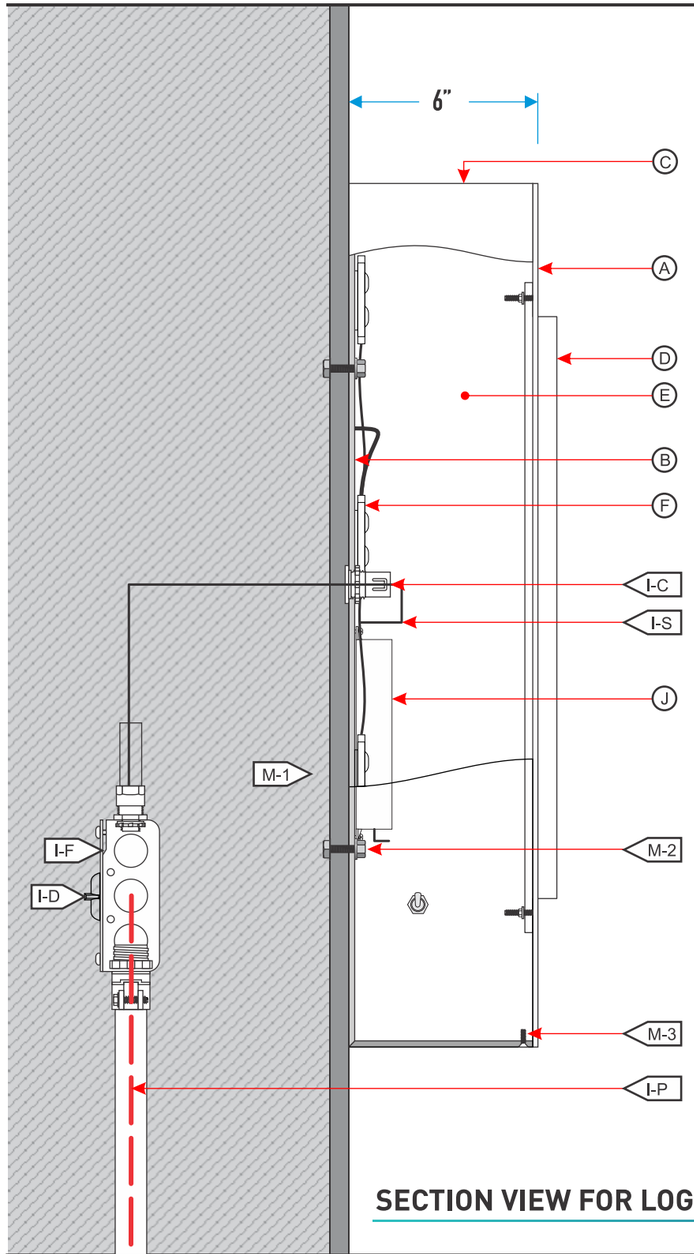
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CLIENT APPROVAL

SIGNATURE

DATE

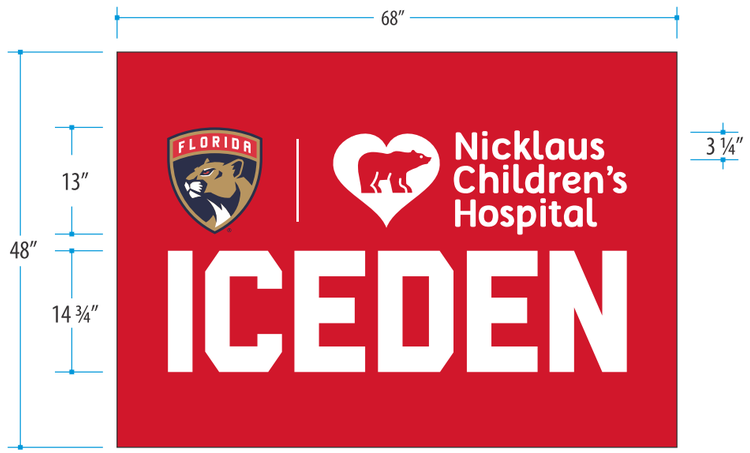
PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	04
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SECTION VIEW FOR LOGO PUSH-THRU CABINET

SECTION DETAIL LEGEND

(A) FACE		**(F) ILLUMINATION**	
MATERIAL:	.090 MIN. ALUM W/ 3/4" WHITE PUSH THRU ACRYLIC	TYPE:	5000°K WHITE LEDS.
RETURN FINISH:	N/A	MECH. NOTE:	**ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.**
VINYL:	N/A.	**(I) WIRING**	
COLOR:	N/A.	I-F: FEED	SEE ELEC. NOTE. 120V / 277V PRIMARY IN J-BOX BY OTHERS.
VINYL:	N/A.	I-P: PRIMARY	#12 AWG CU PRIMARY FEED IN ½" LIQUID-TIGHT FLEX CONDUIT W/ LISTED CONNECTORS
COLOR:	N/A.	I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRING.
(B) BACK		I-C: CONNECTOR	WEATHERPROOF CONNECTOR & CONDUIT
DEPTH:	N/A	I-D: DISCONNECT	120V DISCONNECT SWITCH. LOCATION T.B.D.
COLOR:	N/A	**(J) POWER SUPPLY**	
(C) RETURN		TYPE:	12V LED POWER SUPPLY & DISCONNECT SWITCH IN
DEPTH:	6"		
MATERIAL:	0.040" ALUM.	VOLTAGE:	120V / 277V.
COLOR/ FINISH:	SATIN WHITE	**(M) MOUNTING**	
(D) ACRYLIC PUSH THRU		M-1:	SEE INSTALL NOTE. REQ'D. BLOCKING BY OTHERS.
MATERIAL:	¾" ACRYLIC, MECHANICALLY FASTENED TO FACE	M-2:	3/8"x1½" NUT & BOLTS
COLOR/ FINISH:	WHITE TRANSLUCENT W/ 40% DIFFUSER APPLIED TO BACK	M-3:	SELF TAPPING SCREW. FINISH TO MATCH TRIM CAP.
(E) INSIDE OF SIGN			
FINISH:	FINISHED WHITE.		



ELECTRICAL SIGN SCHEDULE

ITEM	VALUE
INPUT VOLTAGE	120V / 277V
FINAL VOLTAGE	To be verified in field
PHASE	1Ø
FREQUENCY	50/60Hz
LOAD	3.8A
WATTAGE	456W
BREAKER	20A DEDICATED CIRCUIT
PRIMARY WIRE	#12 CU
GROUND	#12 CU
DISCONNECT	UL Listed DISCONNECT PER NEC 600.6
CONTROL	PHOTO-SENSOR

Kestrel Series
KS-2100
Specifications



Viewing Angle	180° Kestrel Optics
Input Voltage	12vDC (KS-2100)
Watts	1w/mod (1.5w/ft)
Luminous Efficacy	165 (lm/W)
Modules/Foot	1.5/ft (fully stretched)
Protection Grade	IP65 waterproof
Packaging KS-2100 (12V)	Anti-static bag, 80 modules (53ft)/bag, 10 bags/box
Operating Temp.	-40° ~ +60°C | -40° ~ +140°F
Storage Temp.	-40° ~ -70°C | -40° ~ +158°F
KS-2100 Cascade	20 mods single-ended power feed 40 mods double-ended power feed

Color	Part #	Color Temp	Lumens
White	HLED-KS2100W	5000K	165 lm/mod (247 lm/ft)

LED Power Supply/Driver
H60W-PPS



Product Parameters — Safety Certification: IP68

Output Characteristics	Rated Output Voltage	12V
	Rated Output Current	5A
	Rated Output Power	60W
	Output Voltage Accuracy	±2.5% (11.7 - 12.3V)
	Output ripple & noise	≤150mV
Input Characteristics	Input Voltage Rage	100VAC ~ 240VAC
	Input Frequency Rage	50HZ ~ 60HZ
	Input Current	0.65A/115V | 0.35A/230V
	Inrush Current (cold start)	≤ 50A (100-240Vac)
	Efficiency	≥ 86%
	PF	≥ 0.95
Environmental Characteristics	Working Temperature	-40 ~ +60° C
	Working Humidity	20 ~ 95% RH, (non-condensing)
	Storage Temperature	-40 ~ +80° C
	Storage Humidity	10 ~ 95% RH
	IP Rating	IP68
	Vibration	10 ~ 500HZ, 5G 30 minutes (for X, Y, Z each axis)
Safety and EMC	Safety Rating	Class 2, IP68
	Dielectric Strength (Hi-Pot)	I/P-O/P 3.75KVAC/ 10mA/3S
		I/P-Case 1.8 KVAC/ 10mA/3S
	Insulation Resistance/	100MOhm Max/ 500VDC/ 3S
	Grounding Resistance	100mOhm
	EMC	FCC part 15classB EN55015

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

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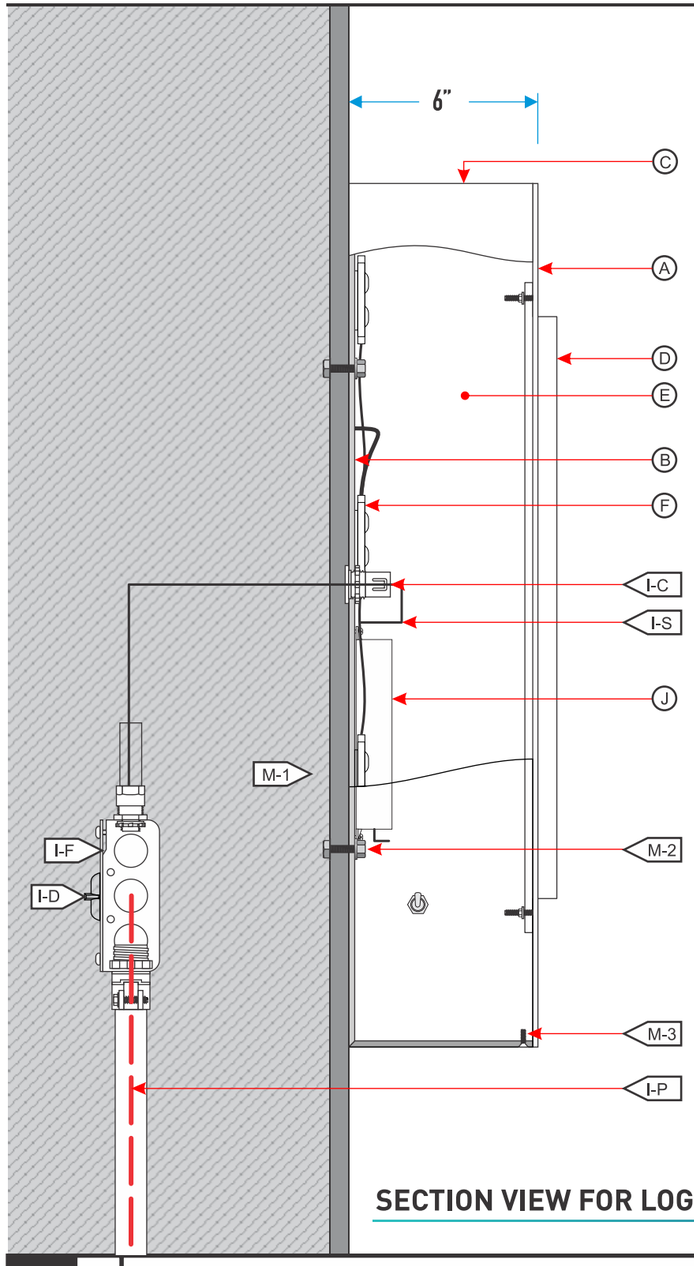
PROJECT LOCATION
FL PANTHERS ICE DEN
3299 Sportsplex Dr
Coral Springs, FL 33065

BY SIGNING THIS DRAWING, YOU AGREE TO THE DESIGN LAYOUT & LOCATION OF THE SIGN. DUE TO PRINTING & FILE CONVERSION, PROCESS COLORS DISPLAY MAY NOT BE 100% ACCURATE

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DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	05
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SECTION VIEW FOR LOGO PUSH-THRU CABINET

SECTION DETAIL LEGEND			
(A) FACE		**(F) ILLUMINATION**	
MATERIAL:	.090 MIN. ALUM W/ 3/4" WHITE PUSH THRU ACRYLIC	TYPE:	5000°K WHITE LEDS.
FINISH:	Mp18133 GRAY STEEL	MECH. NOTE:	**ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.**
VINYL:	N/A.	**(I) WIRING**	
COLOR:	N/A.	I-F: FEED	SEE ELEC. NOTE. 120V / 277V PRIMARY IN J-BOX BY OTHERS.
VINYL:	N/A.	I-P: PRIMARY	#12 AWG CU PRIMARY FEED IN ½" LIQUID-TIGHT FLEX CONDUIT W/ LISTED CONNECTORS
COLOR:	N/A.	I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRING.
(B) BACK		I-C: CONNECTOR	WEATHERPROOF CONNECTOR & CONDUIT
DEPTH:	N/A	I-D: DISCONNECT	120V DISCONNECT SWITCH. LOCATION T.B.D.
COLOR:	N/A	**(J) POWER SUPPLY**	
(C) RETURN		TYPE:	12V LED POWER SUPPLY & DISCONNECT SWITCH IN
DEPTH:	20"		
MATERIAL:	0.040" ALUM.	VOLTAGE:	120V / 277V.
COLOR/ FINISH:	Mp18133 GRAY STEEL	**(M) MOUNTING**	
(D) ACRYLIC PUSH THRU		M-1:	SEE INSTALL NOTE. REQ'D. BLOCKING BY OTHERS.
MATERIAL:	¾" ACRYLIC, MECHANICALLY FASTENED TO FACE	M-2:	3/8"x1½" NUT & BOLTS
COLOR/ FINISH:	WHITE TRANSLUCENT W/ 40% DIFFUSER APPLIED TO BACK	M-3:	SELF TAPPING SCREW. FINISH TO MATCH TRIM CAP.
(E) INSIDE OF SIGN			
FINISH:	FINISHED WHITE.		

144"

CORAL SPRINGS

8¾"

8¾" CORAL SPRINGS

ELECTRICAL SIGN SCHEDULE	
ITEM	**VALUE**
INPUT VOLTAGE	120V / 277V
FINAL VOLTAGE	To be verified in field
PHASE	1Ø
FREQUENCY	50/60Hz
LOAD	3.8A
WATTAGE	456W
BREAKER	20A DEDICATED CIRCUIT
PRIMARY WIRE	#12 CU
GROUND	#12 CU
DISCONNECT	UL Listed DISCONNECT PER NEC 600.6
CONTROL	PHOTO-SENSOR

Kestrel Series
KS-2100
Specifications



Viewing Angle	180° Kestrel Optics
Input Voltage	12vDC (KS-2100)
Watts	1w/mod (1.5w/ft)
Luminous Efficacy	165 (lm/W)
Modules/Foot	1.5/ft (fully stretched)
Protection Grade	IP65 waterproof
Packaging KS-2100 (12V)	Anti-static bag, 80 modules (53ft)/bag, 10 bags/box
Operating Temp.	-40° ~ +60°C | -40° ~ +140°F
Storage Temp.	-40° ~ -70°C | -40° ~ +158°F
KS-2100 Cascade	20 mods single-ended power feed 40 mods double-ended power feed

Color	Part #	Color Temp	Lumens
White	HLED-KS2100W	5000K	165 lm/mod (247 lm/ft)

LED Power Supply/Driver
H60W-PPS



Product Parameters — Safety Certification: IP68

Output Characteristics	Rated Output Voltage	12V	
	Rated Output Current	5A	
	Rated Output Power	60W	
	Output Voltage Accuracy	±2.5% (11.7 - 12.3V)	
	Output ripple & noise	≤150mV	
Input Characteristics	Input Voltage Rage	100VAC ~ 240VAC	
	Input Frequency Rage	50HZ ~ 60HZ	
	Input Current	0.65A/115V	0.35A/230V
	Inrush Current (cold start)	≤ 50A (100-240Vac)	
	Efficiency	≥ 86%	
	PF	≥ 0.95	
Environmental Characteristics	Working Temperature	-40 ~ +60° C	
	Working Humidity	20 ~ 95% RH, (non-condensing)	
	Storage Temperature	-40 ~ +80° C	
	Storage Humidity	10 ~ 95% RH	
	IP Rating	IP68	
	Vibration	10 ~ 500HZ, 5G 30 minutes (for X, Y, Z each axis)	
Safety and EMC	Safety Rating	Class 2, IP68	
	Dielectric Strength (Hi-Pot)	I/P-O/P 3.75KVAC/ 10mA/3S	
		I/P-Case 1.8 KVAC/ 10mA/3S	
	Insulation Resistance/	100MOhm Max/ 500VDC/ 3S	
	Grounding Resistance	100mOhm	
	EMC	FCC part 15classB EN55015	

120V INSTALL

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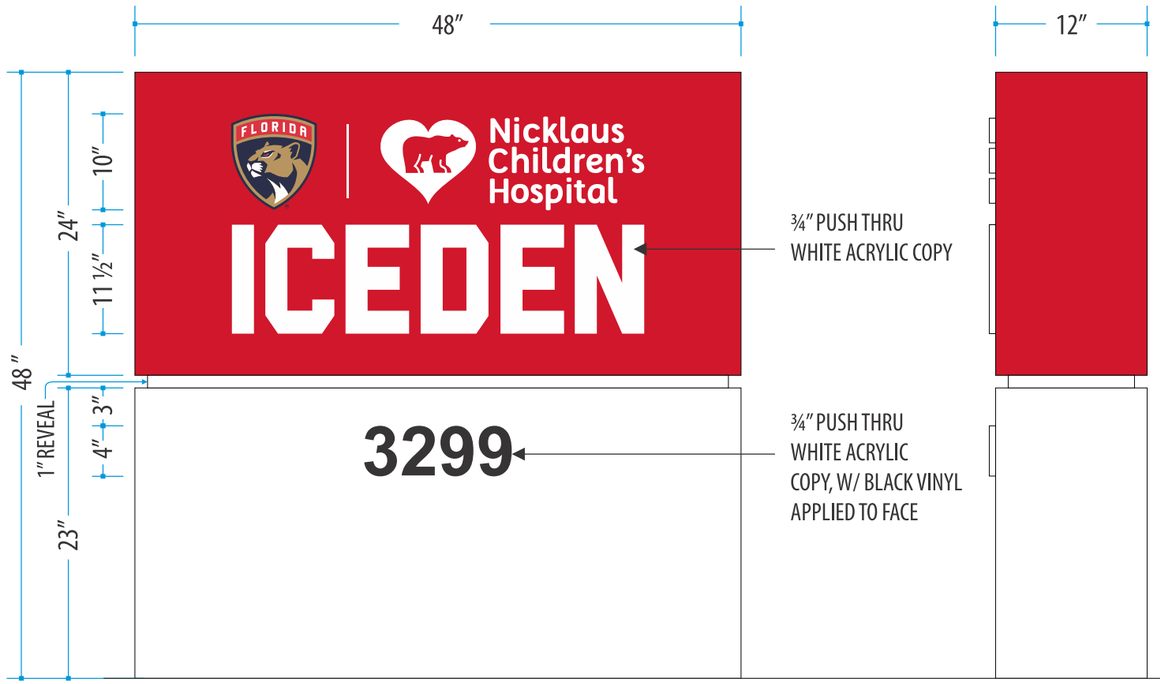
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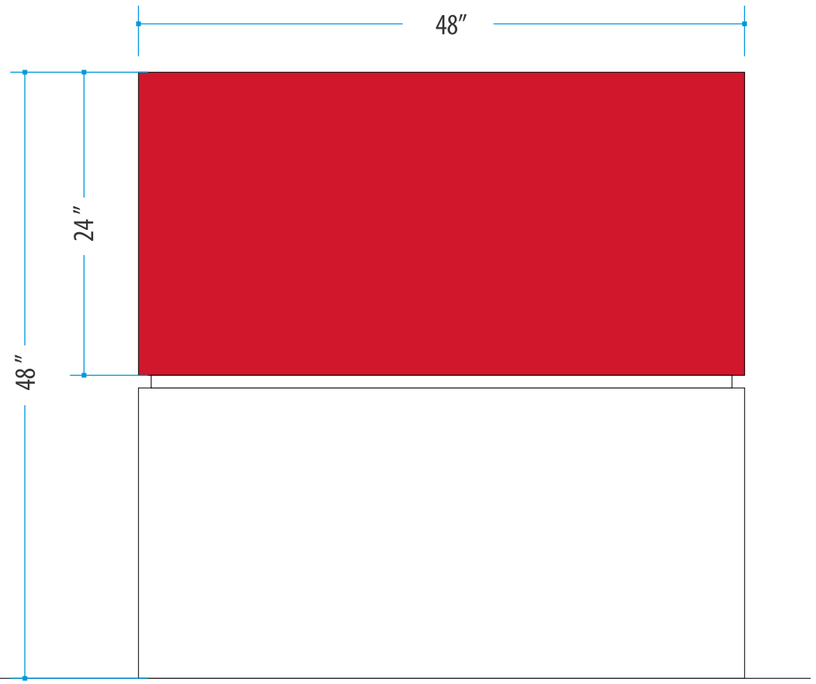
PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	06
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE B - ILLUMINATED S/F SIGN (SIDE A)

SCALE: 1"=1'-0" **TOTAL SQ FT: 16**

SIDE VIEW

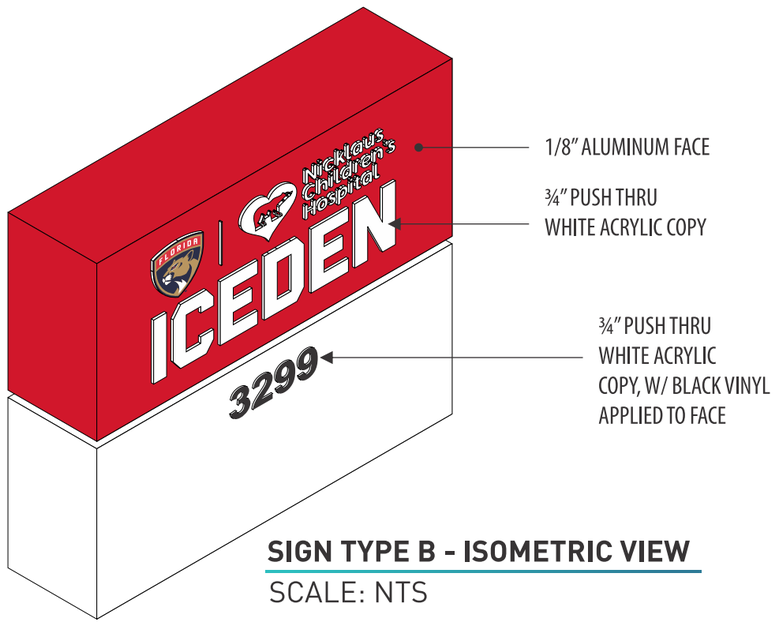


SIGN TYPE B - ILLUMINATED S/F SIGN (SIDE B)

SCALE: 1"=1'-0" **TOTAL SQ FT: 16**

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE**



SIGN TYPE B - ISOMETRIC VIEW

SCALE: NTS

NOTE:
ANY AFFECTED EXISTING LANDSCAPING WILL BE REPLACED

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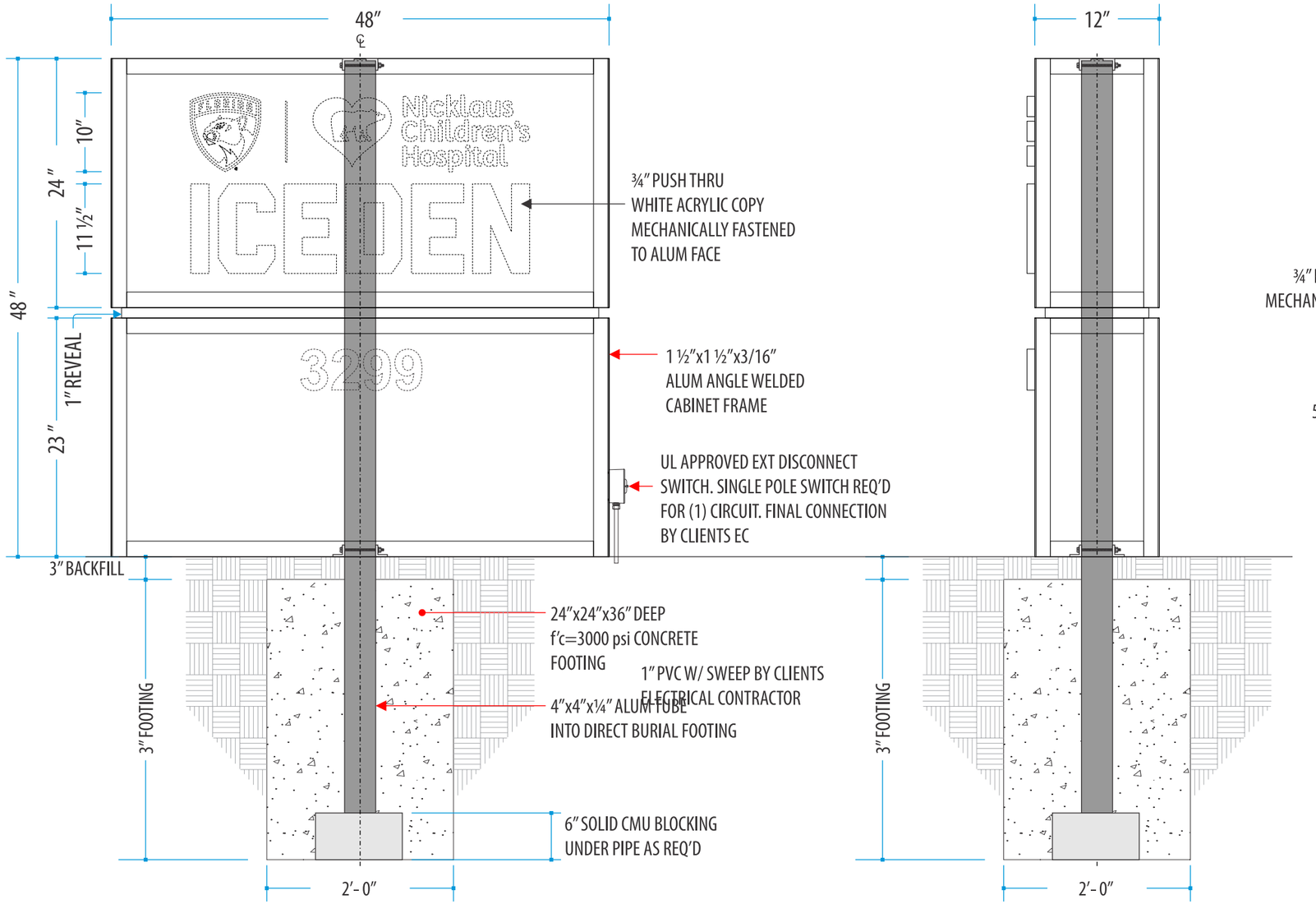
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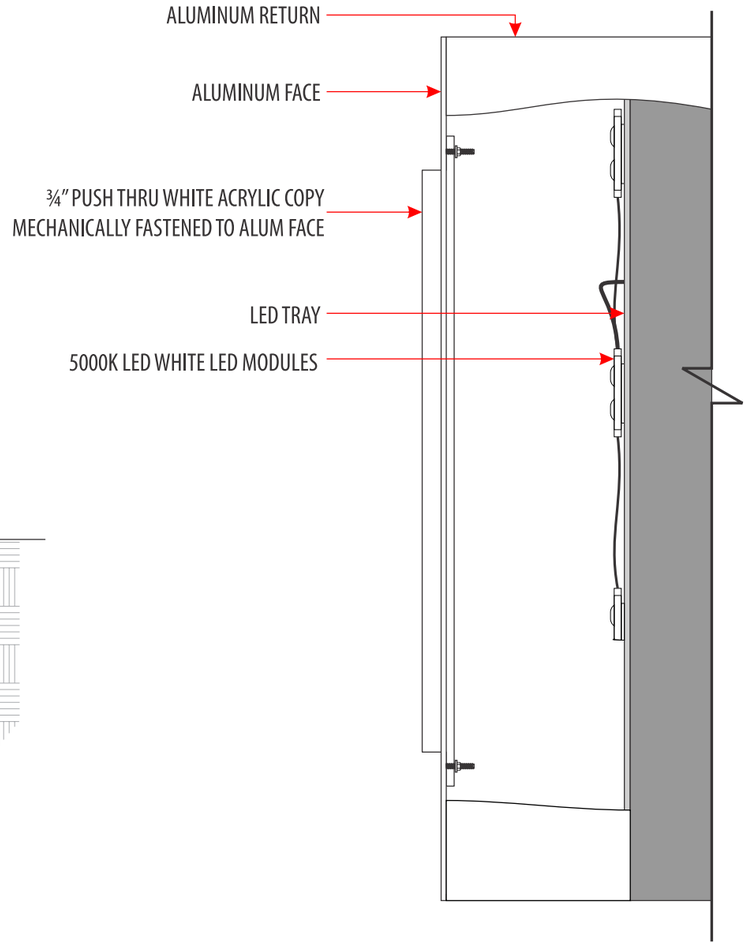
PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	07
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE B - ILLUMINATED S/F SIGN (SIDE A)

SCALE: 1″=1'-0″

SIDE VIEW



SECTION VIEW OF TOP CABINET

NOTE:
ANY AFFECTED EXISTING LANDSCAPING WILL BE REPLACED

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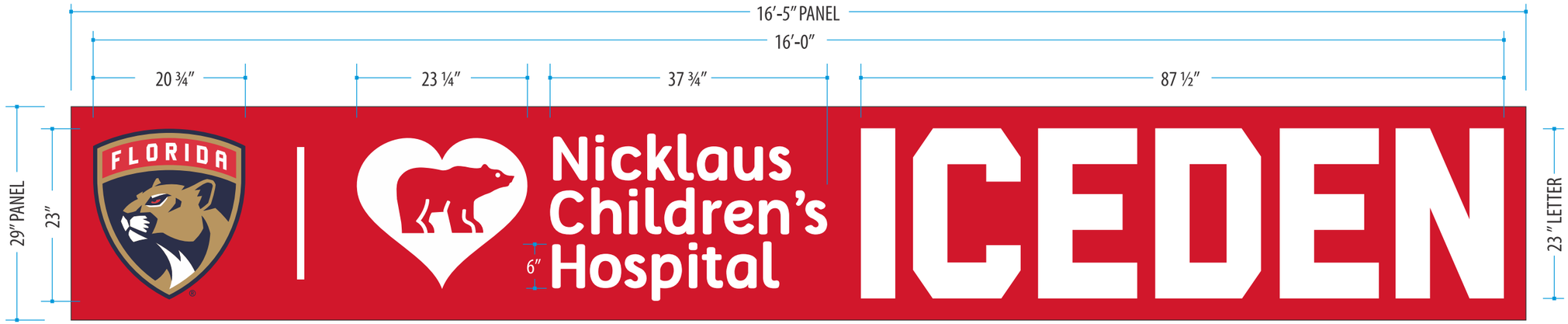
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Coral Springs, FL 33065

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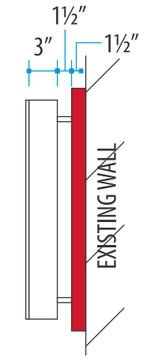
PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	08
DATE	ARTIST	
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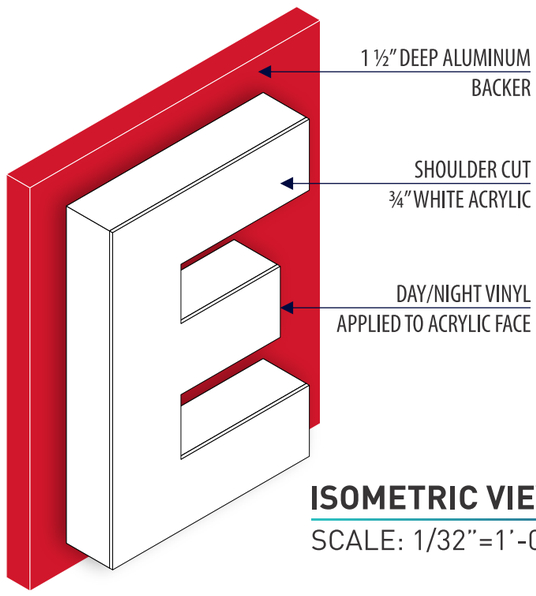
SIGN TYPE C - FACE & BACK LIT CHANNEL LETTERS W/ ALUM. PANEL

SCALE: ¾″=1′-0″

TOTAL SQ FT: 39.67

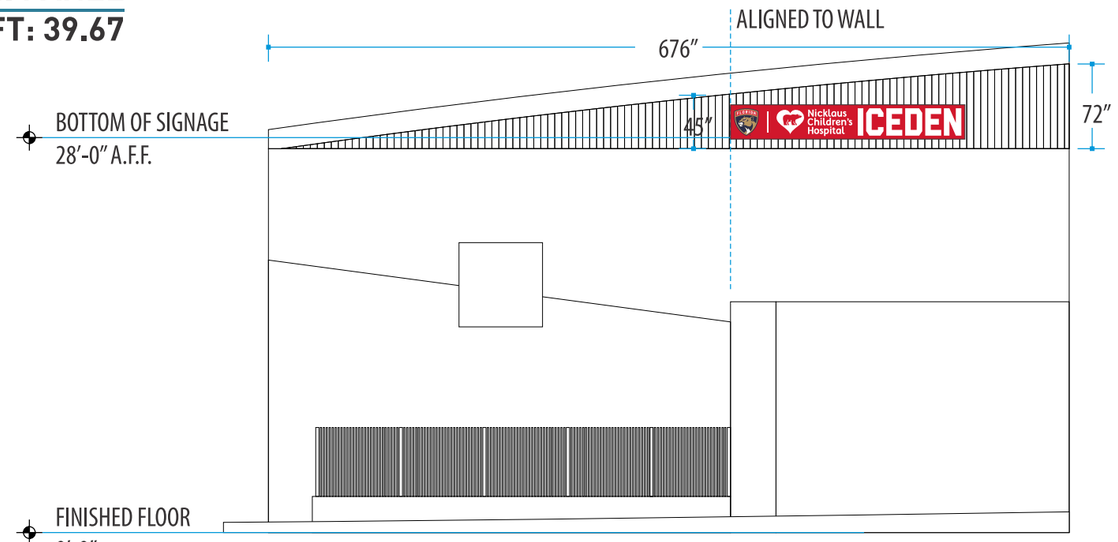


SIDE VIEW



ISOMETRIC VIEW

SCALE: 1/32″=1′-0″

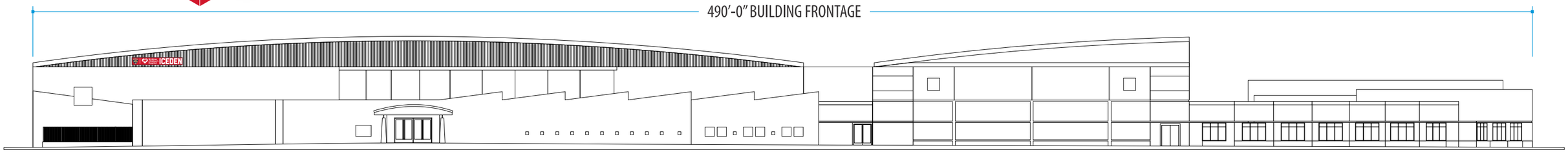


ENLARGED NORTH ELEVATION - SIGN TYPE C LOCATION

SCALE: 3/32″=1′-0″

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE**



NORTH ELEVATION - SIGN TYPE B LOCATION

SCALE: 1/32″=1′-0″

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PROJECT LOCATION

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3299 Sportsplex Dr
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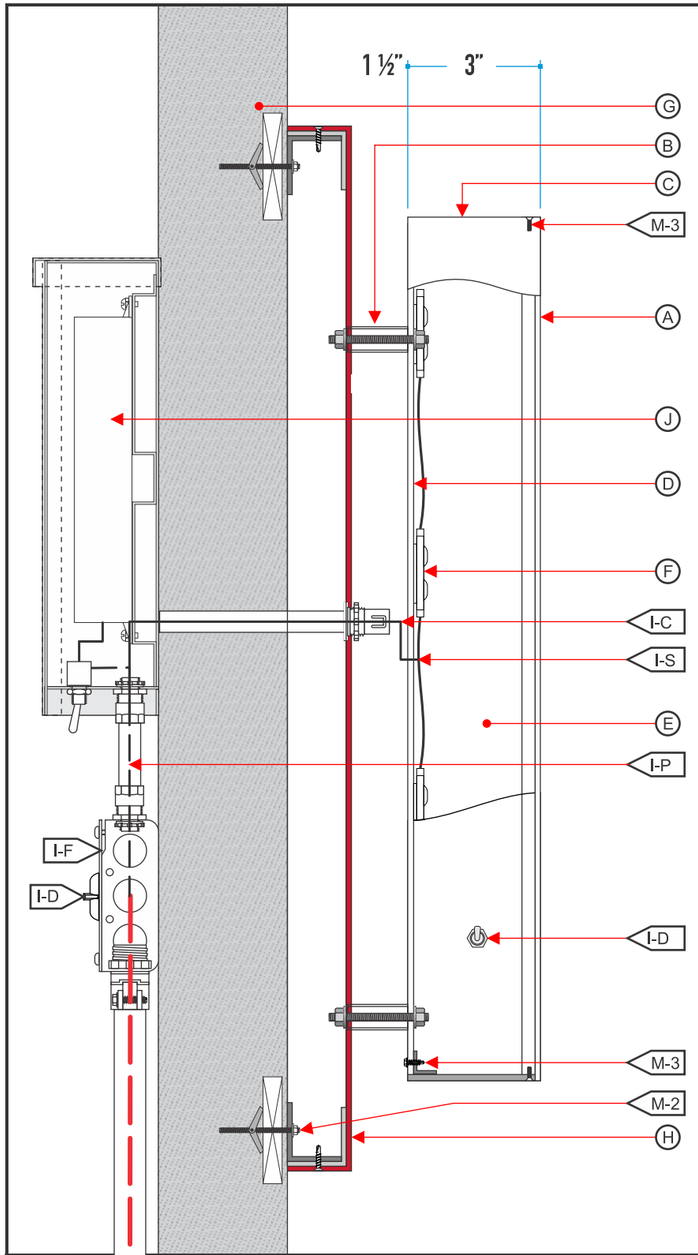
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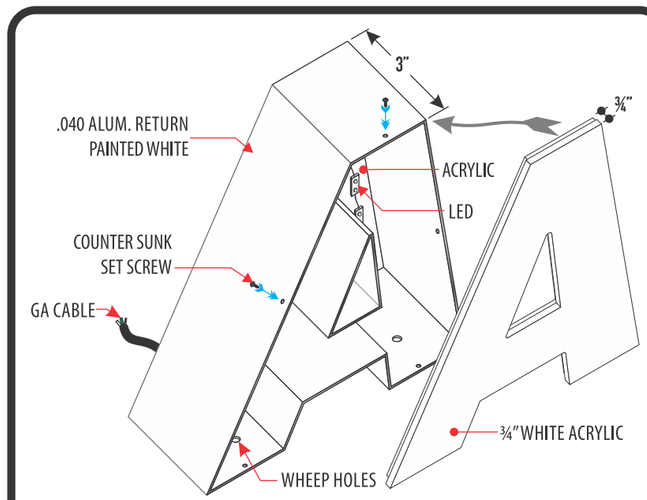
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	CHRISTINE	09
DATE	ARTIST	
5/8/2026	JESUS DURAN	





TYPICAL TRIMLESS CHANNEL LETTER DETAIL

SECTION DETAILS

(A) FACE	
MATERIAL:	¾" WHITE ACRYLIC - SHOULDER CUT
RETURN FINISH:	
VINYL:	DIGITAL PRINT APPLIED TO FACE FOR LOGOS
COLOR:	N/A.
VINYL:	40% NEUTRAL DENSITY FILTER APPLIED TO BACK OF ACRYLIC
COLOR:	
(B) SPACER	
DEPTH:	1 ½"
(C) RETURN	
DEPTH:	3"
MATERIAL:	0.040" ALUM.
COLOR/ FINISH:	SATIN WHITE / FL PANTHERS LOGO IS PMS 289
(D) BACK	
MATERIAL:	⅛" CLEAR ACRYLIC
COLOR/ FINISH:	CLEAR
(E) INSIDE OF SIGN	
FINISH:	FINISHED WHITE.
(F) ILLUMINATION	
TYPE:	5000°K WHITE LEDS.
MECH. NOTE:	ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.
(G) EXISTING WALL	
TYPE:	CORRUGATED WALL
(H) BACKGROUND	
TYPE:	1 ½" DEEP FABRICATED ALUM BACKER, PAINTED RED
(I) WIRING	
I-F: FEED	SEE ELEC. NOTE. 120V PRIMARY IN J-BOX BY OTHERS.
I-P: PRIMARY	12awg FEED IN Ø1/2" LIQUID-TIGHT w/ CONNECTORS.
I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRING.
I-C: CONNECTOR	Ø7/8" HOLE @ LEXAN w/ Ø1/2" PAIGE WALL BUSTER
	CONNECTOR & CONDUIT.
I-D: DISCONNECT	120V DISCONNECT SWITCH. LOCATION T.B.D.
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY & DISCONNECT SWITCH IN
	FRONT ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE:	120V.
(M) MOUNTING	
M-1:	SEE INSTALL NOTE. REQ'D. BLOCKING BY OTHERS.
M-2:	REFERENCE ANCHOR SCHEDULE
M-3:	SET SCREW @ TOPS (OUT OF VIEW). FINISH TO MATCH.

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE**

ANCHOR SCHEDULE	Wall			
3 Min. Per Letter	Masonry	Wood	Metal	Concrete
3/8" Bolts Thru Wall	●	●	●	●
¼" x 4" Tapcons	●			●
#8 x 4" Wood Screws		●		
#10 x 4" Self Tapping Screws			●	

ELECTRICAL SIGN SCHEDULE

ITEM	VALUE
INPUT VOLTAGE	120V / 277V
FINAL VOLTAGE	To be verified in field
PHASE	1Ø
FREQUENCY	50/60Hz
LOAD	3.8A
WATTAGE	456W
BREAKER	20A
PRIMARY WIRE	#12 CU
GROUND	#12 CU
DISCONNECT	UL Listed DISCONNECT PER NEC 600.6

120V

INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
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FABRICATOR

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PROJECT LOCATION

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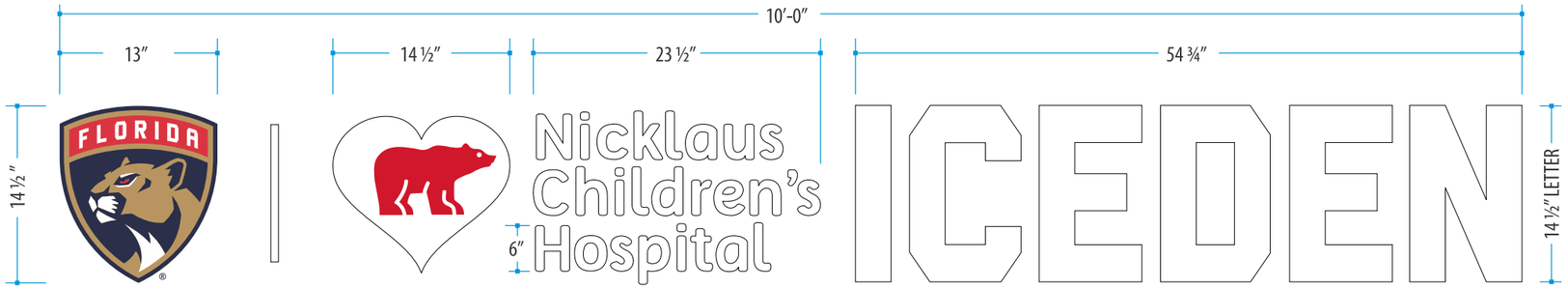
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SIGNATURE

DATE

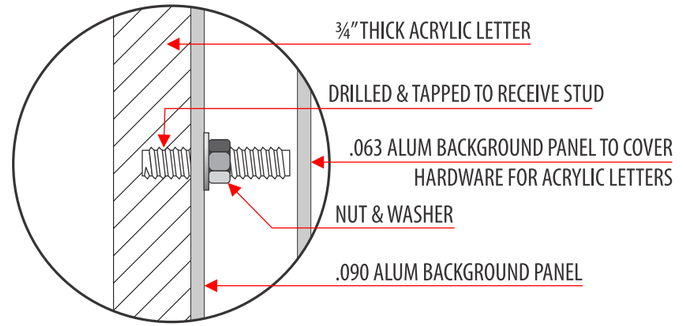
PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	10
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE D - ¾" ACRYLIC LETTERS & LOGOS, STUD MOUNTED

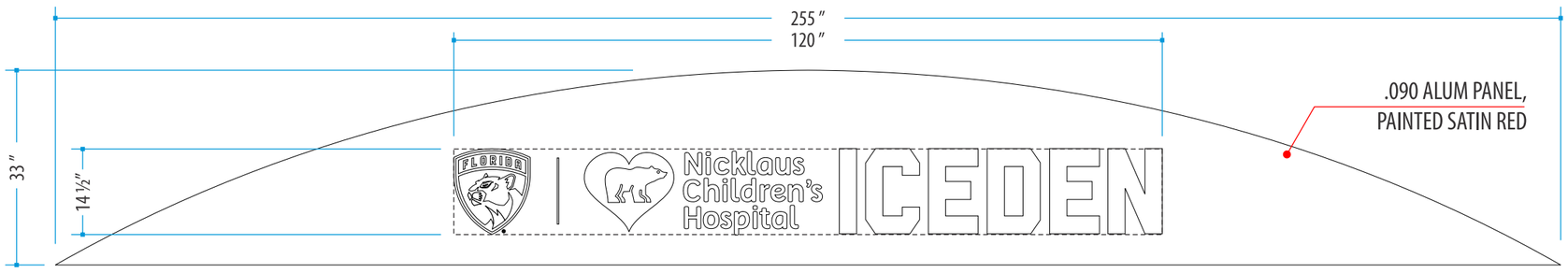
SCALE: ¾"=1'-0"

TOTAL SQ FT: 12.08



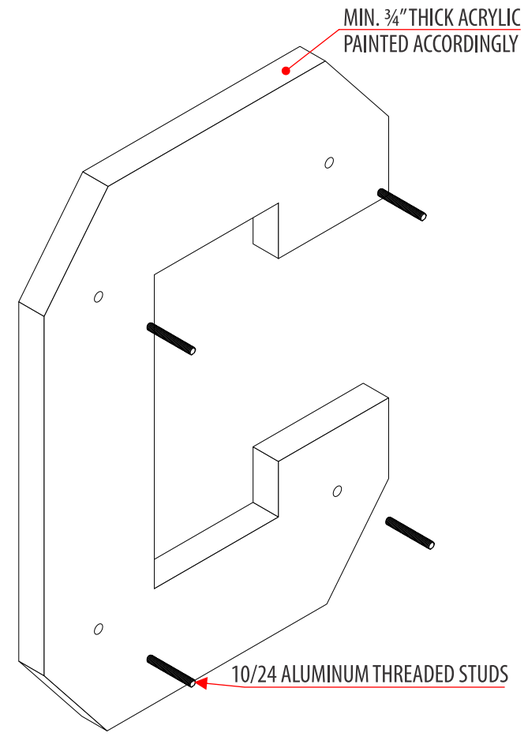
DETAIL - DW

SCALE: NTS



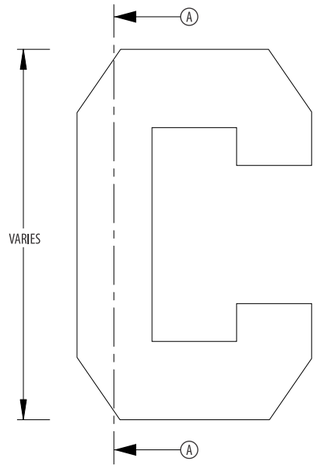
SIGN TYPE D - SIZE DETAILS

SCALE: ½"=1'-0"



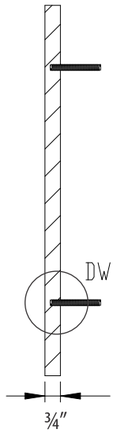
ISOMETRIC BACK VIEW

SCALE: 1"=1'-0"



FRONT VIEW

SCALE: 1"=1'-0"



SECTION A-A

SCALE: 1"=1'-0"

NOTE: EXISTING AWNING STRUCTURE TO BE PAINTED TO MATCH PMS: 186C

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE**



PROPOSED CONDITIONS

Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

FL PANTHERS ICE DEN
3299 Sportsplex Dr
Coral Springs, FL 33065

BY SIGNING THIS DRAWING, YOU AGREE TO THE DESIGN LAYOUT & LOCATION OF THE SIGN. DUE TO PRINTING & FILE CONVERSION, PROCESS COLORS DISPLAY MAY NOT BE 100% ACCURATE

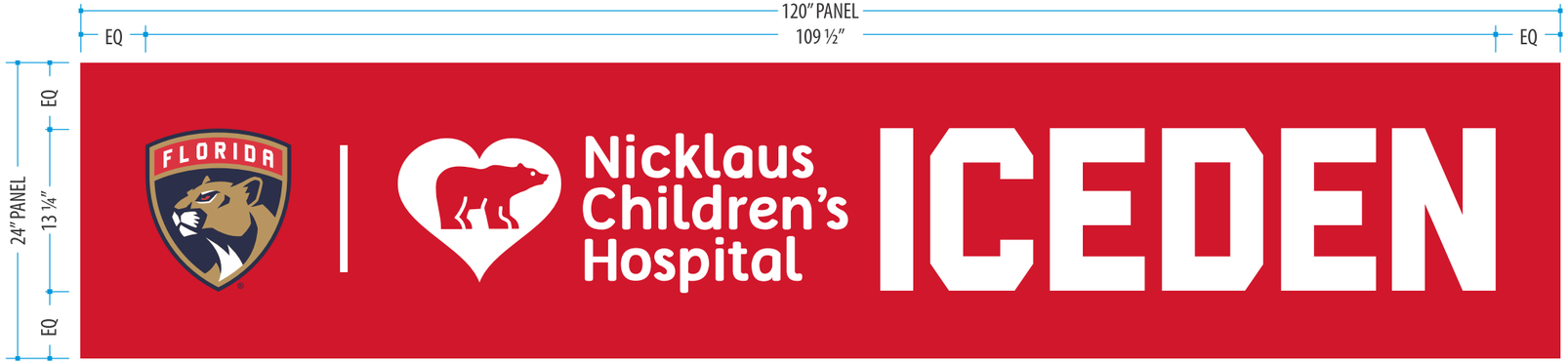
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CLIENT APPROVAL

SIGNATURE

DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	11
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE E - ¾" ACRYLIC LETTERS & LOGOS, STUD MOUNTED TO ALUM. PANEL

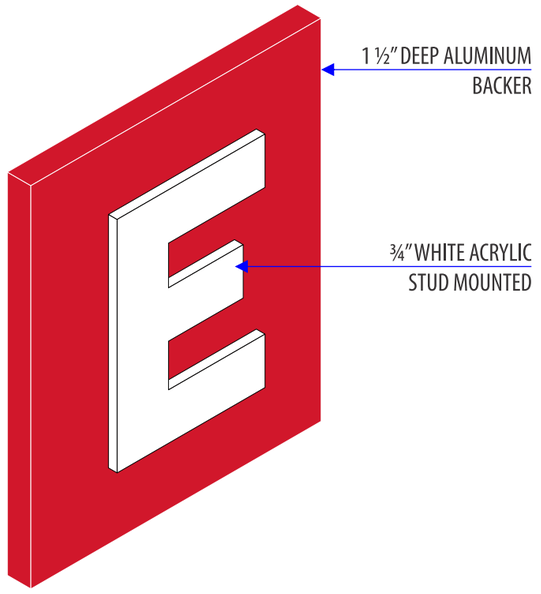
SCALE: 1"=1'-0"

TOTAL SQ FT: 20



¾" ACRYLIC PIN MOUNTED TO EXISTING WALL

SCALE: NTS



ISOMETRIC BACK VIEW

SCALE: NTS

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE** SATIN FINISH



Metro Group Miami
1220 South State Road 7
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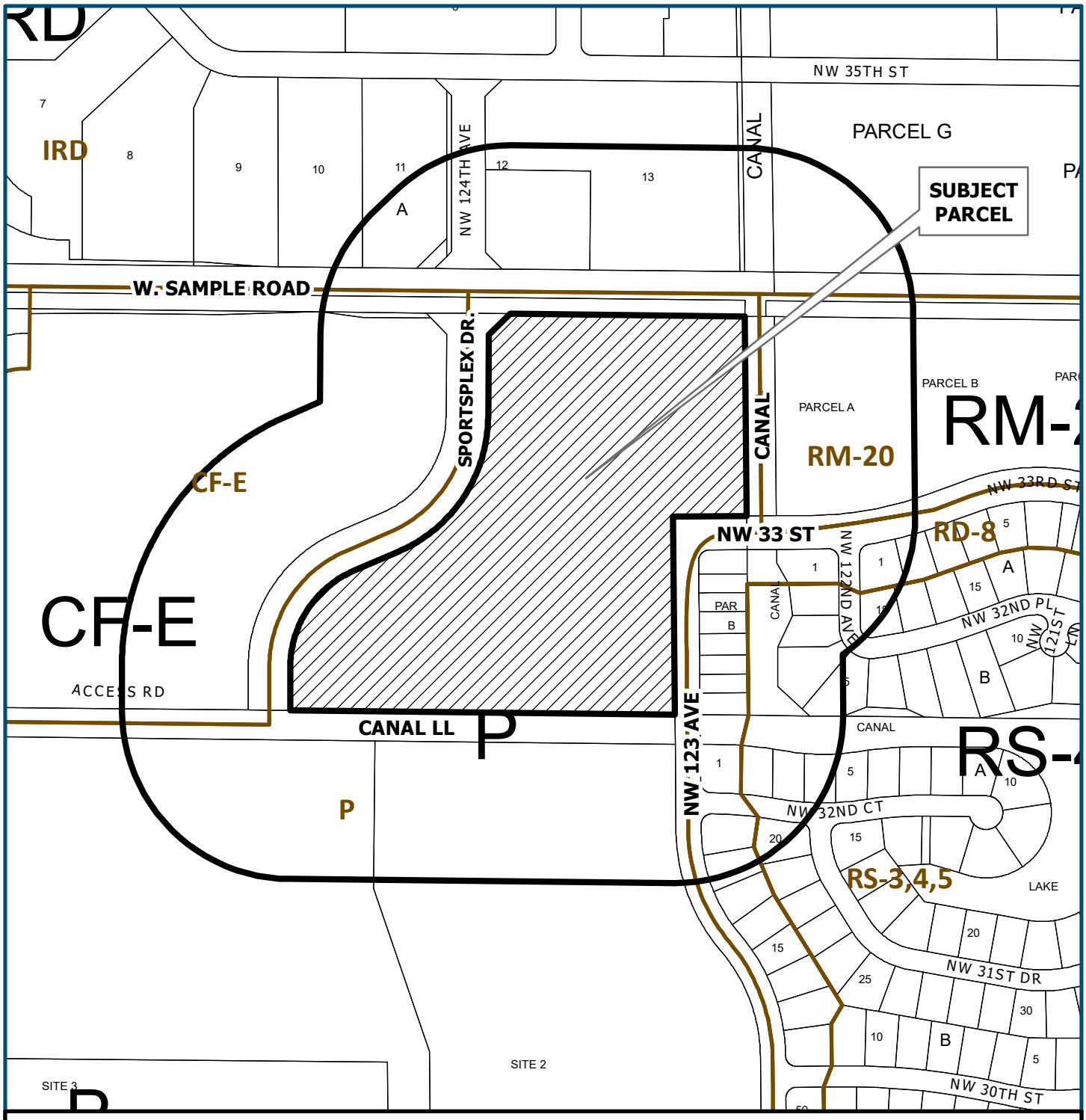
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CLIENT APPROVAL

SIGNATURE

DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	11
DATE	ARTIST	
5/8/2026	JESUS DURAN	



September 4, 2026

SV26-0001
A PORTION OF PARCEL "M",
CORAL SPRINGS REGIONAL PARK ADDITION
FOLIO #484119110130

Subject Parcel

400' Buffer

N
W E
S

0 140 280
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

jlane9-4-26



September 4, 2026

SV26-0001
A PORTION OF PARCEL "M",
CORAL SPRINGS REGIONAL PARK ADDITION
FOLIO #484119110130

Subject Parcel

N
W E
S

0 140 280
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

Ljlane 9-4-26

TGADesign

4649
Ponce De Leon Blvd.
Suite 401
Coral Gables,
Florida 33146

305.669.2550
fax 305.669.2539

tgadesign.com

September 3, 2026

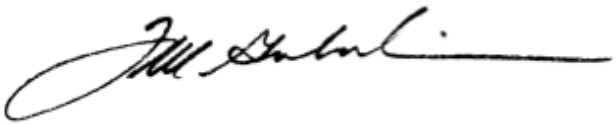
Michael Schroeder
Assistant Planner • Community Development Department
City of Coral Springs
9500 W. Sample Rd.
Coral Springs, FL 33065

Re: IceDen signage

Dear Michael:

I have reviewed the latest submission for the SIGN ICEDEN sign Master Plan for the updating of their sign colors and content, and can recommend the variance request that these design drawings represent.

Sincerely,



Tom Graboski

cc: Elizabeth Chang, Zoning Manager- City of Coral Springs

Summary Sheet

Agenda Item: 15.

Meeting Date: October 7, 2026

Subject:
Minutes Approval (Georgia Elliott)

Requested Action:
Request to approve the meeting summary of September 23, 2026 Second Budget Hearing and Regular Meeting.
(REQUEST TO APPROVE)

Placement:
Consent

Attachments: Summary of September 23, 2026 Second Budget Hearing & Regular Meeting

CITY OF CORAL SPRINGS, FLORIDA

CORAL SPRINGS CITY COMMISSION
SECOND BUDGET HEARING
&
REGULAR MEETING

DRAFT SUMMARY

Wednesday, September 23, 2026
6:30 PM

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

Call to Order

Mayor Brook called the meeting to order at approximately 6:33 p.m.

Roll Call

Mayor Scott Brook
Commissioner Shawn Cerra
Commissioner Joshua Simmons
Commissioner Joseph McHugh

Also in attendance:
City Manager Catherine Givens
City Attorney John Hearn
City Clerk Georgia Elliott

Moment of Silence

Pledge of Allegiance

Abigail Eyssallem, Westchester Elementary School, Grade 5
Jayce Romulus, Riverside Elementary School, Grade 4
Vensia Romulus, Riverside Elementary School, Grade 2

Recognitions/Proclamations/Presentations

1. **Proclamation, Good Neighbor Day**
   (City Commission)
   The City Commission proclaimed September 28, 2026, as “Good Neighbor Day” in the City of Coral Springs.

2. **Proclamation, Hispanic Heritage Month**
   (City Commission)
   The City Commission proclaimed September 15 - October 15, 2026 as "Hispanic Heritage Month" in the City of Coral Springs.

3. **Proclamation, Food Waste Prevention Week**
   (City Commission)
   The City Commission proclaimed September 28 - October 4, 2026, as "Food Prevention Week" in the City of Coral Springs.

4. **Proclamation, Fire Prevention Week 2026**
   (John Whalen)
   The City Commission proclaimed October 4 - 10, 2026 as "Fire Prevention Week" in the City of Coral Springs. This year's theme is "Charge into Safety, Safe Charging Is A Superpower!"

Public Comment

- Gloria Guillo shared comments on the City's budget and millage rate.
- Joe Morera acknowledged Hispanic Heritage Month and commented on parking concerns in the downtown area.
- Curt Tiefenbrun commended the City's commitment to accountability, fiscal transparency, and communication with residents.
- Robert Fogel shared his views regarding the City's budget, millage rate, and food waste.
- Sandra Borger commented on property taxes and the City's millage rate.

Public Hearings/Special Meeting Announcements

5. **Resolution 2026-035, Final Millage Rates (Ileana Kyriakides)**
   Request to hold public hearing and adopt Resolution 2026-035, adopting, certifying, and levying a millage rate of 6.0232 on tangible personal property and assessed real property within the municipal limits of the City of Coral Springs, Florida and establishing a debt service millage rate of 0.1581 for Fiscal Year 2026-2027, providing for an effective date. The Operating Millage Rate of 6.0232 is 4.77% greater than the Rolled-back Rate of 5.7487.
   (REQUEST TO HOLD PUBLIC HEARING, ADOPT)

   City Attorney Hearn read the item into the record. Director Kyriakides explained the item. The public hearing was opened.

   - John Tornincasa spoke in opposition to the item.

   The public hearing was closed. Ms. Kyriakides fielded questions from the Commission. Discussion ensued. The Commission encouraged residents to contact them directly with any questions or concerns regarding the item.

   Motion: To adopt.
   Result: Passed 4 – 0 (Unanimously)
   Mover: Commissioner Simmons
   Seconder: Commissioner McHugh

6. **Ordinance 2026-114, Second Reading, Finalizing and Adopting the Annual Operating Budget and Capital Improvement Program for the Fiscal Year 2026-2027 (Ileana Kyriakides)**
   Request to hold public hearing, approve and adopt on second reading Ordinance 2026-114, finalizing and adopting the annual operating budget and capital improvement program for Fiscal Year 2026-2027, reviewed, modified and approved by the City Commission at meetings held on July 2, 2026, September 15, 2026, and September 23, 2026 that includes the budget for the General Fund, Water and Sewer, Fire, Solid Waste, Charter School, Stormwater, Public Art, Debt Service, the Health and Liability, Equipment Services, Tree Trust, Museum Funds and Capital Improvement Program funds. First reading held September 15, 2026.
   (REQUEST TO HOLD PUBLIC HEARING, APPROVE, ADOPT)

City Attorney Hearn read the item into the record. Director Kyriakides advised that no changes had been made to the resolution. The public hearing was opened.

- Robert Fogel spoke in opposition to the item.

The public hearing was closed.

Motion: To approve and adopt.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner Simmons
Seconder: Commissioner Cerra

Consent

Motion: To approve Consent Items 7 through 11.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner Cerra
Seconder: Commissioner McHugh

7. **Minutes Approval (Georgia Elliott)**
Request to approve the meeting summaries of September 15, 2026 First Budget Hearing and September 15, 2026 Regular Meeting.
(REQUEST TO APPROVE)

8. **Resolution 2026-036, Public Emergency Medical Transportation Letter of Agreement (John Whalen)**
Request to authorize the Coral Springs Fire Department to participate in intergovernmental transfers with the State of Florida Agency for Health Care Administration and the supplemental payment program for Medicaid Managed Care Patients, authorizing the appropriate city officials to execute all requirement agreements or documents to participate in intergovernmental transfers with the State of Florida Agency for Health Care Administration and the supplemental payment program for Medicaid Managed Care Patients.
Funding Source: Approved Operating Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO AUTHORIZE)

9. **Project Blue Shield (Brad Mock)**
Request to award contract 26-C-315 to purchase services for private security cameras from **CSI Video & Security LLC** of Pompano Beach, FL for a total amount of $250,000; and to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to $75,000.
Funding Source: Approved Capital Budget.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO AWARD, AUTHORIZE)

10. **Use of Forfeiture Funds (Brad Mock)**
Request to authorize the use of $40,000.00 in Law Enforcement Trust Funds to cover the continuation of the crime awareness campaign - MACMAD "Make A Call, Make A Difference."
Funding Source: Receiving Forfeiture to Expend.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO AUTHORIZE)

11. **Facility Optimization and Recreation Master Planning Services (Robert Hunter)**
Request to amend agreement effective, September 30, 2026. Services and payment obligations will remain deferred until the parties execute a further written amendment authorizing resumption.
Funding Source: Not Applicable.
Strategic Goal: An Attractive Community.
(REQUEST TO AMEND)

Policy Formation and Direction

12. **Ordinance 2026-111, Second Reading, Amending the Land Development Code to Increase Sewerage Service Rates and Water Rates (Kim Moskowitz)**
Request to approve and adopt on second reading Ordinance 2026-111, amending the Land Development Code to increase sewerage service rates and water rates; providing for codification; providing for conflicts; providing for severability; and providing for an effective date. First reading held September 15, 2026.
Funding Source: Not Applicable.
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.
(REQUEST TO APPROVE, ADOPT)

City Attorney Hearn read the item into the record. Director Moskowitz advised that no changes were made to the ordinance.

Motion: To approve and adopt.
Result: Passed 4 – 0 (Unanimously)
Mover: Commissioner McHugh
Seconder: Commissioner Simmons

13. **Item Pulled**

Commission Communications

- Contact information and office hour were provided by the Commission.
- Past and upcoming events were highlighted.
- Extended birthday wishes to Directors Ileana Kyriakides and Kim Moskowitz.
- Commended the International Dinner Dance celebrating Portugal and thanked the Multicultural Advisory Committee and staff for their efforts.
- Acknowledged Hispanic Heritage Month and encouraged the community to support local businesses and celebrate the contributions of Hispanic and Latino residents.
- Reported on attendance at the Solid Waste Authority meeting and emphasized opportunities for student internships, mentorships, and career pathways in environmental services, engineering, and resource management.
- Highlighted ongoing efforts to expand career-readiness opportunities for students, including the aviation program at Coral Springs High School and the Government Academy at Coral Springs Charter School.
- Addressed the growing use of artificial intelligence and emphasized the importance of responsible and ethical use, including privacy, transparency, human oversight, and protection of personal information.
- Encouraged residents to remain civically engaged, stay informed on local issues, and ensure their voter registration information is current.
- Announced the *Business Summit: Start, Scale, Succeed!* on October 1 at the Center for the Arts and encouraged local businesses to attend.
- Acknowledged the economic challenges facing residents and reaffirmed the Commission's commitment to community input and maintaining Coral Springs as a

desirable place to live, work, and raise a family.

- Thanked fellow Commissioners and City staff for their service and encouraged residents to support one another and be good neighbors.
- Highlighted the "Coral Springs Let's Move!" Basketball with Commissioner Cerra event and thanked participants for their involvement.
- Recognized the ribbon cutting for We Care Group and Associates, Inc., marking the opening of the Coral Springs-based healthcare practice.
- Congratulated Commissioner Cerra and his wife on the announcement that they are expecting their first grandchild.
- Emphasized the need for further discussion regarding e-bike safety and expressed support for a future workshop to review recent incidents and potential safety measures.
- Acknowledged residents' concerns regarding the budget and millage rate and reaffirmed the Commission's commitment to transparency, integrity, and assisting residents with available community resources.
- Highlighted food waste awareness and encouraged greater mindfulness regarding food consumption.
- Recognized Yom Kippur and extended well wishes to those observing the Jewish New Year.
- Announced Oktoberfest, scheduled for October 3, and encouraged community participation.

City Manager Communications

- Past and upcoming events were highlighted.
- Highlighted cost savings and alternative funding sources, including more than $900,000 through the State of Florida Agency for Health Care Administration and the use of forfeiture funds to support public safety initiatives.
- Announced nearly $300,000 in grant funding for a public education fire safety and emergency training trailer and $100,000 in FEMA funding for Fire Rescue training, and commended staff for securing the additional resources.
- Encouraged residents to attend the Sportsplex Optimization Community Meeting on September 26 in the Aquatic Complex Wood Room to provide feedback on the project and potential funding options.
- Advised residents of the Car Seat Installation Event on September 26 at the City Hall parking garage.
- Announced the October 1 *Business Summit: Start, Scale, Succeed!* at the Coral Springs Center for the Arts.
- Encouraged residents to visit the City's website for information on current and upcoming City events.
- Recognized City Clerk Georgia Elliott's efforts to incorporate e-bike safety discussions into the Youth Mock Commission Meeting and emphasized the value of hearing directly from youth on the issue.
- Highlighted the upcoming edition of *Coral Springs Under the Sun* magazine, which will be distributed to residents, and reaffirmed the City's vision to be the premier community in which to live, work, and raise a family.
- Thanked the Commission for adopting the budget and emphasized the City's focus on cost restraints, responsible planning, and providing resources to carry out community priorities.
- Thanked City employees for their continued service and the Commission for their confidence in the organization.

City Attorney Communications

- Reported that the City was awarded approximately $154,000 in surplus foreclosure proceeds associated with outstanding code enforcement liens.

- Provided an update on the proposed relocation of the Coral Springs Charter School and reviewed the recently executed non-binding Letter of Intent with Charter Schools USA.

- City Attorney Hearn requested a motion authorizing the execution of the letter of intent by the Mayor. Discussion ensued. The Commission thanked the legal team and City Manager Givens for their efforts and expressed appreciation for the continued partnership with Charter Schools USA.

  Motion: To authorize.
  Result: Passed 4 – 0 (Unanimously)
  Mover: Commissioner Simmons
  Seconder: Commissioner Cerra

Adjournment

There being no further business, the meeting was adjourned at approximately 8:06 p.m.

_____
Georgia Elliott, CMC
City Clerk

These minutes are a permanent public record of the City of Coral Springs maintained in the Office of the City Clerk.

Summary Sheet

Agenda Item: 16.

Meeting Date: October 7, 2026

Subject:
Affordable Housing Advisory Committee (AHAC) Incentive Report 2026 (Tina Jou)

Requested Action:
Request to approve and adopt the Affordable Housing Advisory Committee (AHAC) Incentive Report 2026 and authorize staff to transmit the report to Florida Housing Finance Corporation.
Funding Source: Not Applicable.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO APPROVE, ADOPT, AUTHORIZE, TRANSMIT)

Funding Source:
Not Applicable

Placement:
Consent

Attachments: Summary Sheet
#1 â€“ AHAC Incentive Report 2026

Background / Description:

As a recipient of the State Housing Initiative Partnership (SHIP) funds, the City established an affordable housing advisory committee in 2008 as required by Florida Statute section 420.9076. The Affordable Housing Advisory Committee (AHAC) is responsible for reviewing policies, land development regulations, Comprehensive Plan Policies, and other aspects of the City's policies and procedures that affect the cost of housing. In addition, the AHAC is responsible for making recommendations to encourage affordable housing as the Committee meets on an as needed basis, at least once a year.

The AHAC is required to submit an incentive report to the state annually. While the City has implemented various policies and procedures in support of all eleven incentives, the Committee's report includes further recommendations and comments to improve the effectiveness of these incentive strategies:

A. Processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in Florida Statutes 166.033.
B. Modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
C. Allowance of flexibility in densities for affordable housing.
D. Reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
E. Allowance of affordable accessory residential units in residential zoning districts.
F. Reduction of parking and setback requirements for affordable housing.

G. Allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
H. Modification of street requirements for affordable housing.
I. Establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
J. Preparation of a printed inventory of locally-owned public lands suitable for affordable housing.
K. Support of development near transportation hubs and major employment centers and mixed-use developments.

Meeting: October 7, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID:3689

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT: Affordable Housing Advisory Committee (AHAC) Incentive Report 2026

PLACEMENT: Consent

REQUESTED ACTION: Request to approve and adopt the Affordable Housing Advisory Committee (AHAC) Incentive Report 2026 and authorize staff to transmit the report to Florida Housing Finance Corporation. Funding Source: Not Applicable. Strategic Goal: A Family-Friendly Community. (REQUEST TO APPROVE, ADOPT, AUTHORIZE, TRANSMIT)

PRIOR ACTION:

9/9/26	AHAC approved the 2026 Incentive Report.
12/17/25	City Commission approved the 2025 Incentive Report
12/2/25	AHAC approved the 2025 Incentive Report.
12/4/24	City Commission approved the 2024 Incentive Report.
11/14/24	AHAC approved the 2024 Incentive Report.
2/21/24	City Commission approved the 2023 Incentive Report.
12/07/23	AHAC approved the 2023 Incentive Report.
3/1/23	City Commission approved the 2022 Incentive Report.
11/15/22	AHAC approved the 2022 Incentive Report with recommendations.

STAFF RECOMMENDATION: **THE CITY COMMISSION:**

1. **APPROVE AND ADOPT THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) INCENTIVE REPORT FOR 2026; AND**

2. **AUTHORIZE STAFF TO TRANSMIT THE AHAC INCENTIVE REPORT 2026 TO FLORIDA HOUSING FINANCE CORPORATION.**

ATTACHMENT:
#1 – AHAC Incentive Report 2026

City of Coral Springs
Commission Meeting Agenda Item
Summary Sheet
Meeting: October 7, 2026
Subject: Affordable Housing Advisory Committee (AHAC) Incentive Report 2026

BACKGROUND:

As a recipient of the State Housing Initiative Partnership (SHIP) funds, the City established an affordable housing advisory committee in 2008 as required by Florida Statute section 420.9076. The Affordable Housing Advisory Committee (AHAC) is responsible for reviewing policies, land development regulations, Comprehensive Plan Policies, and other aspects of the City's policies and procedures that affect the cost of housing. In addition, the AHAC is responsible for making recommendations to encourage affordable housing as the Committee meets on an as needed basis, at least once a year.

The AHAC is required to submit an incentive report to the state annually. While the City has implemented various policies and procedures in support of all eleven incentives, the Committee's report includes further recommendations and comments to improve the effectiveness of these incentive strategies:

A. Processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in Florida Statutes 166.033.
B. Modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
C. Allowance of flexibility in densities for affordable housing.
D. Reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
E. Allowance of affordable accessory residential units in residential zoning districts.
F. Reduction of parking and setback requirements for affordable housing.
G. Allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
H. Modification of street requirements for affordable housing.
I. Establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
J. Preparation of a printed inventory of locally-owned public lands suitable for affordable housing.
K. Support of development near transportation hubs and major employment centers and mixed-use developments.

ANALYSIS:

The Committee held a public meeting on September 9, 2026, during which the 2026 AHAC Incentive Report was reviewed. AHAC unanimously voted (7-0) to forward a favorable recommendation of the 2026 Incentive Report to the City Commission.

SUMMARY

Staff recommends the Commission approve and adopt the 2026 Incentive Report and authorize staff to submit said report to the Florida Housing Finance Corporation.

STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) PROGRAM

AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) INCENTIVE REPORT 2026

PREPARED BY:
CITY OF CORAL SPRINGS
COMMUNITY DEVELOPMENT DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES

SUBMITTED TO:
FLORIDA HOUSING FINANCE CORPORATION

BACKGROUND

As a recipient of State Housing Initiative Partnership funds, the City established an affordable housing advisory committee in 2008 as required by Florida Statute section 420.9076. The Affordable Housing Advisory Committee (AHAC) is responsible for reviewing policies, land development regulations, the Comprehensive Plan Policy, and other aspects of the City's policies and procedures that affect the cost of housing. In addition, the AHAC is responsible for making recommendations to encourage affordable housing. The committee meets on an as needed basis.

The AHAC is required to submit an incentive report annually. The report includes recommended SHIP strategies and an additional recommendation by the committee as well as comments on the implementation of these incentives:

- The processing of approvals of development orders or permits, as defined in Florida Statues 166.033, for affordable housing projects is expedited to a greater degree than other projects.
- The modification of impact-fee, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
- The allowance of affordable accessory residential units in residential zoning districts.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The modification of street requirements for affordable housing.
- The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixed-use developments.

All the incentives are being fulfilled through existing policies and procedures in the City.

On May 20, 2026, the City Commission approved and appointed Commissioner Joshua Simmons to the AHAC. In accordance with Florida Statutes Section 420.9076, the committee must include at least 8, but not more than 11 committee members, as well as one elected official. The committee must consist of one representative from at least six of the categories below:

- A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- A citizen who is actively engaged as a for-profit provider of affordable housing.
- A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- A citizen who resides within the jurisdiction of the local governing body making the appointments.DSS
- A citizen who represents employers within the jurisdiction.
- A citizen who represents essential services personnel, as defined in the local housing assistance plan.

NAME	**Category- Number and Description**	
David Esposito Djemcy Limage	1	Engaged in the residential home building industry in connection with affordable housing
Vacant	2	Engaged in the banking or mortgage banking industry in connection with affordable housing
Vacant	3	Representative of those areas of labor actively engaged in home building connection with affordable housing
Nicole Roman	4	Engaged as an advocate for low-income persons in connection with affordable housing
Maurice E. Lord	5	Engaged as a for-profit provider of affordable housing
Angela Bauldree	6	Engaged as a not-for-profit provider of affordable housing
Sharmila Ramsarran	7	Engaged as a real estate professional in connection with affordable housing
LaurieAnne Minoff	8	Serving on the local planning agency pursuant to s.163.3174
Michelle Beaudet-Smith Brendalyn Edwards	9	Residing within the jurisdiction of the local governing body making the appointment
Vacant	10	Representing employers within the jurisdiction
Dale Pazdra	11	Represents essential services personnel as defined in the local housing assistance plan.

INCENTIVES AND RECOMMENDATIONS

The City currently has ongoing policies and procedures implemented for each of the incentives identified in the Florida Statutes. Listed below are the incentives and the ongoing policies and/or procedures implemented by the City.

(A) The processing of approvals of development orders or permits, as defined in s. 166.033 & 163.3164(3) for affordable housing projects is expedited to a greater degree than other projects.

- The Building Division works closely with the Community Development Division staff to expedite building permits related to affordable housing programs. For example, the City has a process in place to expedite building permits related to the Owner-Occupied Home Rehabilitation and Barrier Free Programs;

- Not-for-profit organizations can waive the Planning and Zoning public hearing, thereby reducing the processing time of petitions by a month;

- Residential developments that provide Inclusionary Units shall be afforded, to the extent possible, expedited reviews by the Department of Development Services for site plans, building applications and required inspections (LDC *§* 222).

(B) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

- Residential developments that provide Inclusionary Units shall be afforded, to the extent possible, expedited reviews by the Department of Development Services for site plans, building applications and required inspections (LDC *§* 222).

(C) The allowance of flexibility in densities for affordable housing.

- Residential developments that contain Inclusionary Units may utilize the following density bonus units for each Inclusionary Unit provided as different household income levels *(*LDC § *219)*:
    - A very low-income household unit qualifies the developer for 5 bonus market rate units until a maximum of 100% increase over current land use plan designation is achieved through the additional market rate units and Inclusionary Units;
    - A low-income household unit qualifies the developer for 3 bonus market rate units until a maximum of 50% increase over current land use plan designation is achieved through the additional market rate units and Inclusionary Units;
    - A moderate-income household unit qualifies the developer for 1 bonus market rate unit until a maximum of 50% increase over the current land use plan designation is achieved through the additional market rate units and Inclusionary Units.

- To qualify for the bonus units, at least fifty percent (50%) of the Inclusionary units shall incorporate Uniform Federal Accessibility Standards (i.e., ADA compliant);

- The Inclusionary Units are additional units and represent an increase over the current land use plan designation only when the bonus density units are used;

- Continue to analyze existing city codes and zoning categories to incorporate additional opportunities for affordable housing, including the potential for repurposing existing nonresidential structures.

(D) The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.

- The City offers home repair programs to very low to moderate-income residents utilizing the SHIP, CDBG and HOME funds. Home Repair provides assistance to owner-occupied households within the City boundaries. The program is available to assist eligible applicants in rehabilitating their homestead property through construction, and/or installation of non-luxury general property improvements that provide basic amenities. Eligible activities for the home rehabilitation program include: roof repair, roof replacement, window replacement, and hurricane/storm shutter installation. Other eligible activities include emergency repairs for items that are a threat to the health and safety of the applicant and its occupants, repairs that prevent further deterioration, structural repairs that make the home energy efficient and other repairs such as exterior painting, fascia replacement, electrical, plumbing, AC/heating systems, insulations and termite treatment.

(E) The allowance of affordable accessory residential units in residential zoning districts.

- Accessory residential units are allowed in RS-1 Zoning District.
- Continually review land use and commercial zoning districts for potential affordable housing opportunities.

(F) The reduction of parking and setback requirements for affordable housing.

- Not-for-profit organizations or residential developments providing affordable housing can apply for a special exception from LDC § 250359 & 250812 pertaining to the minimum rear setback and parking locations.

- The administrative variance is intended to promote high standards of design, provide flexibility in the administration of standards in recognition of site-specific conditions, and to establish conditions to ensure compatibility where standards are modified (LDC § 250863). This process reduces the lengthy delays in processing petitions with an affordable housing component.

- The community enhancement program is utilized where conditions may arise when normal compliance is impractical or impossible, or where maximum achievement of the City's objectives can only be obtained through the standards detailed in the community enhancement program. The program is maintained by the Community Development Division and the Director authorizes approval to bring sites as close as possible to meeting current zoning requirements.

(G) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

- Zero-lot-line configurations are permitted in certain zoning districts: RC-6, RC-12, RC-15, RM-15, and RM-20 (LDC § 250147)

(H) The modification of street requirements for affordable housing.

- The City of Coral Springs is built out. A large percentage of any future development of affordable housing units will be through redevelopment projects. In zero lot lines and townhouse developments, the City allows developers to utilize drainage as part of the roadway and right-of-way to calculate the overall width of the street.

(I) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

- With the Land Development Code Special Exception petitions, City staff works with applicants to waive petition fees, if warranted.

- The City benchmarks with other cities to determine the impact of impending legislation or changes to the LDC or municipal code.

- Support the City's advocacy efforts at state level in response to housing initiatives.

- Support equitable distribution of documentary stamp taxes to Broward County.

- The City will continue to pursue additional funding opportunities and establish partnerships with other affordable housing stakeholders

(J) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

- Pursuant to Florida Statutes, Section 166.0451, the City approved the inventory of the locally owned public land suitable for affordable housing.

(K) The support of development near transportation hubs and major employment centers and mixed-use developments.

- Supported by the Community Redevelopment Agency and Commission when establishing the LAC land use category and overall Downtown Plan. The City's land use and zoning districts concentrate residential density along major arterials, thereby increasing the proximity of transit to a larger number of residents.

***General Recommendation*:**

1. Encourage Developers to work with community leaders and organizations to facilitate local employment and other initiatives, to assist with economic development within impacted neighborhoods.

2. To expand communication regarding affordable housing incentives by raising awareness through housing partners, developers, builders' associations, and other

available channels. This includes higher visibility of the programs and availability of reports.

3. Explore opportunities for recurring funding sources for the City's Housing Trust Fund to keep the fund sustainable and meet the long-term needs of City residents.

Summary Sheet

Agenda Item: 17.

Meeting Date: October 7, 2026

Subject:
Resolution 2026-037, Master Signage Program – Florida Panthers IceDen (MSP26-0001) (Tina Jou)[1]

Requested Action:
Request to approve agreement between the City of Coral Springs and Incredible Ice, LLC for the Florida Panthers IceDen Master Sign Program, in accordance with Land Development Code Section 1809 relative to the establishment of signage criteria for signs located at 3299 Sportsplex Drive and adopt Resolution 2026-037 approving a Master Signage Program. (MSP26-0001)
Funding Source: Not Applicable.
Strategic Goal: A Thriving, Resilient Business Community.
(REQUEST TO APPROVE AND ADOPT)

Funding Source:
Not Applicable

Placement:
Consent

Attachments: Summary Sheet
#1 - Resolution 2026-037
#2 - Resolution Exhibit 1 â€“ Agreement between the City of Coral Springs and Florida Panthers IceDen
#3 - Agreement Exhibit A: Florida Panthers IceDen Master Signage Program
#4 - Agreement Exhibit B: Legal Description
#5 - Aerial Map
#6 - Site Map

Background / Description:
In 2005, the City Commission approved Ordinance 2005-118 amending the City's Land Development Code (LDC) to allow establishment of a Master Signage Program (MSP) for large scale developments to encourage consistency and creativity for signage. The MSP ensures compatibility with the aesthetics and architecture of the building. Further, it supports the City's objective to preserve the character and quality of the city's appearance, protect property values and provide a sound economic and business environment through the encouragement of graphic excellence. Section 1809 of the LDC allows the establishment of an MSP to regulate the appearance, location, and number of signs in order to create a unified appearance and orderly placement of signage within a development or complex.

Staff has worked closely with the Petitioner (Florida Panthers IceDen) to develop this Program in accordance with this objective. Additionally, the MSP will incorporate Nicklaus Children's Hospital who has become the naming rights partner of the Florida Panthers IceDen. As part of this partnership, both logos are requested to be displayed together on all project signage to accurately reflect the facility's branding. The MSP shall regulate the appearance, location, and number of signs in order to create a unified appearance and orderly placement of signage

throughout the building's façades. Attachment #5 provides an aerial map of the property.

Presenting:
Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: October 7, 2026
Department: Community Development
Initiated By: Tina Jou
DOC ID: 3800

SUBJECT: Resolution 2026-037, Master Signage Program – Florida Panthers IceDen (MSP26-0001)

PLACEMENT: Consent

REQUESTED ACTION: Request to approve agreement between the City of Coral Springs and Incredible Ice, LLC for the Florida Panthers IceDen Master Sign Program, in accordance with Land Development Code Section 1809 relative to the establishment of signage criteria for signs located at 3299 Sportsplex Drive and adopt Resolution 2026-037 approving a Master Signage Program. Funding Source: Not Applicable. Strategic Goal: A Thriving Resilient Business Community. (MSP26-0001) (REQUEST TO APPROVE AND ADOPT)

PRIOR ACTION:

09/14/2026	Planning & Zoning Board forwarded a favorable recommendation (5-0, unanimous) to the Commission relative to SV26-0001.
12/16/2020	Commission approved SV20-0002 for construction of a monument sign with an electronic messaging center at the Florida Panthers IceDen.
11/09/2020	Board forwarded a favorable recommendation relative to requested variances to the City Commission.
02/05/2020	Fifth Amendment to Concession Agreement by City and Incredible Ice, LLC.
07/18/2019	David Wescott, Certified Plant Engineer and Certified Ice Technician, provided the Florida Panthers IceDen Facility Evaluation and Life Cycle Planning for building and ice equipment which identified several items in need of repair in order to restore the facility to the same condition as at the commencement of the operations, including the repair and/or replacement of the mezzanine ice rink floor and its supporting ice refrigeration plant.
07/19/2001	Merger in which FPIVI was subsequently named Incredible Ice, LLC.
09/15/1998	Third modification to the agreement was executed to update accounting reports to reflect the correct party being FPIVI, and not Florida Panthers Holdings, Inc.
02/20/1996	ICS assigned its interest in the Agreement to Coral Springs Ice, Ltd ("CSI"), which included modifications and amendments to the original Agreement dated April 4, 1995.
08/08/1995	CAN-AM assigned its interest in the Agreement to Iceland (Coral Springs) Limited Partnership (ICS).
04/04/1995	City and Can-Am Investment Group, Inc., entered into an Agreement to which the City granted exclusive use of the property for a multi-user skating arena.

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1) **APPROVE AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND INCREDIBLE ICE, LLC FOR THE FLORIDA PANTHERS ICEDEN MASTER SIGNAGE PROGRAM; AND**

2) **APPROVE RESOLUTION 2026-037 AND ADOPT SAID RESOLUTION.**

LOCATION: 3299 Sportsplex Drive (see attached map)

ATTACHMENTS:
#1 – Resolution 2026-037
#2 – Resolution Exhibit 1 – Agreement between the City of Coral Springs and Florida Panthers IceDen
#3 – Agreement Exhibit A: Florida Panthers IceDen Master Signage Program
#4 – Agreement Exhibit B: Legal Description
#5 – Aerial Map
#6 – Site Map

City of Coral Springs
Commission Meeting Agenda Item
Summary Sheet
Meeting: October 7, 2026

Subject: Resolution 2026-037: Master Signage Program – Florida Panthers IceDen (MSP26-0001)

BACKGROUND/ PURPOSE:

In 2005, the City Commission approved Ordinance 2005-118 amending the City's Land Development Code (LDC) to allow establishment of a Master Signage Program (MSP) for large scale developments to encourage consistency and creativity for signage. The MSP ensures compatibility with the aesthetics and architecture of the building. Further, it supports the City's objective to preserve the character and quality of the city's appearance, protect property values and provide a sound economic and business environment through the encouragement of graphic excellence. Section 1809 of the LDC allows the establishment of an MSP to regulate the appearance, location, and number of signs in order to create a unified appearance and orderly placement of signage within a development or complex.

City staff has worked closely with the Petitioner (Florida Panthers IceDen) to develop this Program in accordance with this objective. Additionally, the MSP will incorporate Nicklaus Children's Hospital who has become the naming rights partner of the Florida Panthers IceDen. As part of this partnership, both logos are requested to be displayed together on all project signage to accurately reflect the facility's branding. The MSP shall regulate the appearance, location, and number of signs in order to create a unified appearance and orderly placement of signage throughout the building's façades. Attachment #5 provides an aerial map of the property.

ANALYSIS:

The IceDen opened in 1990 and was, at that time, the official practice facility of the Florida Panthers National Hockey League team until 2025. The IceDen is the only triple ice-sheet facility south of Washington, D.C. and the largest full-service pro-shop in the southeast. Over 1 million visitors visit the 125,000 square foot state of the art ice and training facility annually.

In addition to the overall size of the facility, the IceDen offers a number of events and activities such as public skating (general skating), figure ice sessions (figure skating), youth and adult hockey leagues, as well as a traveling hockey team. The facility also welcomes patrons interested in hosting their birthday party and has a gym available to patrons through youth and adult memberships.

The Petitioner is requesting the adoption of a Master Signage Program to accurately reflect the facility's branding with their new naming rights partner, Nicklaus Children's Hospital. The proposed signage will identify the facility in an aesthetically pleasing, uniform way while maintaining the integrity of the development. The proposed Master Signage Program will govern the signs for the overall development. The Program will eliminate any confusion over sign placement and size. The attached MSP (Attachment #3) identifies appropriate locations for wall signs and monument signs within the site to ensure consistency in appearance.

In considering the request for a Master Signage Program, LDC Section 1809 requires the following criteria be met:

(a) That the signage for the project is in keeping with the overall architecture and character of the building development, etc.

(b) That the signage for the project is designed to meet the directional needs of the project for communication, identification, way finding, regulatory and informational messages in keeping with the overall architectural theme of the development.
(c) That signage is legible, conspicuous, and easily read.
(d) That the visibility and impact of the type of sign, number of signs, design, size, method of construction, illumination and location of the proposed signs does not adversely impact adjoining properties.
(e) That the proposed signage is consistent and not in conflict with the intent and interests of the City of Coral Springs.

Staff reviewed the attached Master Signage Program and finds it in accordance with the above criteria. The Petitioner has worked with their architect and sign company to develop a program that will complement the plaza's new design.

More specifically, the Program will standardize the signs throughout the development. Size limitations to lettering and square footage have been incorporated from the sign code to ensure readability, consistency and balance. The MSP also limits the placement of signs and the number of signs per elevation, which ensures a balanced appearance in keeping with the symmetry of the building elevations.

The City's sign consultant has reviewed the Program and recommends approval. Additionally, the City Attorney's Office has reviewed the documents and approved as to form.

SUMMARY:

Staff is recommending approval of the attached agreement and Master Signage Program as it furthers the objective of maintaining high quality aesthetics in the City. The established criterion identifies the number, location, and size of wall signs and directional signs, which unifies the look of the development, and does not adversely impact adjacent properties.

RESOLUTION NO. 2026-037

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND INCREDIBLE ICE, LLC FOR THE FLORIDA PANTHERS ICEDEN MASTER SIGN PROGRAM; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission approved a Land Development Code (LDC) amendment in 2005 to allow the establishment of master signage for large shopping centers and mixed-use developments to encourage consistency and creativity for tenant signs; and

WHEREAS, the Master Sign Program also ensures compatibility with the aesthetics and architecture of the building; and

WHEREAS, Section 1809 of the LDC provides for such master signage programs; and

WHEREAS, the Development located at 3299 Sportsplex Drive seeks to establish a master signage program for Florida Panthers IceDen to provide accurately reflect facility's branding with their new naming rights partner, Nicklaus Children's Hospital; and

WHEREAS, in accordance with Section 1809 of the LDC, the City Commission reviewed the master signage program to determine if it met the necessary criteria; and

WHEREAS, staff has reviewed the master signage program for Incredible Ice, LLC and found that it is in accordance with the criteria contained in Section 1809 of the LDC and has recommended that a Master Sign Program be established in order to eliminate any confusion over sign placement for the Development and to allow additional flexibility on the number of signs per street frontage; and

WHEREAS, the newly established sign criteria will determine the appropriate location of signs throughout the Development and ensure consistency in appearance; and

WHEREAS, at its meeting of October 7, 2026, the City Commission found it to be in the best interests of the citizens of Coral Springs to authorize the appropriate City officials to execute the Agreement between the City and Incredible Ice, LLC for the Florida Panthers IceDen Master Sign Program; now, therefore

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA.

Section 1. The foregoing recitals contained in the preamble to this Resolution are incorporated by reference herein.

Section 2. The appropriate City officials are hereby authorized to execute the Agreement between the City of Coral Springs and Incredible Ice, LLC for the Florida Panthers IceDen Master Sign Program, attached hereto and incorporated herein as Exhibit "1".

Section 3. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED the _____ day of _____, 2026.

ATTEST: _____
SCOTT BROOK, Mayor

_____
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous __
Motion/2nd __

			Yes	No
___	___	MAYOR BROOK	___	___
___	___	COMMISSIONER CERRA	___	___
___	___	COMMISSIONER MCHUGH	___	___
___	___	COMMISSIONER SIMMONS	___	___

AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND INCREDIBLE ICE, LLC

THIS AGREEMENT, made and entered into the _____ day of _____, 2026, by and between:

CITY OF CORAL SPRINGS, FLORIDA
a municipal corporation
9500 West Sample Road
Coral Springs, Florida 33065
(hereinafter referred to as "CITY")

and

INCREDIBLE ICE, LLC
a Florida limited liability company
One Panther Parkway
Sunrise, Florida 33323
(hereinafter referred to as "PROPERTY OWNER")

WHEREAS, in 2005 the City Commission approved a Land Development Code amendment to allow the establishment of master signage for large shopping centers and mixed-use developments to encourage consistency and creativity for tenant signs. The master signage program also ensures compatibility with the aesthetics and architecture of the building; and

WHEREAS, Section 1809 of the Land Development Code provides for such master signage programs; and

WHEREAS, in accordance with Section 1809 of the Land Development Code, the City Commission shall review the master signage program to determine if it meets the following criteria:

(a) that the signage for the project is in keeping with the overall architecture and character of the building development, etc.

(b) that the signage for the project is designed to meet the directional needs of the project for communication, identification, way finding, regulatory and informational messages in keeping with the overall architectural theme of the development or project.

(c) that the signage proposed is legible, conspicuous and easily readable.

(d) that the visibility and impact of the type of sign, number of signs, design, size, method of, construction, illumination and location of the proposed signs does not adversely impact adjoining properties.

(e) that the proposed signage is consistent and not in conflict with the intent and interests of the City of Coral Springs.

WHEREAS, the Development located at 3299 Sportsplex Drive, more particularly described in the attached Exhibit "A", seeks to establish a master signage program; and

WHEREAS, this site is a large-scale development and the program will be in accordance with the criteria provided in Section 1809 of the Land Development Code, City staff recommends that that a master signage program be established to eliminate any confusion over sign placement for future tenants and to allow additional flexibility on the number of signs per street frontage. The newly established sign criteria will determine appropriate location of signs throughout the Development and ensure consistency in appearance.

The parties, in consideration of the mutual covenants herein exchanged agree as follows:

SECTION 1. REQUIREMENTS FOR SIGNAGE AND MAINTENANCE

Requirements for all Wall Signage, Directional Signage, Monument Signage and Maintenance shall be as set forth in Exhibit "B" to this Agreement.

SECTION 2. BREACH OF AGREEMENT

All parties agree that a breach of this Agreement shall result in strict enforcement of the City of Coral Springs' Code of Ordinances and/or Land Development Code against the appropriate person(s), entity(ies), or tenant(s).

SECTION 3. GOVERNING LAW AND VENUE

The validity, construction and effect of this Agreement shall be governed by the laws of the state of Florida. Any claim, objection or dispute arising out of the terms of this Agreement shall be litigated in the Seventeenth Judicial Circuit in and for Broward County, Florida.

SECTION 4. SEVERABILITY

Should any part, term or provision of this Agreement be by the courts decided to be illegal or in conflict with any law of the state, the validity of the remaining portions or provisions shall not be affected thereby.

SECTION 5. NOTICE

All notices or other communications required by this Agreement shall be in writing and deemed delivered upon mailing by certified mail, return receipt requested to the following persons and address unless otherwise specified herein:

FOR CITY: Catherine Givens, City Manager
City of Coral Springs

9500 West Sample Road
Coral Springs, Florida 33065
Office: (954) 344-1006

FOR PROPERTY: INCREDIBLE ICE, LLC
One Panther Parkway
Sunrise, Florida 33323

SECTION 6. **AMENDMENTS**

This Agreement shall run with the land and may only be amended by the Coral Springs City Commission at a duly noticed City Commission meeting.

SECTION 7. **PUBLIC RECORDS**

This Agreement shall be recorded in the Public Records of Broward County, Florida.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and INCREDIBLE ICE, LLC have caused these presents to be executed in their respective names by the proper officials the day and year first above written.

ATTEST:

GEORGIA ELLIOTT, CMC, City Clerk

CITY OF CORAL SPRINGS

SCOTT BROOK, Mayor

Approved as to form:

Vanessa Dragutinovic

VANESSA DRAGUTINOVIC
Assistant City Attorney

INCREDIBLE ICE, LLC

By: _____

Print Name: ROBERT STEVENSON

Title: COO

State of Florida

County of Broward

On this, the 30 day of September, 2026

before me, the undersigned Notary Public of the State of Florida, the foregoing instrument was acknowledged by Rob Stevenson, (name of corporate officer) COO, (title) of Florida Panther Hockey Club (corporation) a foreign corporation, on behalf of the corporation.

WITNESS my hand
and official seal

_____

Notary Public, State of Florida

Notary Public State of Florida
Leslie Hunt
My Commission HH 363435
Expires 2/16/2027

Leslie Hunt

Printed, typed or stamped name of
Notary Public exactly as commissioned

Personally known to me, or
Produced identification:

_____

(type of identification produced)

#2 – Resolution Exhibit 1 – Agreement between the City of Coral Springs and Florida Panthers IceDen - Signed

Final Audit Report 2026-09-30

Created:	2026-09-30
By:	Ayleen Rivera-Mendoza (ariveramendoza@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAdrHYqWkVI_ySWEH9_pCPMRZDaE3o4rxt

"#2 – Resolution Exhibit 1 – Agreement between the City of Cora l Springs and Florida Panthers IceDen - Signed" History

Document created by Ayleen Rivera-Mendoza (ariveramendoza@coralsprings.gov)
2026-09-30 - 7:46:05 PM GMT- IP address: 199.27.247.2

Document emailed to Vanessa Dragutinovic (vdragutinovic@coralsprings.gov) for signature
2026-09-30 - 7:46:53 PM GMT

Email viewed by Vanessa Dragutinovic (vdragutinovic@coralsprings.gov)
2026-09-30 - 8:10:46 PM GMT- IP address: 152.39.201.138

Document e-signed by Vanessa Dragutinovic (vdragutinovic@coralsprings.gov)
Signature Date: 2026-09-30 - 8:11:01 PM GMT - Time Source: server- IP address: 70.247.73.139 - Signature Appearance Selected: IMAGE

Agreement completed.
2026-09-30 - 8:11:01 PM GMT



PROOF DESIGN CONCEPT

CHECK SPELLING BEFORE APPROVING

It is our goal to make your project look as close as possible to this 2-Dimensional rendering. However, exact placement on the wall or vehicle may vary. By approving these renderings, you are accepting that there are no spelling errors, no missing elements, and that all other details and sizes are correct. The quality of this proof DOES NOT determine the final output. The color of this proof may not match the true output. Colored press proofs are available upon request. Please make sure you communicate this with your Account Executive, as there is a small fee, and might delay the final printing process after approval.



SITE PLAN

SCALE: NTS

Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

FL PANTHERS ICE DEN
3299 Sportsplex Dr
Coral Springs, FL 33065

BY SIGNING THIS DRAWING, YOU AGREE TO THE DESIGN LAYOUT & LOCATION OF THE SIGN. DUE TO PRINTING & FILE CONVERSION, PROCESS COLORS DISPLAY MAY NOT BE 100% ACCURATE

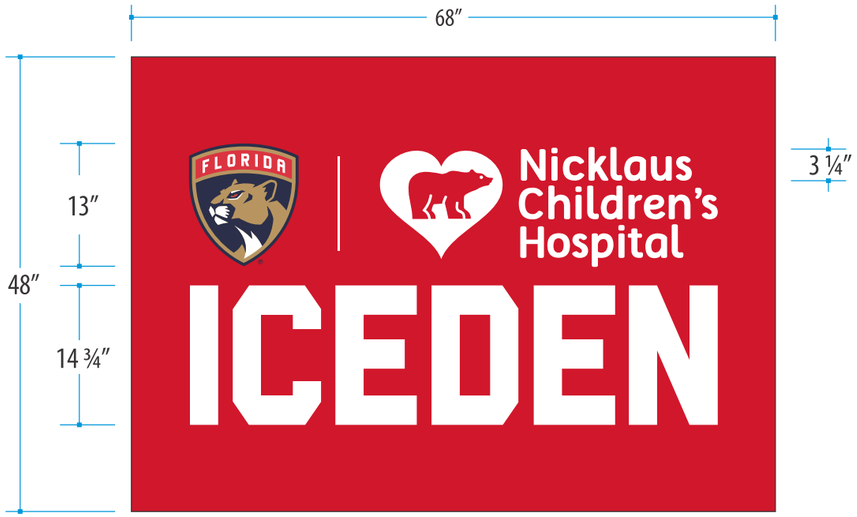
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CLIENT APPROVAL

SIGNATURE

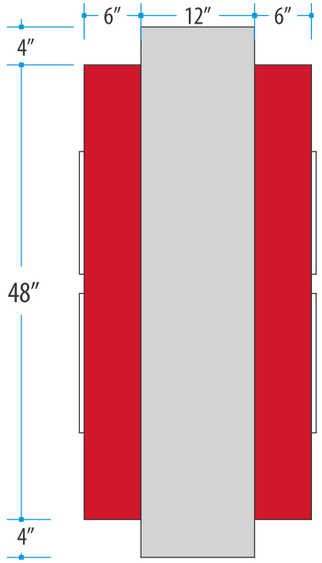
DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	02
DATE	ARTIST	
5/8/2026	JESUS DURAN	

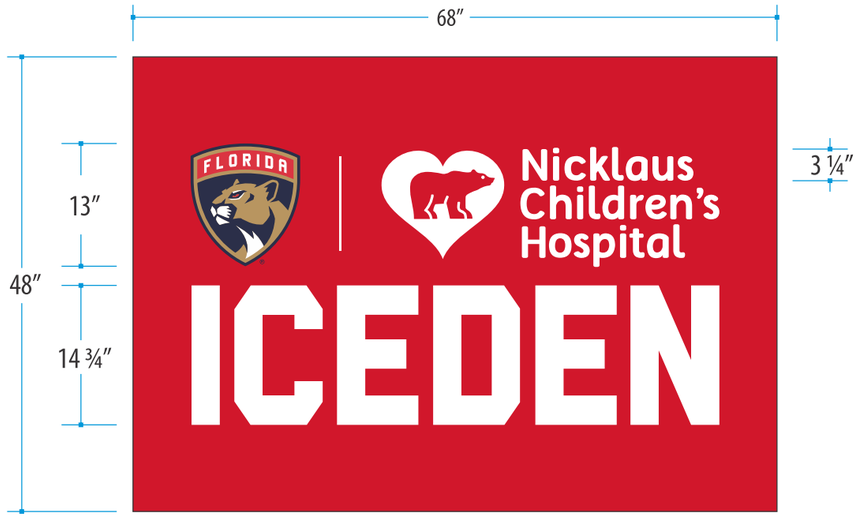


SIGN TYPE A
NEW ILLUMINATED PUSH-THRU ACRYLIC SIGN (EAST)

SCALE: ¾″=1′-0″ **TOTAL SQ FT: 24.3**



SIDE VIEW



SIGN TYPE A
NEW ILLUMINATED PUSH-THRU ACRYLIC SIGN (WEST)

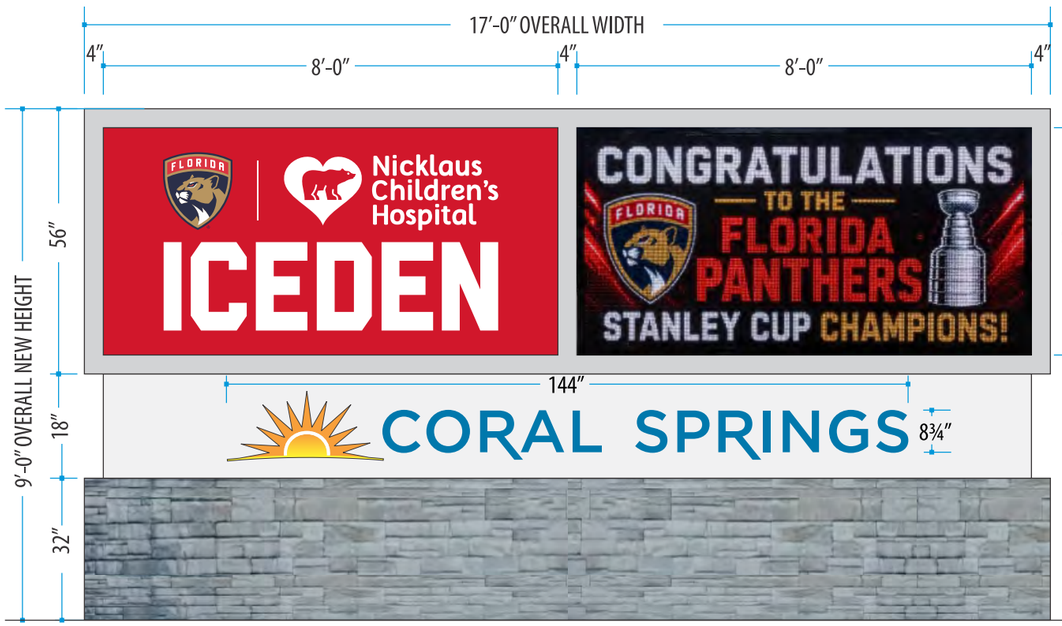
SCALE: ¾″=1′-0″ **TOTAL SQ FT: 24.3**

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE** SATIN FINISH

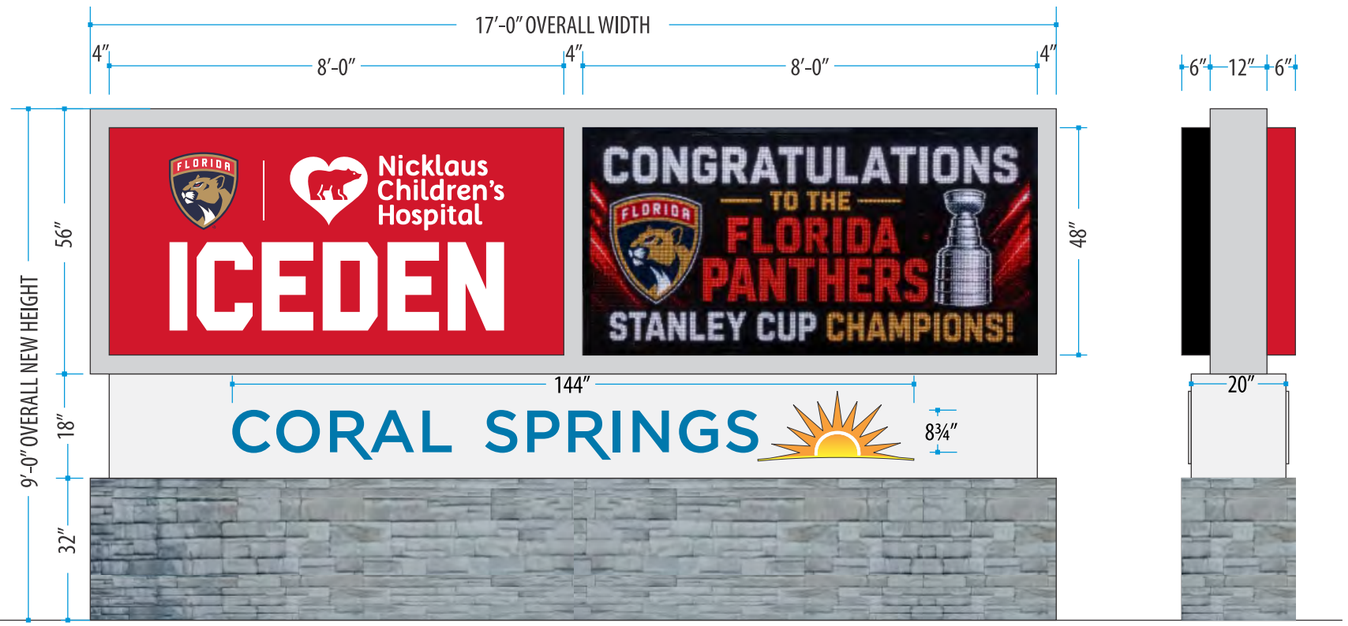
CORAL SPRINGS COLOR DETAILS

- PMS: 307 C
- PMS: 1375 C



SIGN TYPE A - PROPOSED ILLUMINATED MONUMENT SIGN (EAST SIDE)

SCALE: 3/8″=1′-0″



SIGN TYPE A - PROPOSED ILLUMINATED MONUMENT SIGN (WEST SIDE)

SCALE: 3/8″=1′-0″

Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

FL PANTHERS ICE DEN
3299 Sportsplex Dr
Coral Springs, FL 33065

BY SIGNING THIS DRAWING, YOU AGREE TO THE DESIGN LAYOUT & LOCATION OF THE SIGN. DUE TO PRINTING & FILE CONVERSION, PROCESS COLORS DISPLAY MAY NOT BE 100% ACCURATE

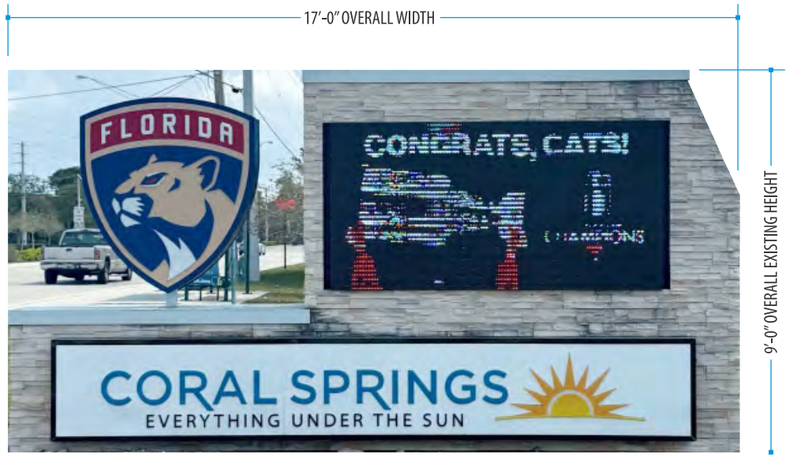
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CLIENT APPROVAL

SIGNATURE

DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	03
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE A - EXISTING CONDITIONS - REMOVE & DISCARD

SCALE: NTS



SIGN TYPE A - ISOMETRIC VIEW OF NEW MONUMENT

SCALE: NTS

CORAL SPRINGS COLOR DETAILS

- PMS: 307 C
- PMS: 1375 C

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **CHARCOAL**
- **WHITE**
- **MP18133** GRAY STEEL

Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

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Coral Springs, FL 33065

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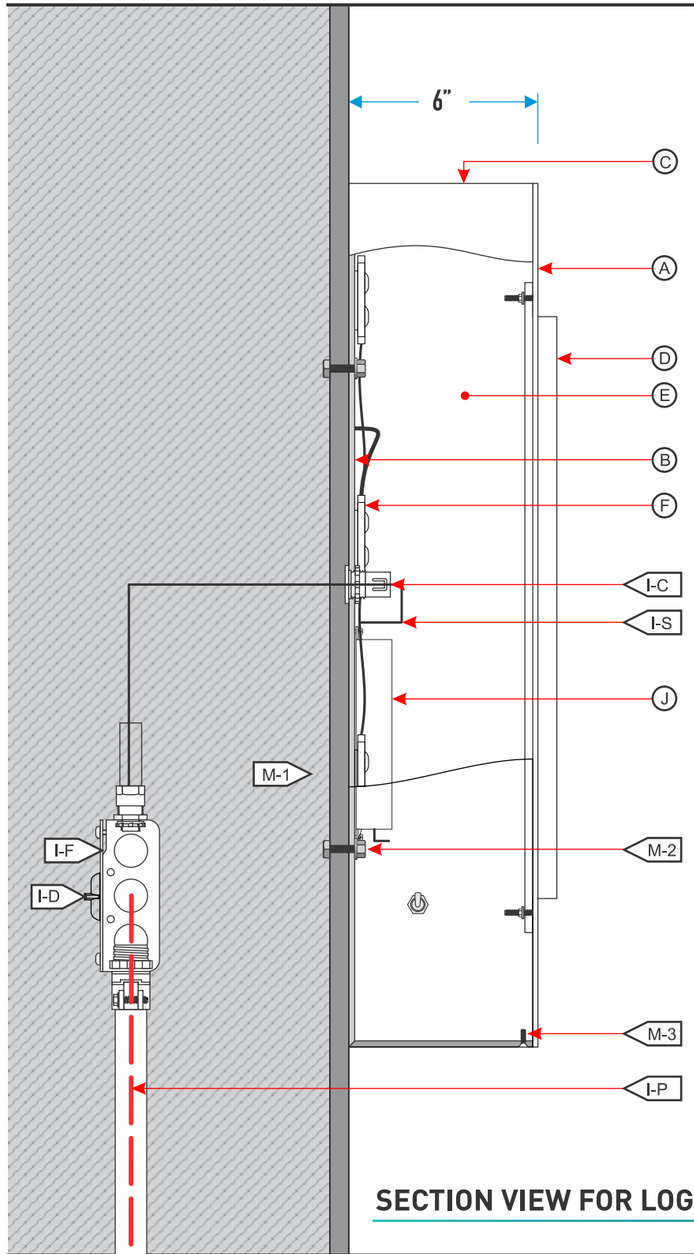
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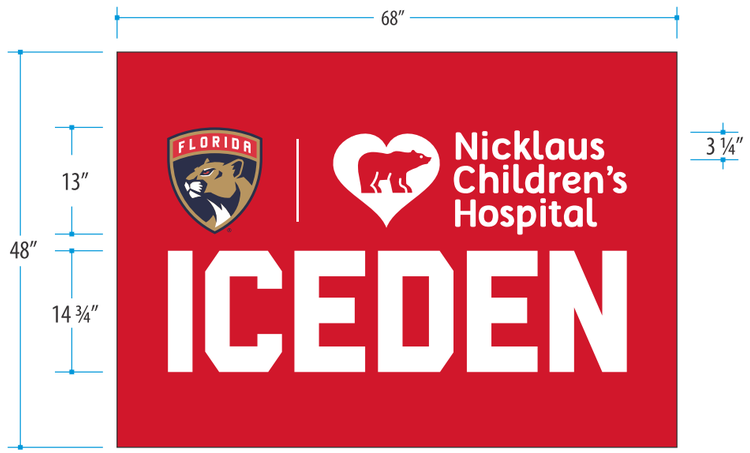
DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	04
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SECTION DETAIL LEGEND

Ⓐ FACE		**Ⓕ ILLUMINATION**	
MATERIAL:	.090 MIN. ALUM W/ 3/4" WHITE PUSH THRU ACRYLIC	TYPE:	5000°K WHITE LEDS.
RETURN FINISH:	N/A	MECH. NOTE:	**ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.**
VINYL:	N/A.	**Ⓘ WIRING**	
COLOR:	N/A.	I-F: FEED	SEE ELEC. NOTE. 120V / 277V PRIMARY IN J-BOX BY OTHERS.
VINYL:	N/A.	I-P: PRIMARY	#12 AWG CU PRIMARY FEED IN ½" LIQUID-TIGHT FLEX CONDUIT W/ LISTED CONNECTORS
COLOR:	N/A.	I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRING.
Ⓑ BACK		I-C: CONNECTOR	WEATHERPROOF CONNECTOR & CONDUIT
DEPTH:	N/A	I-D: DISCONNECT	120V DISCONNECT SWITCH. LOCATION T.B.D.
COLOR:	N/A	**Ⓙ POWER SUPPLY**	
Ⓒ RETURN		TYPE:	12V LED POWER SUPPLY & DISCONNECT SWITCH IN
DEPTH:	6"		
MATERIAL:	0.040" ALUM.	VOLTAGE:	120V / 277V.
COLOR/ FINISH:	SATIN WHITE	**Ⓜ MOUNTING**	
Ⓓ ACRYLIC PUSH THRU		M-1:	SEE INSTALL NOTE. REQ'D. BLOCKING BY OTHERS.
MATERIAL:	¾" ACRYLIC, MECHANICALLY FASTENED TO FACE	M-2:	3/8"x1½" NUT & BOLTS
COLOR/ FINISH:	WHITE TRANSLUCENT W/ 40% DIFFUSER APPLIED TO BACK	M-3:	SELF TAPPING SCREW. FINISH TO MATCH TRIM CAP.
Ⓔ INSIDE OF SIGN			
FINISH:	FINISHED WHITE.		



SECTION VIEW FOR LOGO PUSH-THRU CABINET

ELECTRICAL SIGN SCHEDULE

ITEM	VALUE
INPUT VOLTAGE	120V / 277V
FINAL VOLTAGE	To be verified in field
PHASE	1Ø
FREQUENCY	50/60Hz
LOAD	3.8A
WATTAGE	456W
BREAKER	20A DEDICATED CIRCUIT
PRIMARY WIRE	#12 CU
GROUND	#12 CU
DISCONNECT	UL Listed DISCONNECT PER NEC 600.6
CONTROL	PHOTO-SENSOR

Kestrel Series
KS-2100
Specifications



Viewing Angle	180° Kestrel Optics
Input Voltage	12vDC (KS-2100)
Watts	1w/mod (1.5w/ft)
Luminous Efficacy	165 (lm/W)
Modules/Foot	1.5/ft (fully stretched)
Protection Grade	IP65 waterproof
Packaging KS-2100 (12V)	Anti-static bag, 80 modules (53ft)/bag, 10 bags/box
Operating Temp.	-40° ~ +60°C | -40° ~ +140°F
Storage Temp.	-40° ~ -70°C | -40° ~ +158°F
KS-2100 Cascade	20 mods single-ended power feed 40 mods double-ended power feed

Color	Part #	Color Temp	Lumens
White	HLED-KS2100W	5000K	165 lm/mod (247 lm/ft)

LED Power Supply/Driver
H60W-PPS



Product Parameters — Safety Certification: IP68

Output Characteristics	Rated Output Voltage	12V
	Rated Output Current	5A
	Rated Output Power	60W
	Output Voltage Accuracy	±2.5% (11.7 - 12.3V)
	Output ripple & noise	≤150mV
Input Characteristics	Input Voltage Rage	100VAC ~ 240VAC
	Input Frequency Rage	50HZ ~ 60HZ
	Input Current	0.65A/115V | 0.35A/230V
	Inrush Current (cold start)	≤ 50A (100-240Vac)
	Efficiency	≥ 86%
	PF	≥ 0.95
Environmental Characteristics	Working Temperature	-40 ~ +60° C
	Working Humidity	20 ~ 95% RH, (non-condensing)
	Storage Temperature	-40 ~ +80° C
	Storage Humidity	10 ~ 95% RH
	IP Rating	IP68
	Vibration	10 ~ 500HZ, 5G 30 minutes (for X, Y, Z each axis)
Safety and EMC	Safety Rating	Class 2, IP68
	Dielectric Strength (Hi-Pot)	I/P-O/P 3.75KVAC/ 10mA/3S
		I/P-Case 1.8 KVAC/ 10mA/3S
	Insulation Resistance/	100MOhm Max/ 500VDC/ 3S
	Grounding Resistance	100mOhm
	EMC	FCC part 15classB EN55015

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

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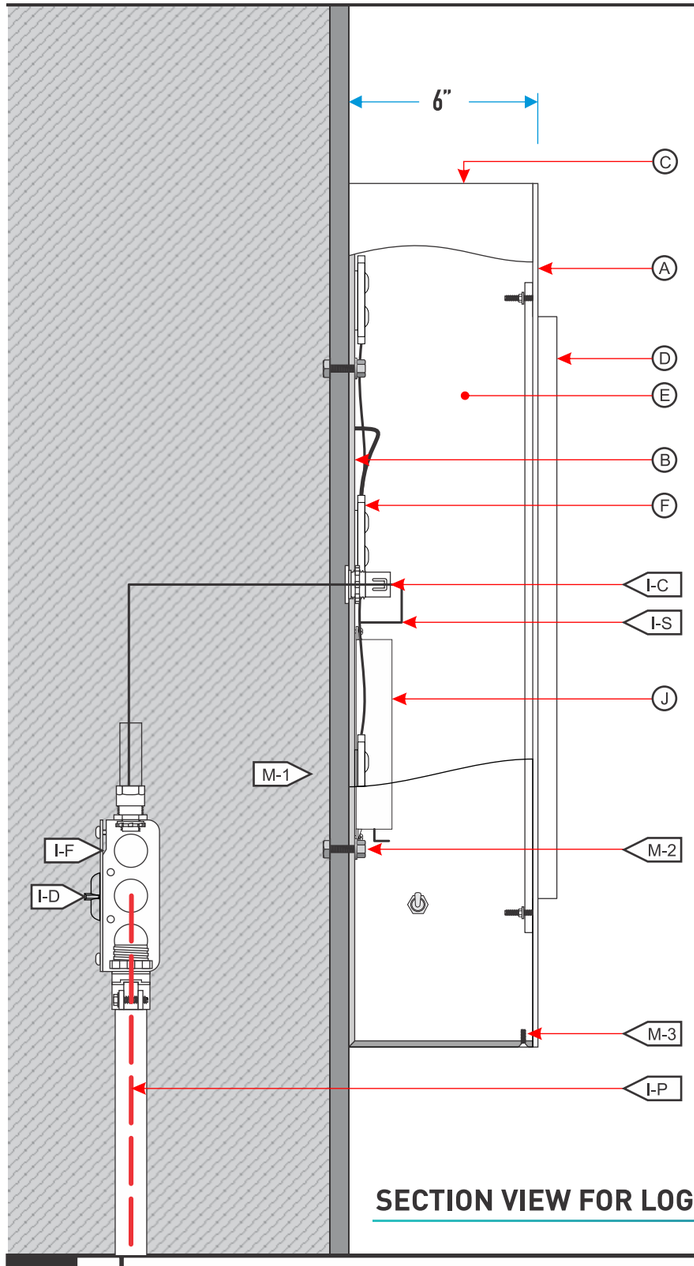
PROJECT LOCATION
FL PANTHERS ICE DEN
3299 Sportsplex Dr
Coral Springs, FL 33065

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PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	05
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SECTION VIEW FOR LOGO PUSH-THRU CABINET

SECTION DETAIL LEGEND			
(A) FACE		**(F) ILLUMINATION**	
MATERIAL:	.090 MIN. ALUM W/ 3/4" WHITE PUSH THRU ACRYLIC	TYPE:	5000°K WHITE LEDS.
FINISH:	Mp18133 GRAY STEEL	MECH. NOTE:	**ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.**
VINYL:	N/A.	**(I) WIRING**	
COLOR:	N/A.	I-F: FEED	SEE ELEC. NOTE. 120V / 277V PRIMARY IN J-BOX BY OTHERS.
VINYL:	N/A.	I-P: PRIMARY	#12 AWG CU PRIMARY FEED IN ½" LIQUID-TIGHT FLEX CONDUIT W/ LISTED CONNECTORS
COLOR:	N/A.	I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRING.
(B) BACK		I-C: CONNECTOR	WEATHERPROOF CONNECTOR & CONDUIT
DEPTH:	N/A	I-D: DISCONNECT	120V DISCONNECT SWITCH. LOCATION T.B.D.
COLOR:	N/A	**(J) POWER SUPPLY**	
(C) RETURN		TYPE:	12V LED POWER SUPPLY & DISCONNECT SWITCH IN
DEPTH:	20"		
MATERIAL:	0.040" ALUM.	VOLTAGE:	120V / 277V.
COLOR/ FINISH:	Mp18133 GRAY STEEL	**(M) MOUNTING**	
(D) ACRYLIC PUSH THRU		M-1:	SEE INSTALL NOTE. REQ'D. BLOCKING BY OTHERS.
MATERIAL:	¾" ACRYLIC, MECHANICALLY FASTENED TO FACE	M-2:	3/8"x1½" NUT & BOLTS
COLOR/ FINISH:	WHITE TRANSLUCENT W/ 40% DIFFUSER APPLIED TO BACK	M-3:	SELF TAPPING SCREW. FINISH TO MATCH TRIM CAP.
(E) INSIDE OF SIGN			
FINISH:	FINISHED WHITE.		

144"

CORAL SPRINGS

8¾"

8¾" CORAL SPRINGS

ELECTRICAL SIGN SCHEDULE	
ITEM	**VALUE**
INPUT VOLTAGE	120V / 277V
FINAL VOLTAGE	To be verified in field
PHASE	1Ø
FREQUENCY	50/60Hz
LOAD	3.8A
WATTAGE	456W
BREAKER	20A DEDICATED CIRCUIT
PRIMARY WIRE	#12 CU
GROUND	#12 CU
DISCONNECT	UL Listed DISCONNECT PER NEC 600.6
CONTROL	PHOTO-SENSOR

Kestrel Series
KS-2100
Specifications



Viewing Angle	180° Kestrel Optics
Input Voltage	12vDC (KS-2100)
Watts	1w/mod (1.5w/ft)
Luminous Efficacy	165 (lm/W)
Modules/Foot	1.5/ft (fully stretched)
Protection Grade	IP65 waterproof
Packaging KS-2100 (12V)	Anti-static bag, 80 modules (53ft)/bag, 10 bags/box
Operating Temp.	-40° ~ +60°C | -40° ~ +140°F
Storage Temp.	-40° ~ -70°C | -40° ~ +158°F
KS-2100 Cascade	20 mods single-ended power feed 40 mods double-ended power feed

Color	Part #	Color Temp	Lumens
White	HLED-KS2100W	5000K	165 lm/mod (247 lm/ft)

LED Power Supply/Driver
H60W-PPS



Product Parameters — Safety Certification: IP68

Output Characteristics	Rated Output Voltage	12V	
	Rated Output Current	5A	
	Rated Output Power	60W	
	Output Voltage Accuracy	±2.5% (11.7 - 12.3V)	
	Output ripple & noise	≤150mV	
Input Characteristics	Input Voltage Rage	100VAC ~ 240VAC	
	Input Frequency Rage	50HZ ~ 60HZ	
	Input Current	0.65A/115V	0.35A/230V
	Inrush Current (cold start)	≤ 50A (100-240Vac)	
	Efficiency	≥ 86%	
	PF	≥ 0.95	
Environmental Characteristics	Working Temperature	-40 ~ +60° C	
	Working Humidity	20 ~ 95% RH, (non-condensing)	
	Storage Temperature	-40 ~ +80° C	
	Storage Humidity	10 ~ 95% RH	
	IP Rating	IP68	
	Vibration	10 ~ 500HZ, 5G 30 minutes (for X, Y, Z each axis)	
Safety and EMC	Safety Rating	Class 2, IP68	
	Dielectric Strength (Hi-Pot)	I/P-O/P 3.75KVAC/ 10mA/3S	
		I/P-Case 1.8 KVAC/ 10mA/3S	
	Insulation Resistance/	100MOhm Max/ 500VDC/ 3S	
	Grounding Resistance	100mOhm	
	EMC	FCC part 15classB EN55015	

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

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2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

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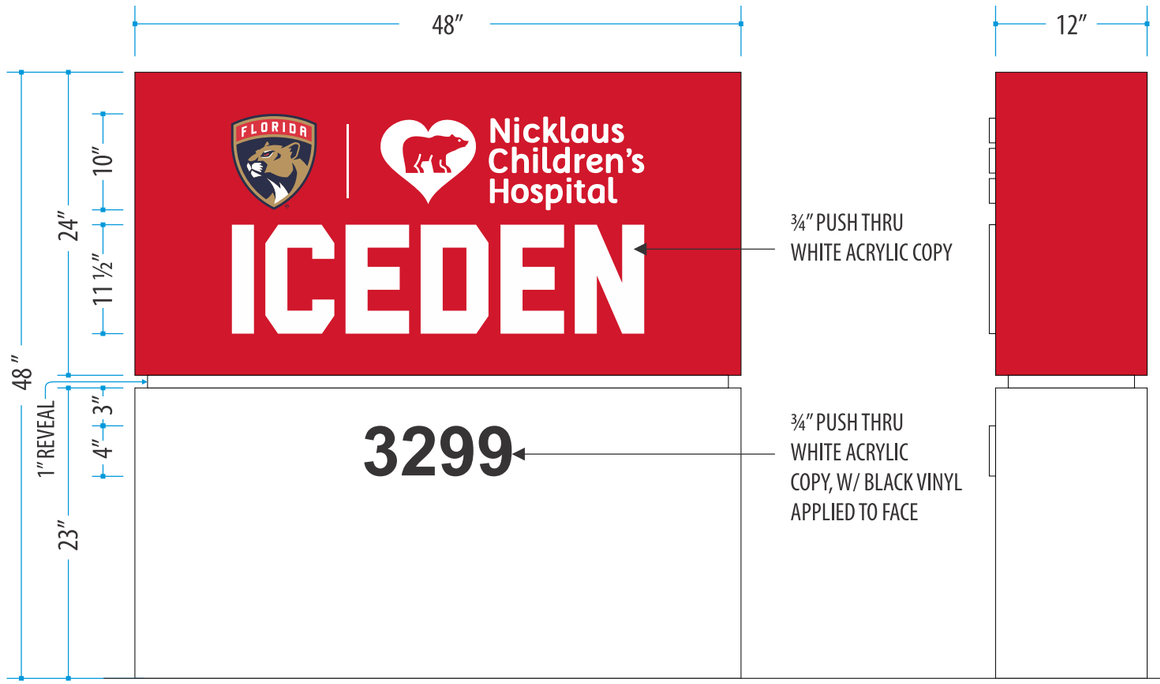
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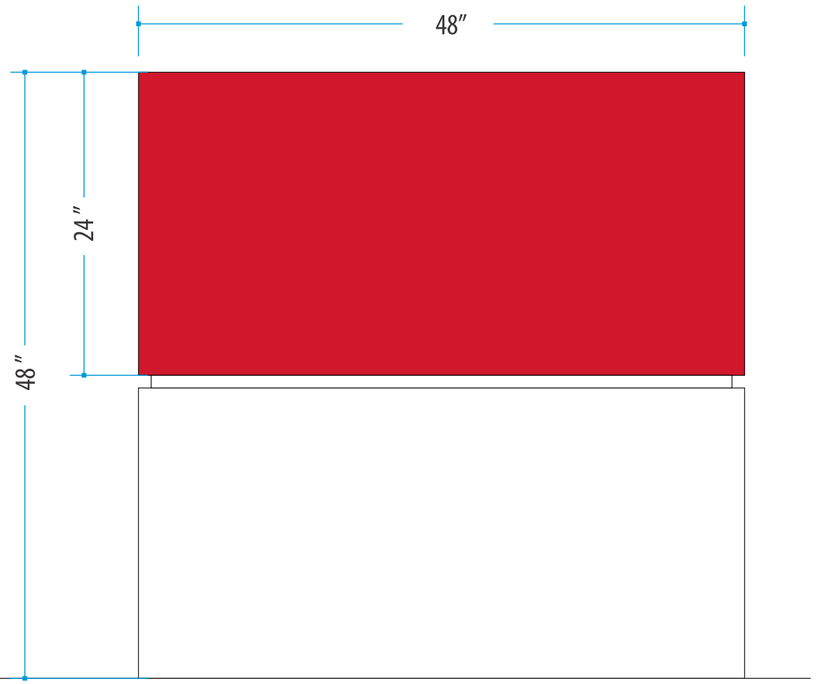
PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	06
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE B - ILLUMINATED S/F SIGN (SIDE A)

SCALE: 1”=1’-0” **TOTAL SQ FT: 16**

SIDE VIEW

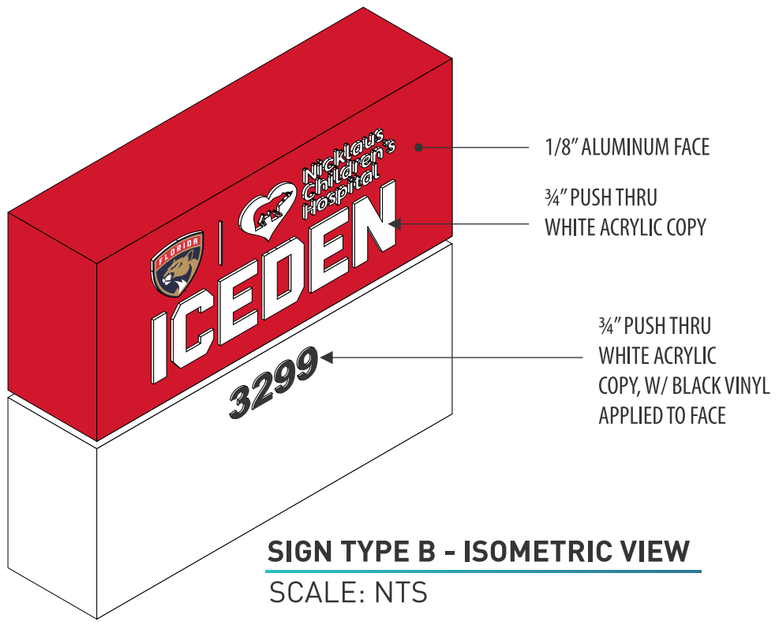


SIGN TYPE B - ILLUMINATED S/F SIGN (SIDE B)

SCALE: 1”=1’-0” **TOTAL SQ FT: 16**

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE**



SIGN TYPE B - ISOMETRIC VIEW

SCALE: NTS

NOTE:
ANY AFFECTED EXISTING LANDSCAPING WILL BE REPLACED

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954.983.6662
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PROJECT LOCATION

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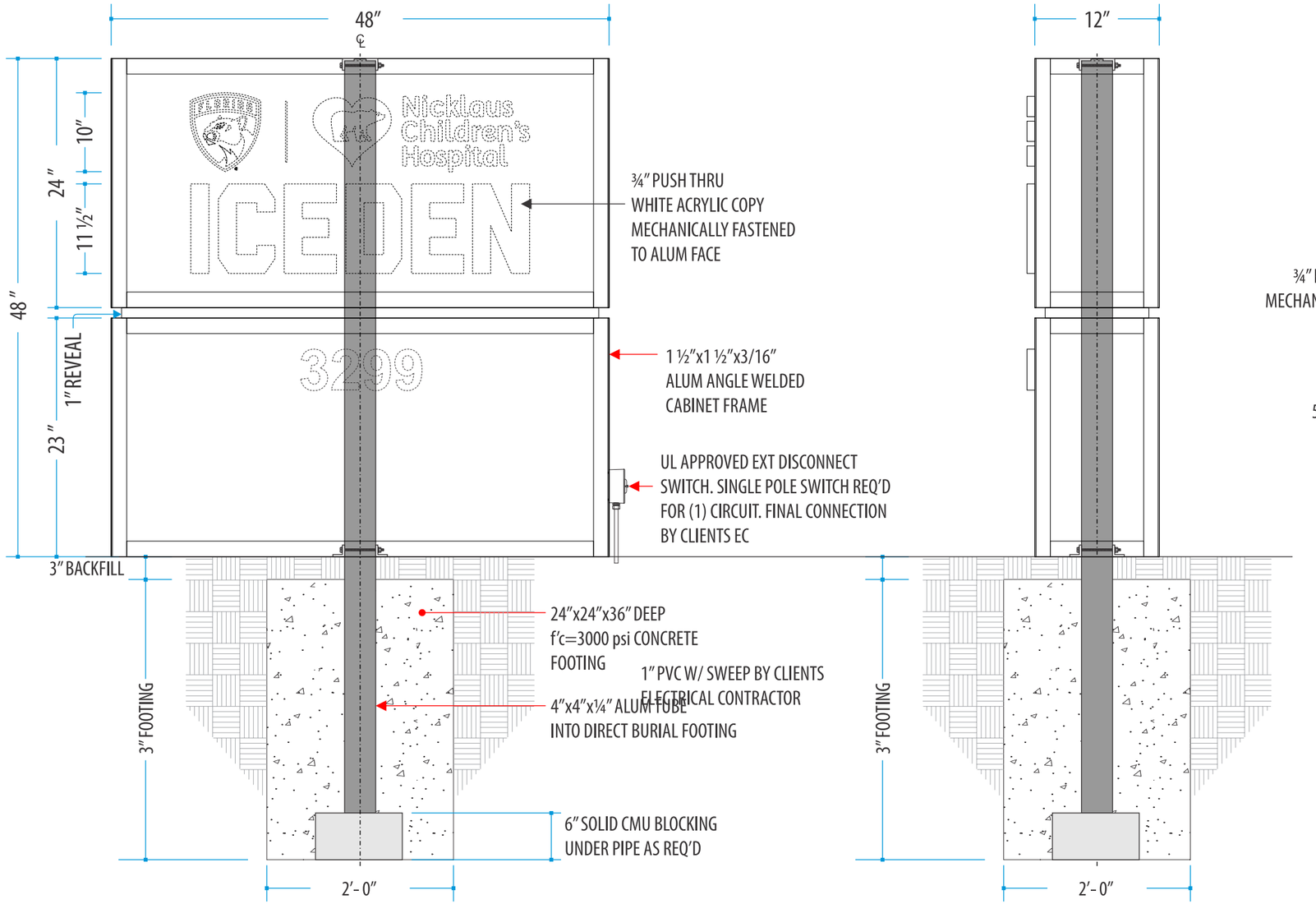
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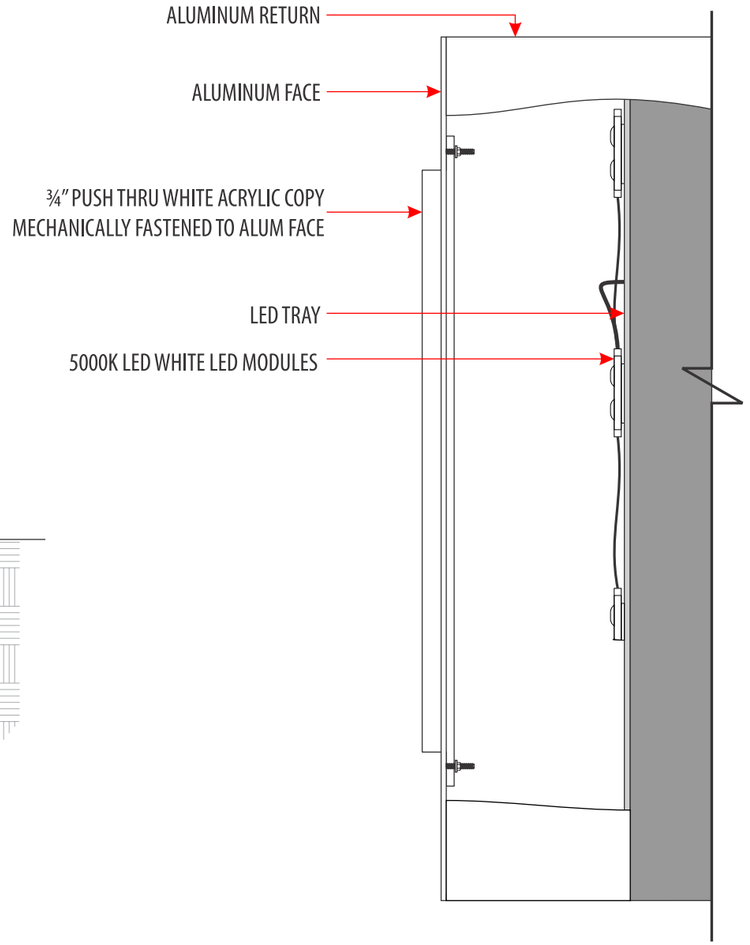
PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	07
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE B - ILLUMINATED S/F SIGN (SIDE A)

SCALE: 1″=1′-0″

SIDE VIEW



SECTION VIEW OF TOP CABINET

NOTE:
ANY AFFECTED EXISTING LANDSCAPING WILL BE REPLACED

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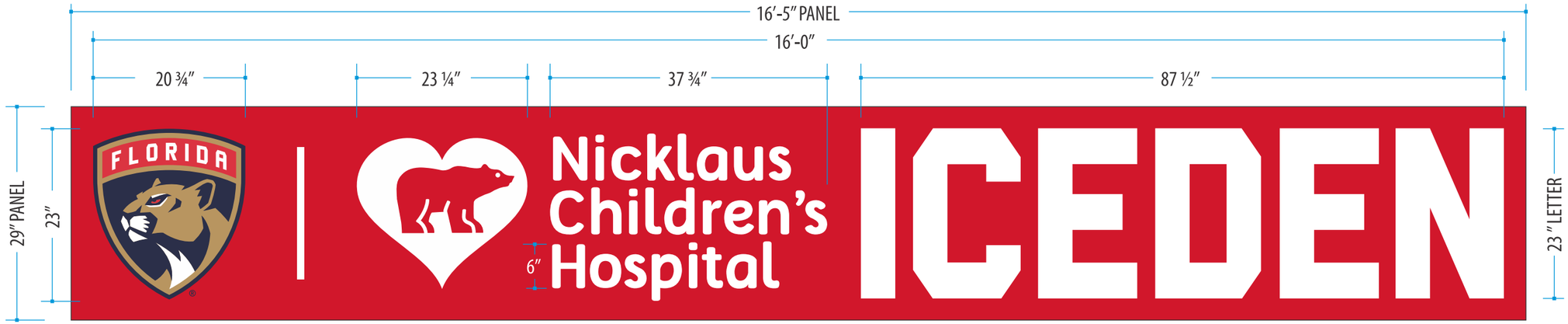
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3299 Sportsplex Dr
Coral Springs, FL 33065

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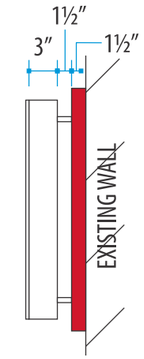
PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	08
DATE	ARTIST	
5/8/2026	JESUS DURAN	



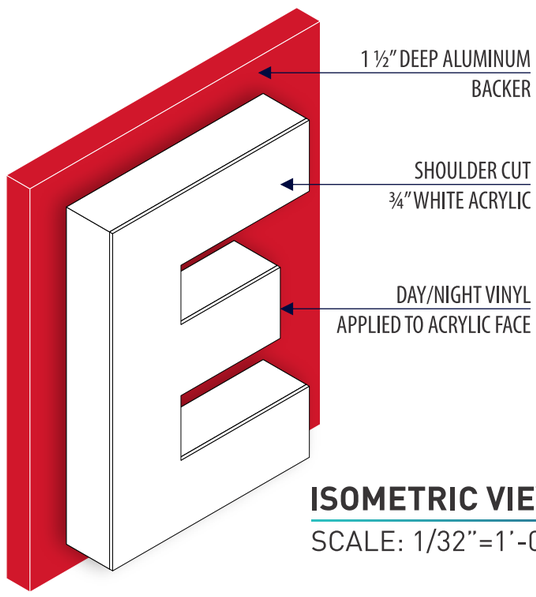
SIGN TYPE C - FACE & BACK LIT CHANNEL LETTERS W/ ALUM. PANEL

SCALE: ¾″=1′-0″

TOTAL SQ FT: 39.67

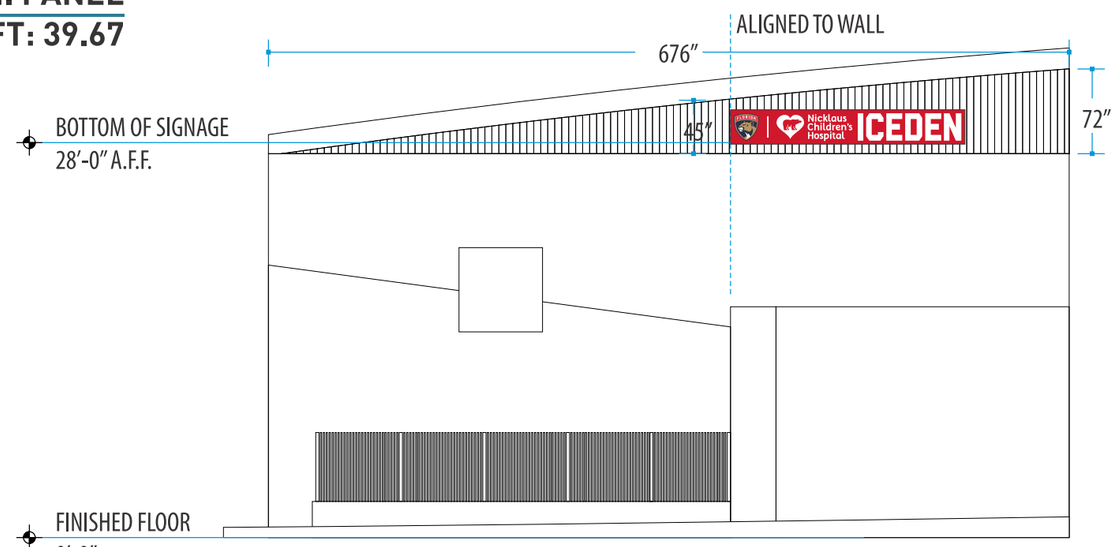


SIDE VIEW



ISOMETRIC VIEW

SCALE: 1/32″=1′-0″

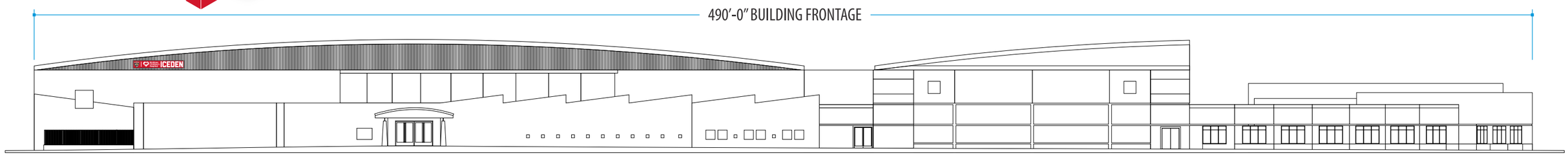


ENLARGED NORTH ELEVATION - SIGN TYPE C LOCATION

SCALE: 3/32″=1′-0″

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE**



NORTH ELEVATION - SIGN TYPE B LOCATION

SCALE: 1/32″=1′-0″

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PROJECT LOCATION

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3299 Sportsplex Dr
Coral Springs, FL 33065

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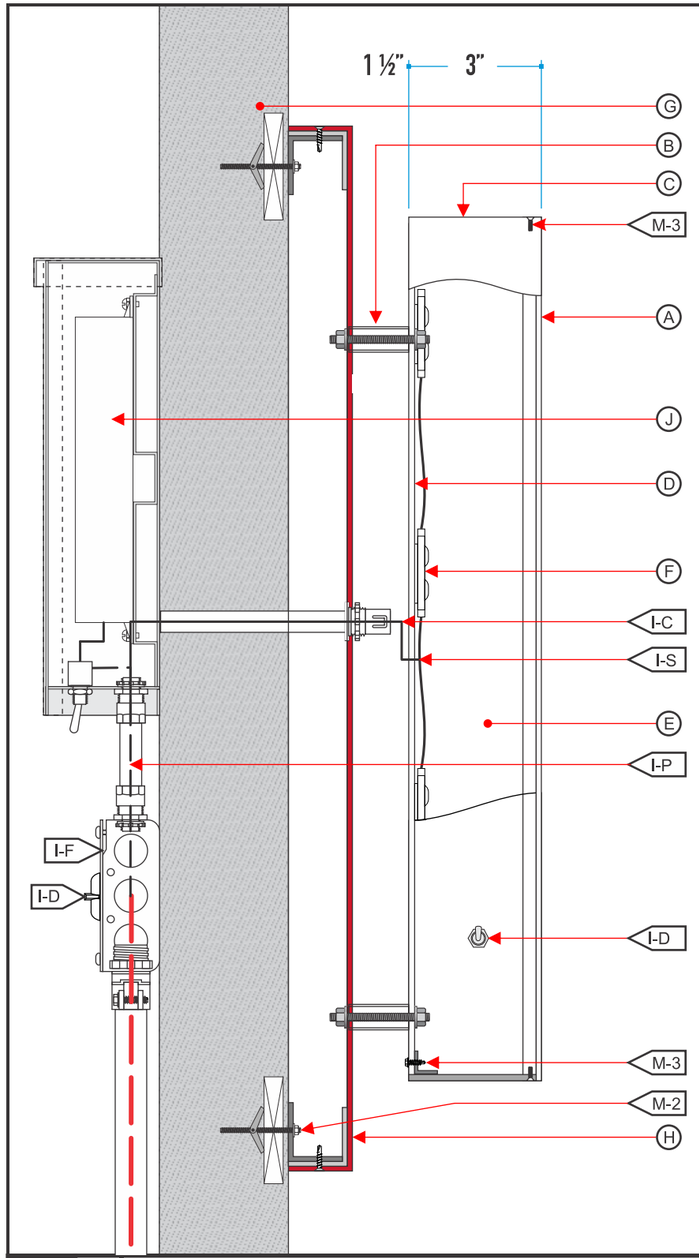
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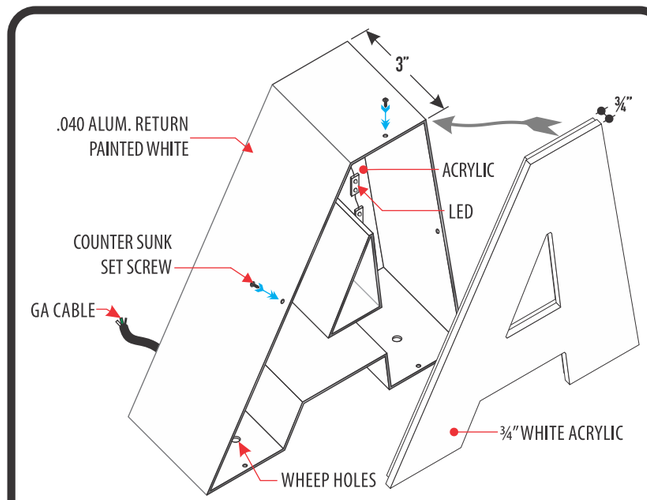
CLIENT APPROVAL

SIGNATURE

DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	09
DATE	ARTIST	
5/8/2026	JESUS DURAN	





TYPICAL TRIMLESS CHANNEL LETTER DETAIL

SECTION DETAILS

(A) FACE	
MATERIAL:	¾" WHITE ACRYLIC - SHOULDER CUT
RETURN FINISH:	
VINYL:	DIGITAL PRINT APPLIED TO FACE FOR LOGOS
COLOR:	N/A.
VINYL:	40% NEUTRAL DENSITY FILTER APPLIED TO BACK OF ACRYLIC
COLOR:	
(B) SPACER	
DEPTH:	1 ½"
(C) RETURN	
DEPTH:	3"
MATERIAL:	0.040" ALUM.
COLOR/ FINISH:	SATIN WHITE / FL PANTHERS LOGO IS PMS 289
(D) BACK	
MATERIAL:	⅛" CLEAR ACRYLIC
COLOR/ FINISH:	CLEAR
(E) INSIDE OF SIGN	
FINISH:	FINISHED WHITE.
(F) ILLUMINATION	
TYPE:	5000°K WHITE LEDS.
MECH. NOTE:	ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.
(G) EXISTING WALL	
TYPE:	CORRUGATED WALL
(H) BACKGROUND	
TYPE:	1 ½" DEEP FABRICATED ALUM BACKER, PAINTED RED
(I) WIRING	
I-F: FEED	SEE ELEC. NOTE. 120V PRIMARY IN J-BOX BY OTHERS.
I-P: PRIMARY	12awg FEED IN Ø1/2" LIQUID-TIGHT w/ CONNECTORS.
I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRING.
I-C: CONNECTOR	Ø7/8" HOLE @ LEXAN w/ Ø1/2" PAIGE WALL BUSTER
	CONNECTOR & CONDUIT.
I-D: DISCONNECT	120V DISCONNECT SWITCH. LOCATION T.B.D.
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY & DISCONNECT SWITCH IN
	FRONT ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE:	120V.
(M) MOUNTING	
M-1:	SEE INSTALL NOTE. REQ'D. BLOCKING BY OTHERS.
M-2:	REFERENCE ANCHOR SCHEDULE
M-3:	SET SCREW @ TOPS (OUT OF VIEW). FINISH TO MATCH.

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE**

ANCHOR SCHEDULE	Wall			
3 Min. Per Letter	Masonry	Wood	Metal	Concrete
3/8" Bolts Thru Wall	●	●	●	●
¼" x 4" Tapcons	●			●
#8 x 4" Wood Screws		●		
#10 x 4" Self Tapping Screws			●	

ELECTRICAL SIGN SCHEDULE	
ITEM	VALUE
INPUT VOLTAGE	120V / 277V
FINAL VOLTAGE	To be verified in field
PHASE	1Ø
FREQUENCY	50/60Hz
LOAD	3.8A
WATTAGE	456W
BREAKER	20A
PRIMARY WIRE	#12 CU
GROUND	#12 CU
DISCONNECT	UL Listed DISCONNECT PER NEC 600.6

120V

INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

FL PANTHERS ICE DEN
3299 Sportsplex Dr
Coral Springs, FL 33065

BY SIGNING THIS DRAWING, YOU AGREE TO THE DESIGN LAYOUT & LOCATION OF THE SIGN. DUE TO PRINTING & FILE CONVERSION, PROCESS COLORS DISPLAY MAY NOT BE 100% ACCURATE

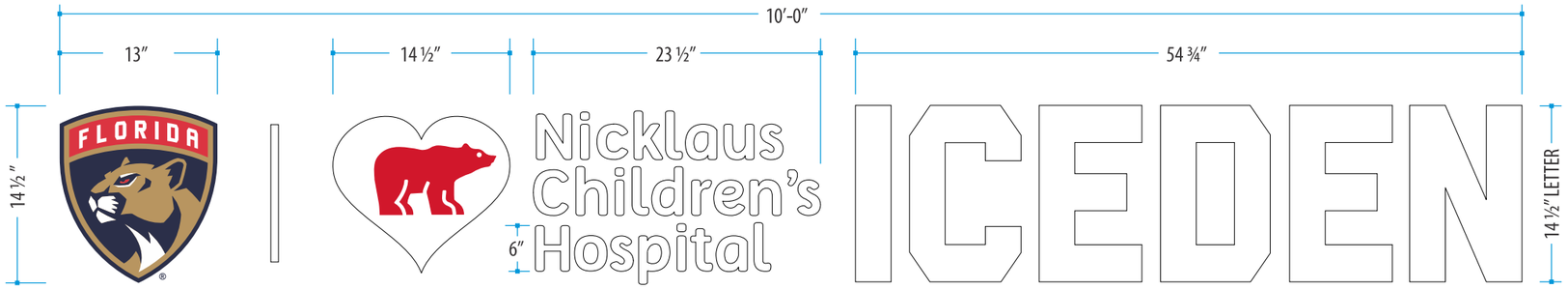
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CLIENT APPROVAL

SIGNATURE

DATE

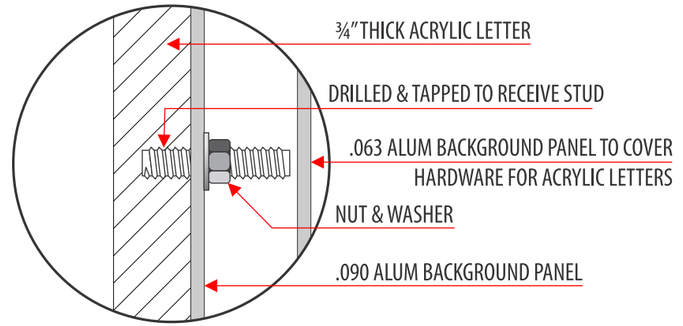
PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	10
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE D - ¾" ACRYLIC LETTERS & LOGOS, STUD MOUNTED

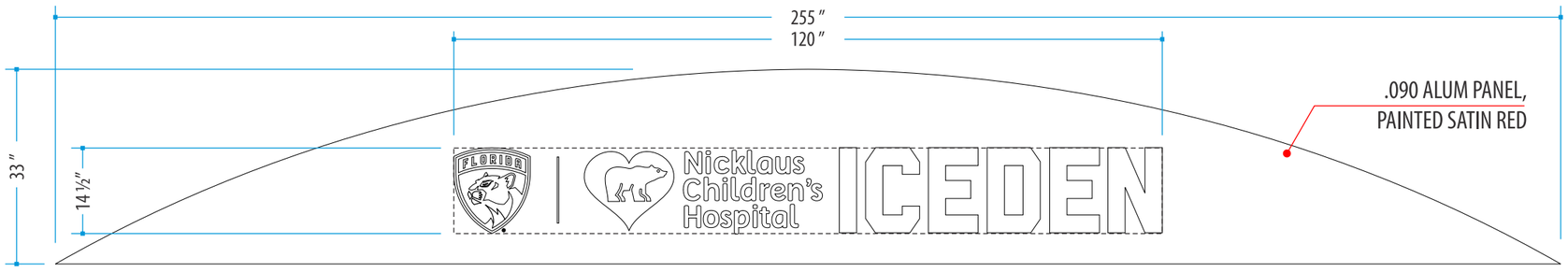
SCALE: ¾"=1'-0"

TOTAL SQ FT: 12.08



DETAIL - DW

SCALE: NTS

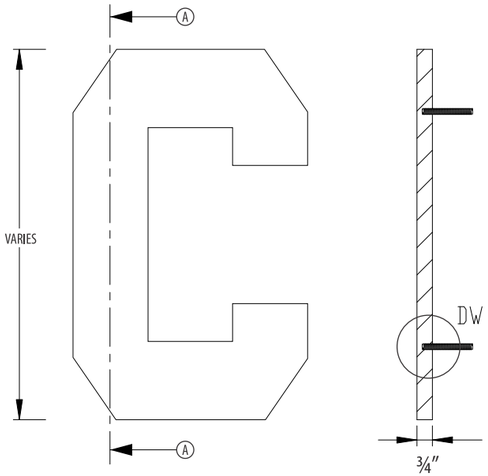


SIGN TYPE D - SIZE DETAILS

SCALE: ½"=1'-0"



PROPOSED CONDITIONS



FRONT VIEW

SCALE: 1"=1'-0"

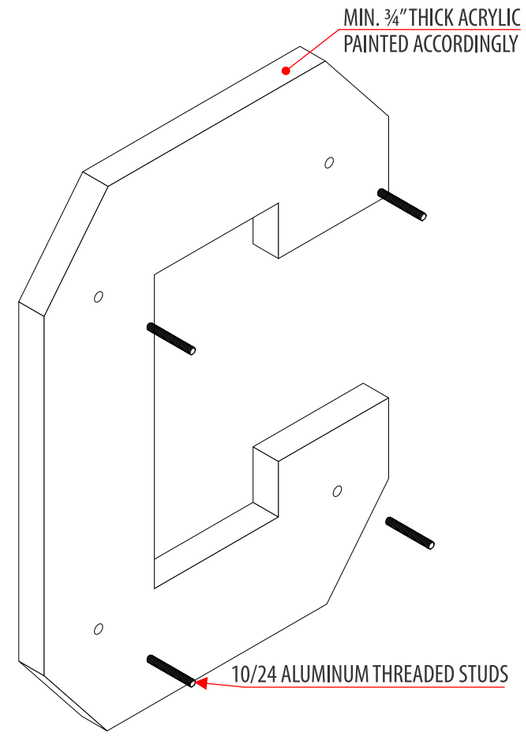
SECTION A-A

SCALE: 1"=1'-0"

NOTE: EXISTING AWNING STRUCTURE TO BE PAINTED TO MATCH PMS: 186C

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE**



ISOMETRIC BACK VIEW

SCALE: 1"=1'-0"

Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

FL PANTHERS ICE DEN
3299 Sportsplex Dr
Coral Springs, FL 33065

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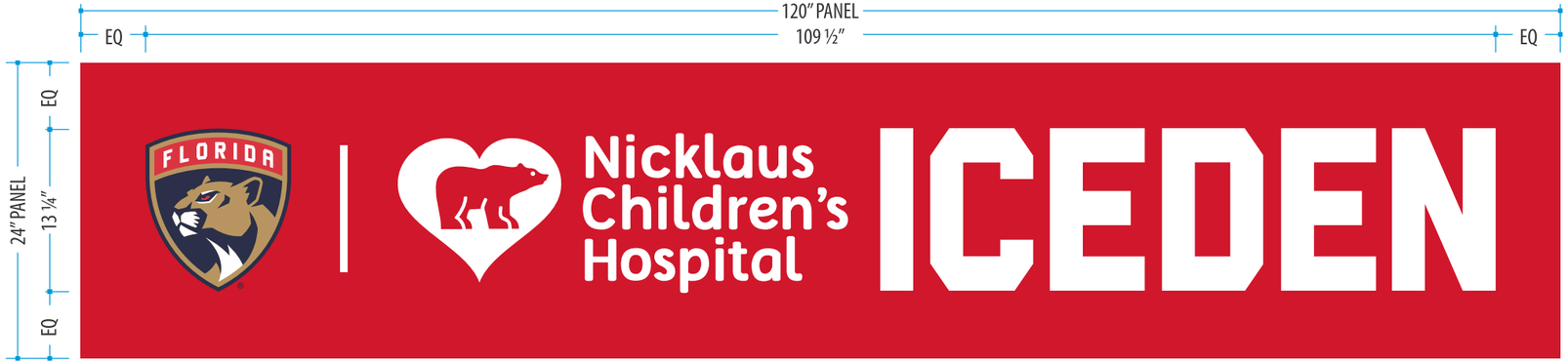
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CLIENT APPROVAL

SIGNATURE

DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	11
DATE	ARTIST	
5/8/2026	JESUS DURAN	



SIGN TYPE E - ¾" ACRYLIC LETTERS & LOGOS, STUD MOUNTED TO ALUM. PANEL

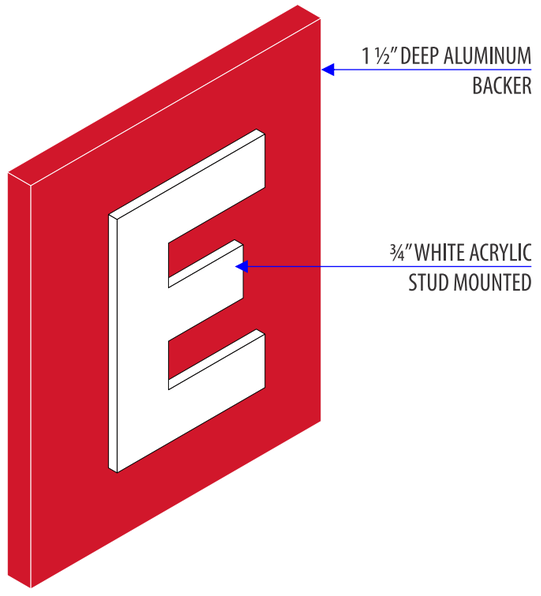
SCALE: 1"=1'-0"

TOTAL SQ FT: 20



¾" ACRYLIC PIN MOUNTED TO EXISTING WALL

SCALE: NTS



ISOMETRIC BACK VIEW

SCALE: NTS

COLOR DETAILS

- **RED** PMS: 186 C
- **BLUE** PMS: 282 C
- **GOLD** PMS: 465 C
- **WHITE** SATIN FINISH



Metro Group Miami
1220 South State Road 7
Hollywood, Florida 33023
954.983.6662
metrogroupmiami.com

PROJECT LOCATION

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CLIENT APPROVAL

SIGNATURE

DATE

PROJECT NO.	SM/PM	SHEET NO.
	CHRISTINE	11
DATE	ARTIST	
5/8/2026	JESUS DURAN	

Agreement Exhibit B

Legal Description

Parcel M, Coral Springs Regional Park Addition



September 4, 2026

SV26-0001
A PORTION OF PARCEL "M",
CORAL SPRINGS REGIONAL PARK ADDITION
FOLIO #484119110130

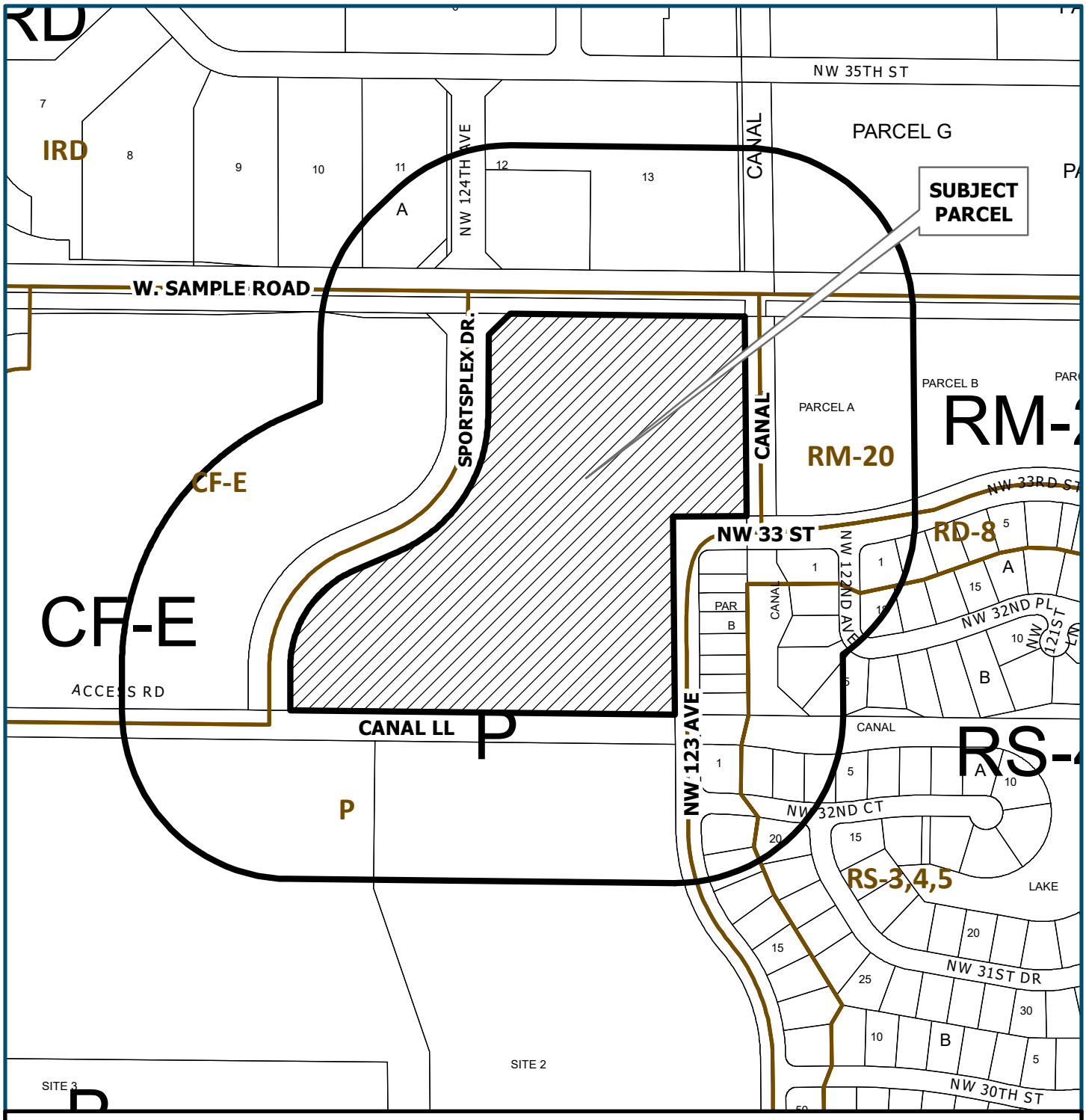
Subject Parcel

N
W E
S

0 140 280
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

Ljlane 9-4-26



September 4, 2026

SV26-0001
A PORTION OF PARCEL "M",
CORAL SPRINGS REGIONAL PARK ADDITION
FOLIO #484119110130

Subject Parcel

400' Buffer

N
W E
S

0 140 280
Feet

CORAL SPRINGS
EVERYTHING UNDER THE SUN

jlane9-4-26

Summary Sheet

Agenda Item: 18.

Meeting Date: October 7, 2026

Subject:
Second Amendment, Broward County School Board Lease Agreement (Robert Hunter) 2

Requested Action:
Request to approve Second Amendment to Master Lease Agreement with the School Board of Broward County, authorizing the City to enhance recreational amenities at the Lions Park.
Funding Source: Not Applicable.
Strategic Goal: An Active, Healthy Community.
(REQUEST TO APPROVE)

Funding Source:
Not Applicable

Placement:
Consent

Attachments: Second Amendment to SBBC Master Lease Agreement

Background / Description:
SBBC and CITY entered into a Master Lease Agreement allowing the CITY use of a portion of school grounds for community recreational purposes. The requested amendment would allow for enhancements to Lions Park.

Presenting:
Robert Hunter

SECOND AMENDMENT TO MASTER LEASE AGREEMENT

THIS SECOND AMENDMENT TO MASTER LEASE AGREEMENT, made and entered into this _____ day of _____ 2026, by and between:

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
(hereinafter referred to as "SBBC"),
a body corporate and political subdivision of the State of Florida
whose principal place of business is
600 Southeast Third Avenue, Fort Lauderdale, Florida 33301

and

CITY OF CORAL SPRINGS, FLORIDA
(hereinafter referred to as "CITY")
a Florida municipal corporation
whose principal place of business is
9550 West Sample Road, Coral Springs, Florida 33065

WHEREAS, on June 18, 1996, the SBBC and CITY entered into a Master Lease Agreement allowing the CITY use of a portion of school grounds for community recreational purposes; and

WHEREAS, on June 1, 2004, SBBC and CITY (collectively, the "Parties") entered into an Amendment to Master Lease Agreement (the "**First Amendment**"), which amended the "LEASE AREA" to exclude the existing tennis court area so that SBBC could construct two buildings for additional classroom space at James S. Hunt Elementary School; and

WHEREAS, the CITY desires to construct the capital improvements described in **Exhibit "A"** (the "**City Improvements**") within the Lease Area depicted in Exhibit A (Amended) to the First Amendment, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the Parties believe that the City Improvements will be of mutual benefit to the community and to the students of James S. Hunt Elementary School.

NOW, THEREFORE, in consideration of the premises and mutual covenants hereinafter contained, the Parties hereby agree as follows:

1. **Recitals**. The Parties agree that the foregoing recitals are true and correct and that such recitals are incorporated herein by reference.

2. **Conditions.** The CITY shall construct and complete the City Improvements described in Exhibit "A" within the Lease Area depicted in Exhibit A (Amended) to the First Amendment, at the CITY's sole cost and expense. Before commencing any work, the CITY shall submit detailed engineered plans and specifications for all proposed work to SBBC and obtain SBBC's prior written approval. The CITY shall obtain all required permits, licenses, approvals, and governmental authorizations; comply with all applicable federal, state, county, and local laws,

ordinances, rules, regulations, codes, permit conditions, and governmental requirements; and comply with all applicable insurance, indemnification, maintenance, repair, restoration, and other requirements contained in the Master Lease Agreement and First Amendment. The CITY shall be responsible for the acts and omissions of its employees, agents, contractors, subcontractors, consultants, invitees, and representatives in connection with the City Improvements and all work performed pursuant to this Second Amendment. CITY shall coordinate construction access and scheduling with SBBC so as not to unreasonably interfere with school operations and promptly repair or restore any portion of SBBC property damaged or disturbed by the work to a condition equal to or better than the condition existing immediately prior to commencement of the work, subject to SBBC's reasonable approval. The items identified in Exhibit "A" as optional additional work may be performed only with SBBC's prior written approval. The CITY shall complete all non-optional City Improvements no later than December 31, 2027, unless SBBC approves an extension in writing. Nothing in this Second Amendment grants the CITY any license, leasehold interest, or other right beyond the rights granted under the Master Lease Agreement, as amended.

3. **Order of Precedence among Agreement Documents.** In the event of a conflict among the provisions of this Second Amendment, the First Amendment, and the Master Lease Agreement, the documents shall control in the following order:

(a) this Second Amendment; then

(b) the First Amendment; then

(c) the Master Lease Agreement

4. **Other Provisions Remain in Force.** Except as expressly amended by this Second Amendment, the Master Lease Agreement and First Amendment remain in full force and effect.

5. **Authority.** Each person signing this Second Amendment on behalf of a Party represents and warrants that the person has full legal authority to execute this Second Amendment on behalf of, and to bind and obligate, that Party.

6. **Effective Date.** This Second Amendment shall become effective upon execution by both Parties and the receipt of all approvals required by law and by each Party's governing authority ("Effective Date").

(Remainder of page intentionally left blank; signature pages follow)

IN WITNESS WHEREOF, the Parties have executed this Second Amendment to Master Lease Agreement on the dates indicated below.

FOR SBBC

(CORPORATE SEAL)

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ATTEST:

By: _____
Sarah Leonardi, Chair

Date: _____

_____
Dr. Howard Hepburn,
Superintendent of Schools

Approved as to form and legal content:

_____
Office of the General Counsel

(Remainder of page intentionally left blank; signature page follows)

FOR CITY

ATTEST:

THE CITY OF CORAL SPRINGS, FLORIDA, a municipal corporation of the State of Florida

By:_____

Georgia Elliott, CMC, City Clerk

Scott Brook, Mayor

APPROVED AS TO FORM:

Vanessa Dragutinovic

Assistant City Attorney

Exhibit "A"

Scope of Work*

- Demolish and remove all existing improvements including fencing, two concrete dugouts, asphalt and concrete pads, and one concrete light pole
- New six (6) foot high black PVC coated steel fencing around entire field.
- Remove clay infield of existing baseball field and replace it with sod (Bermuda grass).
- Remove sand volleyball court including posts and net and replace with sod (St. Augustine grass).
- Mill and resurface existing asphalt walkway along east and south side of property and expand walkway in select areas.
- Remove I-Beam posts on north side of property (scoreboard no longer exists).
- Remove existing playground and replace with sod (St. Augustine grass).
- Mill and resurface existing parking lot and re-stripe parking stalls and ADA spaces.
- Improve existing irrigation to provide additional coverage for newly sodded areas.
- Resurface existing basketball courts; apply new acrylic resurfacer over entire court area as well as acrylic color concentrate (*optional additional work, subject to SBBC's prior written approval).
- Remove and replace existing basketball court fence with 10 foot galvanized steel chain link fence; size and dimensions of fencing would remain same as existing (*optional additional work, subject to SBBC's prior written approval).
- Remove and replace existing 4 foot high chain link fencing along canal on south side of property and replace with 6 foot high black vinyl fencing (*optional additional work, subject to SBBC's prior written approval).

*SBBC written approval is defined as approval from the SBBC Building Department in the form of a permit. Prior to commencement of any work, the CITY shall submit detailed engineered plans and specifications to SBBC describing all proposed work. SBBC must approve such plans and specifications in writing before any work may commence.

All City Improvements other than optional additional work shall be completed on or before December 31, 2027, unless SBBC approves an extension in writing.

Exhibit "B"

Amendment to Master Lease Agreement dated June 1, 2004, including Exhibit A (Amended)

AMENDMENT TO MASTER LEASE AGREEMENT

THIS IS AN AMENDMENT TO LEASE AGREEMENT made and entered into as of the 1ST day of June, 2004 by and between

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
(hereinafter referred to as **"SBBC"**),
a body corporate and political subdivision of the State of Florida,
whose principal place of business is
600 Southeast Third Avenue, Fort Lauderdale, Florida 33301

and

CITY OF CORAL SPRINGS
(hereinafter referred to as **"CITY"**),
whose principal place of business is
9551 West Sample Road, Coral Springs, Florida 33065

WHEREAS, SBBC is the controlling body of the Public Schools of Broward County, Florida, and does own certain school sites and other real estate parcels located in Coral Springs, Broward County, Florida, hereinafter referred to as "school grounds"; and

WHEREAS, on June 18, 1996, the SBBC and the CITY entered into a Master Lease Agreement allowing the City of Coral Springs use of a portion of school grounds for community recreational purposes; and

WHEREAS, by reason of an increase in the student population attending Hunt Elementary School and the implementation of Class Size Reduction legislation, SBBC requires the use of the underlying land area where the existing tennis courts are situated; and

WHEREAS, the SBBC would use the said land to construct two buildings consisting of classrooms; and

WHEREAS, the CITY is desirous of utilizing classroom facilities at Hunt Elementary School to operate a summer program; and

WHEREAS, the SBBC and City have agreed to amend the "LEASE AREA" designated in Exhibit "A" of the original Master Lease Agreement to reflect the exclusion of the existing tennis court area; and

WHEREAS, SBBC and CITY believe that such an arrangement will be of mutual benefit to all parties and will fill a great need in that area of the community and that cooperation between the parties hereto will result in great benefit to the students of Coral Springs:

NOW, THEREFORE, in consideration of the premises and of the mutual covenants contained herein and the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

ARTICLE 1 - RECITALS

Recitals. The Parties agree that the foregoing recitals are true and correct and that such recitals are incorporated herein by reference.

ARTICLE 2 –CONDITIONS

THE MASTER LEASE AGREEMENT DATED JUNE 18, 1996 IS AMENDED TO READ AS FOLLOWS;

2. The Board does hereby lease to the CITY an area or areas shown on the sketch or sketches attached hereto, designated "LEASE AREA" and made a part hereof as Exhibit "A" (Amended), as prepared by THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA CAPITAL PLANNING AND PROGRAMMING DEPARTMENT under the terms and conditions hereinafter set forth.

Attachments. Exhibit "A" is replaced by Exhibit "A" (Amended).

All other terms and conditions of the Master lease dated June 18, 1996 shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

FOR SBBC

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

By _____
Carole L. Andrews, Chair

ATTEST:

_____
Franklin L. Till, Jr.
Superintendent of Schools

Approved as to Form:

_____
School Board Attorney

IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and THE SCHOOL BOARD OF BROWARD COUNTY, have made and executed this Agreement on the date first above written.

ATTEST:

Municipality
CITY OF CORAL SPRINGS, FLORIDA

RHON ERNEST-JONES, Mayor

PETER M. J. RICHARDSON, CRM,
City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

State of Florida
County of Broward

The foregoing instrument was acknowledged before me, the undersigned notary public in and for the State of Florida, on this the 26 day of April, 2004, by Peter M. J. Richardson, CRM, and Rhon Ernest-Jones, City Clerk and Mayor, respectively.

Notary Public, State of Florida

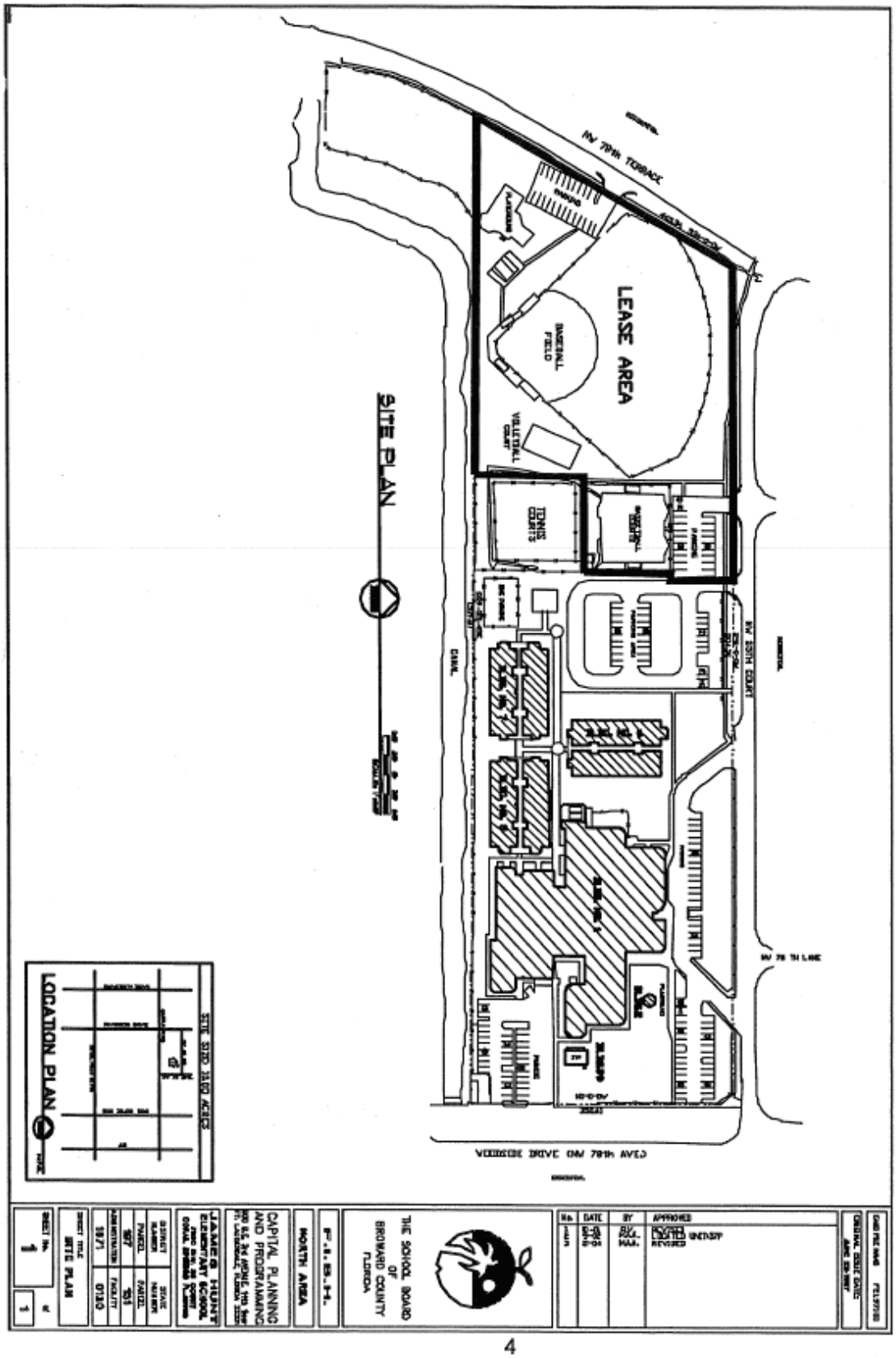
Notary Public Seal of Office

OFFICIAL NOTARY SEAL
GLORIA KOSTRZECHA
COMMISSION NUMBER
DD069375
MY COMMISSION EXPIRES

Printed, Typed or Stamped Name of
Notary Public Exactly as Commissioned

Individuals Who Signed Are:
Personally Known, No Identification Produced

Exhibit A (Amended)



Summary Sheet

Agenda Item: 19.

Meeting Date: October 7, 2026

Subject:
Grant Annual Report (Catherine Givens)[3]

Placement:
Consent

Attachments: Grant Annual Report FY 2026

FY2026

CORAL SPRINGS

EVERYTHING UNDER THE SUN

GRANT ANNUAL REPORT

City of Coral Springs – **Fiscal Year 2026**



GRANT ANNUAL REPORT

FISCAL YEAR 2026

The City of Coral Springs continues to strategically pursue grant opportunities that align with and advance the goals and priorities established in the City's Strategic Plan and Business Plan. This report provides an overview of the City's grant activities and accomplishments for Fiscal Year 2026 (FY2026).

During FY2026, the city received grant funding through two primary categories: competitive grants and Housing and Community Development (HCD) entitlement grants. The city secured approximately $6 million in competitive grant awards and received an additional $2.04 million in U.S. Department of Housing and Urban Development (HUD) entitlement funding, resulting in more than $8.04 million in total grant funding awarded during FY2026.

The Citywide grant effort is reflected in the FY2026 Grant Activities Summary Chart below. During the fiscal year, staff submitted 106 grant applications requesting more than $29.4 million to support City programs, projects, services, infrastructure, public safety initiatives, and other strategic priorities. Of these efforts, the city was awarded 29 grants totaling $8,045,534 demonstrating the continued value of leveraging external funding to advance City priorities and supplement local resources.

This report provides highlights of FY2026 Grant Awards and an overview of the Housing and Community Development Program Entitlement Grants.

$8.04M	29	$29.4M
TOTAL FUNDING AWARDED	GRANTS AWARDED	FUNDING REQUESTED

Summary of Citywide Competitive Grant Activities for FY2026: 10/1/25 – 9/30/26

Source of Grant Funds			
Source	**Number of Awards**	**Amount Awarded**	**Grant Match**
Federal	9	$5,978,087	$2,775,074
State	8	$2,001,091	$0
County	1	$25,000	$25,000
Private	11	$41,356	$5,931
Total	**29**	**$8,045,534**	**$ 2,806,005**

Grant Award Status	Number of Grants	Amount Requested	Amount Awarded
Awarded	29*	$8,896,109	$8,045,534
Not Awarded/Pending Notification	77	$20,531,387	Not Applicable
Total	**106**	**$29,427,496**	**$8,045,534**

**Two (2) of the grants awarded were applied for in prior fiscal years. Their award amount totals $277,724*

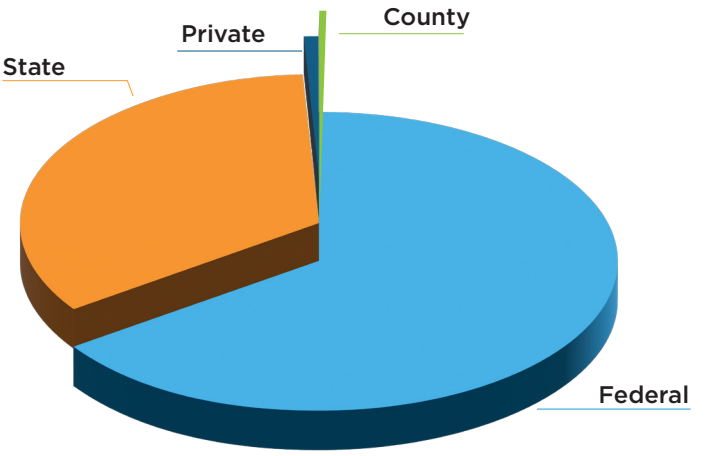
SOURCE OF GRANT FUNDS

Federal awards represented 74.3% of FY2026 funding and supported major infrastructure and community investments. State awards represented 24.9%, including funding for public safety, community health, resilience and cybersecurity.

County and private awards represented a smaller share (0.8%) of total dollars but supported arts programming, community initiatives and workplace safety.

$6.00M
COMPETITIVE AWARDS

$2.04M
ENTITLEMENT FUNDING



- Federal 74.3%
- State 24.9%
- Private 0.5%
- County 0.3%

HIGHLIGHTS OF FY2026 GRANT AWARDS



INFRASTRUCTURE

$1.892M

Water treatment and the Everglades Trail Loop.

- U.S. Environmental Protection Agency awarded grant funds through appropriations totaling $1,092,000 for the upgrade of the water treatment plant. This upgrade will improve water quality, and allow for enhanced screening and purification of water, including as to PFAS chemicals. This will provide a sustainable water system for the residents and businesses of Coral Springs.
- U.S. Department of Housing and Urban Development (HUD) awarded grant funds through appropriations totaling $800,000 for the Everglades Trail Loop. Funds will be used for the construction of an 8-to-10-foot concrete shared-use path for Segment 3 of the Everglades Trail Loop.

HEALTH + RESILIENCE

$625K+

Community Paramedic services, adaptation planning, and safety supplies.

- Florida Department of Health awarded grant funds totaling $345,000 to provide holistic care for individuals in crisis, reduce emergency room/jail reliance, and improve community health through the Community Paramedic program.
- Florida Department of Environmental Protection awarded grant funds totaling $275,000 to create an adaptation plan that assesses the vulnerabilities of critical assets.
- Florida Municipal Insurance Trust awarded grant funds totaling $5,931 for safety supplies to reduce workplace and community injuries.

HIGHLIGHTS OF FY2026 GRANT AWARDS

PUBLIC SAFETY

$3.3M

Health and wellness training for firefighters, Public Education Fire Safety and Emergency Training Trailer, compliant drones and ballistic film installation at sensitive sites that include critical infrastructure.



- Florida Department of Law Enforcement awarded grant funds totaling $75,000 to replace drones in compliance with a state mandate requiring government-operated drones to meet minimum security standards.
- Florida Department of Law Enforcement awarded grant funds through appropriations totaling $200,000 to install ballistic film in several sensitive sites to protect critical infrastructure and enhance safety for visitors, city employees and dignitaries.
- The City of Coral Springs was one of only six cities in the State of Florida awarded funding through FEMA's highly competitive Fire Prevention and Safety (FP&S) Grant Program. Grant funds totaling $275,238 will support the purchase of a new public education fire safety and emergency training trailer, which will enhance the Coral Springs-Parkland Fire Department's ability to provide engaging, hands-on fire and life safety education to children and families throughout the community.
- FEMA Assistance to Firefighters program awarded grant funds totaling $90,909 to provide health, wellness, and educational training for firefighters.
- FEMA Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program awarded grant funds totaling $2,670,793 to support the hiring of 12 new firefighters for the Coral Springs-Parkland Fire Department. The additional personnel will strengthen staffing on the Department's busiest units, helping improve emergency response capabilities, enhance firefighter and community safety, and support more effective operations on emergency scenes. Increased staffing will also help CSPFD consistently achieve appropriate personnel response levels and improve its ability to meet NFPA 1710 standards for effective emergency response staffing.

ARTS + COMMUNITY

$82k+

Museum exhibitions, education, supplies and community programming.



- The following funders provided grant funds totaling $53,725 for the Coral Springs Museum of Art: Florida Humanities, Blick Art Materials, Costco, Bailey Foundation, Publix Foundation, and Target Foundation. These funds were used for programming, supplies, and children's classes. A sponsorship of $25,000 for the upcoming inaugural exhibition at the new gallery location was made possible with support from the Broward County Cultural Division, funded by the Broward County Board of County Commissioners.
- Walmart Foundation provided $4,000 for the Shop with A Cop program. This program pairs financially disadvantaged and at-risk youth with a police officer who assists them in shopping for gifts for themselves and their family for the holidays.

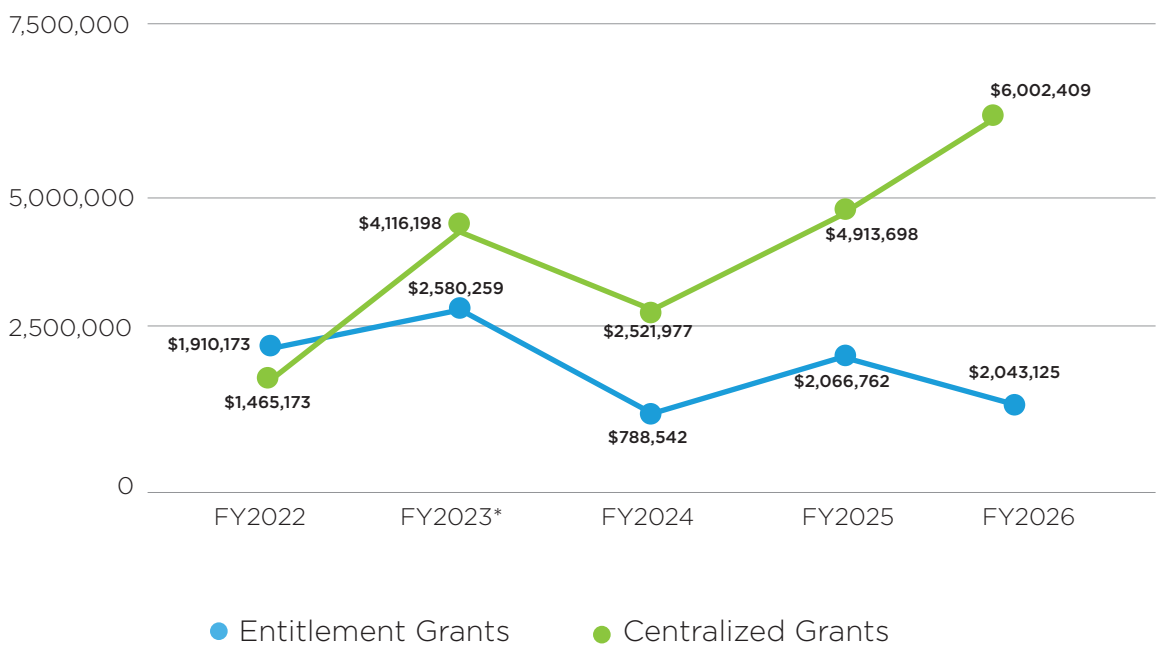
FIVE-YEAR GRANT AWARD SUMMARY

Over the past five years, the city has secured over $28 million in grant funding. Many of the City's grants award funds for multiple years and provide continued funding beyond the fiscal year in which a grant is awarded. Multi-year grants do not require submission of new grant applications.

Five-Year Grant Award Summary			
Fiscal Year	**Number of Awards**	**Entitlement Grants**	**Centralized Grants**
FY2022 Award	22	$1,910,173	$1,465,173
FY2023 Award*	31	$2,580,259	$4,116,198
FY2024 Award	30	$788,542	$2,521,977
FY2025 Award	29	$2,066,762	$4,913,698
FY2026 Award	29	$2,043,125	$6,002,409
Total	**141**	**$9,388,861**	**$19,019,455**

**In FY2023, the amount awarded is high due to appropriations funding from HUD totaling $1,500,000 and Cybersecurity funding from the state of Florida grants of $1,000,000.*

Five-Year Historical Grant Award Summary



HOUSING AND COMMUNITY DEVELOPMENT PROGRAM ENTITLEMENT GRANTS

Entitlement grants provide a dependable platform for housing stability, neighborhood improvements, youth and senior services, and community facilities.

$2.04 million invested in people and neighborhoods

CDBG • COMMUNITY DEVELOPMENT BLOCK GRANT

The Community Development Block Grant (CDBG) Program supports building stronger and more resilient communities through a variety of development activities. Activities may address infrastructure needs, economic development projects, public facilities installations, housing rehabilitations, public services, land clearance or acquisitions, code enforcement issues, and homeowner assistance.

$782,867

Home repair, public services, park improvements and program administration.

HOME • HOME INVESTMENT PARTNERSHIP PROGRAM

The HOME Investment Partnership Program (HOME) provides state and local government grants to create affordable housing for low-income households.

$237,191

Home purchase, rental assistance and rehabilitation services; five families received home purchase assistance.

SHIP • STATE HOUSING INITIATIVES PARTNERSHIP

The State Housing Initiatives Partnership Program (SHIP) provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing.

$1,023,067

Partnerships that preserve affordable housing; 15 residents received financial assistance.

Five-Year Entitlement Grants Summary					
HCD Entitlement Grants	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**
Community Development Block Grant (CDBG)	$798,821	$779,528	$788,542	$794,085	$782,867
HOME Investment Partnership Program (HOME)	$257,114	$257,114	-	$237,191	$237,191
State Housing Initiatives Partnership Program (SHIP)	$854,238	$1,543,617	-	$1,035,486	$1,023,067
Coronavirus Aid, Relief, and Economic Security Act (CARES Act)	-	-	-	-	-
Total	**$1,910,173**	**$2,580,259**	**$788,542**	**$2,066,762**	**$2,043,125**

FY2027 CDBG ACTION PLAN
TURNING $782,867 INTO NEIGHBORHOOD IMPACT

The Annual Action Plan is a concise summary of actions, activities and specific federal resources used to address the priority needs and specific goals identified within the Consolidated Plan. The City of Coral Springs 2026-2027 Annual Action Plan was approved in June 2026 and is set to receive an allocation of $782,867 in Community Development Block Grant (CDBG) funding.

Community Development Block Grant (CDBG)
City of Coral Springs

Project Name	Funding
Home Repair	$100,653
Youth Scholarship	$28,000
Senior Recreation and Functional Training	$38,530
Senior Recreation and Therapeutic Program	$39,026
Mullins Park Fencing	$180,085
Mullins Park Lighting	$240,000
Planning and Administration	$156,573
Total	**$782,867**

CENTRALIZED GRANTS PROGRAM

A quality grants management program furthers our efforts towards sound fiscal management and accountability. By obtaining grant funding for necessary purchases, city funds can be redirected to other high-priority needs such as facilities maintenance, infrastructure improvements, transportation enhancements and community services that make the City of Coral Springs the premier community in which to live, work and raise a family.

Strategic enhancements to grants management continue to be a top priority. This includes maintaining and strengthening the following processes:

- Identification, communication and centralized coordination of grants opportunities.
- Continuation of the Grant Opportunities dashboard to identify grants that the city will pursue throughout the fiscal year and the department responsible.
- Active engagement with our state and Federal lobbyists to advocate for the City of Coral Springs grant applications and appropriations requests.

CORAL SPRINGS

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City of Coral Springs
Grant Annual Report | Fiscal Year 2026

Kristin Holowicki | Grant Manager
Budget & Sustainability Department
kholowicki@coralsprings.gov • 954-344-5902

Summary Sheet

Agenda Item: 20.

Meeting Date: October 7, 2026

Subject:
Proclamation, South Florida Mental Wellness Summit & Expo Day (City Commission)

Requested Action:
Request that the City Commission proclaim October 22, 2026 as "South Florida Mental Wellness Summit & Expo Day" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

Placement:
Consent

Accepting:
This proclamation was mailed to Beth Tache from The Bloom Connect Project.

Summary Sheet

Agenda Item: 21.

Meeting Date: October 7, 2026

Subject:
Proclamation, E-Waste Day (City Commission)

Requested Action:
Request that the City Commission proclaim October 14, 2026, as "E-Waste Day" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

Placement:
Consent

Requested By:
Mayor Brook

Accepting:
This proclamation was mailed to Anya Gupta from Pennies for Penguins.

Summary Sheet

Agenda Item: 22.

Meeting Date: October 7, 2026

Subject:
Proclamation, National Book Month (City Commission)

Requested Action:
Request that the City Commission proclaim October 2026 as "National Book Month" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

Placement:
Consent

Summary Sheet

Agenda Item: 23.

Meeting Date: October 7, 2026

Subject:
Proclamation, National School Lunch Week (City Commission)

Requested Action:
Request that the City Commission proclaim October 12-16, 2026 as "National School Lunch" Week in the City of Coral Springs.
(REQUEST TO PROCLAIM)

Placement:
Consent

Summary Sheet

Agenda Item: 24.

Meeting Date: October 7, 2026

Subject:
Proclamation, Republic of China (Taiwan) Day (City Commission)

Requested Action:
Request that the City Commission proclaim October 10, 2026 as the "Republic of China (Taiwan) Day" in the City of Coral Springs.
(REQUEST TO PROCLAIM)

Placement:
Consent

Summary Sheet

Agenda Item: 25.

Meeting Date: October 7, 2026

Subject:
Resolution 2026-034, Amendment to State Housing Initiatives Partnership (SHIP) FY 2025-2028 Local Housing Assistance Plan (LHAP) (Tina Jou)

Requested Action:
Request to adopt Resolution 2026-034 approving an amendment to the FY 2025-2028 Local Housing Assistance Plan (LHAP) to include the Manufactured Housing strategy as required by the State Housing Initiatives Partnership Program Act, Subsections 420.907-420.9079, Florida Statutes and Rule Chapter 67-37, Florida Administrative Code; authorizing the Mayor to execute any necessary documents and certifications needed by the State; authorizing the submission of the Local Housing Assistance Plan for review and approval by the Florida Housing Finance Corporation; and providing for an effective date.
Funding Source: Receiving Grant to Expend.
Strategic Goal: A Family-Friendly Community.
(REQUEST TO ADOPT, APPROVE, AUTHORIZE)

Funding Source:
Receiving Grant to Expend

Placement:
Policy Formation and Direction

Attachments: Summary Sheet
#1 - Resolution 2026-034
2 - Local Housing Assistance Plan (LHAP)

Background / Description:
The State Housing Initiatives Partnership (SHIP) Program was created by the Florida Legislature to provide funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. SHIP funds are allocated on an annual basis through the Florida Housing Finance Corporation and are governed locally through an approved Local Housing Assistance Plan (LHAP).

The City of Coral Springs has participated in the SHIP Program for many years and receives annual allocations from the State of Florida to assist very low-, low-, and moderate-income households with housing-related needs. These funds are used in accordance with the City's adopted LHAP, which establishes local housing strategies, eligibility requirements, maximum award amounts, and program administration standards for a three-year period.

The FY 2025-2028 Local Housing Assistance Plan (LHAP) was developed to address the affordable housing needs of Coral Springs residents and to ensure compliance with Florida Statutes Chapter 420 and Rule Chapter 67-37, Florida Administrative Code. The LHAP identifies housing strategies including purchase assistance, owner-occupied rehabilitation, emergency repairs, rental assistance and special housing accommodations designed to preserve and expand affordable housing opportunities within the City.

The LHAP also establishes income targeting requirements to ensure funds are prioritized for households most in need, while maintaining flexibility to address local housing market conditions and community priorities. Funding allocations are adopted annually and administered in accordance with State SHIP requirements and the City's approved housing strategies.

Presenting:
Tina Jou

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

Meeting: October 7, 2026
Department: Development Services/
Community Development
Initiated By: Tina Jou
DOC ID: 3794

SUBJECT: Resolution 2026-034: Amendment to State Housing Initiatives Partnership (SHIP) FY 2025-2028 Local Housing Assistance Plan (LHAP).

PLACEMENT: Policy Formation

REQUESTED ACTION: Request to adopt Resolution 2026-034 approving an amendment to the FY 2025-2028 Local Housing Assistance Plan (LHAP) to include the Manufactured Housing strategy as required by the State Housing Initiatives Partnership Program Act, Subsections 420.907-420.9079, Florida Statutes and Rule Chapter 67-37, Florida Administrative Code; authorizing the Mayor to execute any necessary documents and certifications needed by the State; authorizing the submission of the Local Housing Assistance Plan for review and approval by the Florida Housing Finance Corporation; and providing for an effective date. Funding Source: Receiving Grant to Expend. Strategic Goal: A Family-Friendly Community. (REQUEST TO ADOPT, APPROVE, AUTHORIZE)

PRIOR ACTION:

03/05/2025 Commission approved Resolution 2025-003 adopting FY 2025-2028 Local Housing Assistance Plan (LHAP).

STAFF RECOMMENDATION: THAT THE CITY COMMISSION:

1. **ADOPT RESOLUTION 2026-034 APPROVING AN AMENDMENT TO THE FY 2025-2028 LHAP TO INCLUDE THE MANUFACTURED HOUSING STRATEGY AS REQUIRED BY THE STATE; AND**

2. **AUTHORIZE STAFF TO SUBMIT THE AMENDED PLAN TO THE FLORIDA HOUSING FINANCE CORPORATION FOR APPROVAL AS APPROPRIATE.**

ATTACHMENTS:
#1 – Resolution 2026-034
#2 – Local Housing Assistance Plan (LHAP)

City of Coral Springs
Commission Meeting Agenda Item
Summary Sheet
Meeting: October 7, 2026

Subject: Resolution 2026-034: Amendment to FY 2025-2028 LHAP

BACKGROUND

The State Housing Initiatives Partnership (SHIP) Program was created by the Florida Legislature to provide funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. SHIP funds are allocated on an annual basis through the Florida Housing Finance Corporation and are governed locally through an approved Local Housing Assistance Plan (LHAP).

The City of Coral Springs has participated in the SHIP Program for many years and receives annual allocations from the State of Florida to assist very low-, low-, and moderate-income households with housing-related needs. These funds are used in accordance with the City's adopted LHAP, which establishes local housing strategies, eligibility requirements, maximum award amounts, and program administration standards for a three-year period.

The FY 2025-2028 Local Housing Assistance Plan (LHAP) was developed to address the affordable housing needs of Coral Springs residents and to ensure compliance with Florida Statutes Chapter 420 and Rule Chapter 67-37, Florida Administrative Code. The LHAP identifies housing strategies including purchase assistance, owner-occupied rehabilitation, emergency repairs, rental assistance and special housing accommodations designed to preserve and expand affordable housing opportunities within the City.

The LHAP also establishes income targeting requirements to ensure funds are prioritized for households most in need, while maintaining flexibility to address local housing market conditions and community priorities. Funding allocations are adopted annually and administered in accordance with State SHIP requirements and the City's approved housing strategies.

ANALYSIS:

Pursuant to the State Housing Initiatives Partnership (SHIP) Program, local governments receiving SHIP funds are required to adopt and amend their Local Housing Assistance Plan (LHAP) as needed to address changing community housing needs and ensure compliance with Florida Statutes and Florida Housing Finance Corporation requirements. Amendments to the LHAP are required when the City proposes to add, revise, or substantially change an approved housing assistance strategy or when new requirements are adopted by the State of Florida or the Florida Housing Finance Corporation.

On June 26, 2026, Governor DeSantis signed SB 594 into law (effective July 1, 2026). This new law becomes part of the SHIP program moving forward and imposes new requirements for the SHIP program beginning with fiscal year 2026-2027. The changes are related to manufactured homes and mobile home parks and require every LHAP to include a strategy to address manufactured housing.

The proposed strategy will be included in the FY 2025-2028 LHAP, which was adopted by City Commission on March 5, 2025. The City has the discretion to allocate funding to the strategies that are appropriate to meet the needs of residents. Therefore, the City is not required to fund the

strategy since it is not applicable. The amendment will allow the City to comply with State program requirements and continue to receive funding.

SUMMARY:

Staff recommends the City Commission approve the amendment to the FY 2025-2028 Local Housing Assistance Plan (LHAP) to include the Manufactured Housing Strategy as an eligible housing strategy, adopt the accompanying Resolution approving the amendment, and authorize staff to submit the approved amendment to the Florida Housing Finance Corporation.

RESOLUTION 2026-034

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, APPROVING AN AMENDMENT TO THE 2025-2028 LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the FY 2025-2028 Local Housing Assistance Plan (LHAP) was developed to address the affordable housing needs of Coral Springs residents and to ensure compliance with Florida Statutes Chapter 420 and Rule Chapter 67-37, Florida Administrative Code; and

WHEREAS, the LHAP identifies housing strategies, including purchase assistance, owner-occupied rehabilitation, emergency repairs, rental assistance and special housing accommodations designed to preserve and expand affordable housing opportunities within the City; and

WHEREAS, pursuant to the SHIP Program, local governments receiving SHIP funds are required to adopt and amend their LHAP as needed to address changing community housing needs and ensure compliance with Florida Statutes and Florida Housing Finance Corporation requirements; and

WHEREAS, amendments to the LHAP are required when the City proposes to add, revise, or substantially change an approved housing assistance strategy; and

WHEREAS, on June 26, 2026, Governor DeSantis signed SB 594 into law (effective July 1, 2026) which became part of the SHIP Program moving forward and imposes new requirements for the SHIP Program beginning with FY 2026-2027; and

WHEREAS, the changes are related to mobile homes and parks and require every LHAP to include a strategy to address manufactured housing; and

WHEREAS, the Development Services Department has prepared a three-year LHAP for submission to the Florida Housing Finance Corporation; and

WHEREAS, the City Commission finds it to be in the best interest of the public to approve an amendment to the LHAP and authorize the Mayor to execute any documents and certifications necessary for the submission of the LHAP for review and approval by the Florida Housing Finance Corporation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CORAL SPRINGS, FLORIDA THAT:

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 Resolution.

SECTION 2. The City Commission of the City of Coral Springs hereby approves the amended Local Housing Assistance Plan, as attached hereto and incorporated herein, for submission to the Florida Housing Finance Corporation as required by ss. 420.907-420.9079, Florida Statutes, for fiscal years 2025-2026, 2026-2027 and 2027-2028.

SECTION 3. The Mayor, is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said Program.

SECTION 4. Effective Date. This Resolution shall become effective upon passage.

PASSED AND ADOPTED the ___ day of _____, 2026.

ATTEST: _____
SCOTT BROOK, MAYOR

_____
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous ___ Motion/2nd			Yes	No
___	____	MAYOR BROOK	___	___
___	____	COMMISSIONER CERRA	___	___
___	____	COMMISSIONER MCHUGH	___	___
___	____	COMMISSIONER SIMMONS	___	___

CORAL SPRINGS
EVERYTHING UNDER THE SUN

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

AMENDMENT SB 594

2025-2026, 2026-2027, 2027-2028

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A. Administrative Budget for each fiscal year covered in the Plan B. Timeline for Estimated Encumbrance and Expenditure C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan D. Signed LHAP Certification E. Signed, dated, witnessed, or attested adopting resolution F. Ordinance: (If changed from the original creating ordinance) H. Interlocal Agreement (If applicable)	

I. Program Details:

A. LG(s)

Name of Local Government	City of Coral Springs
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households.
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government's comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2025-2026, 2026-2027, 2027-2028

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited through face-to-face meetings with housing providers, social service providers, local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time completed applications were submitted as well as any established funding priorities as described in this plan. The following priorities for funding (very low income, Special Needs, etc.) described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II:

Applicants who qualify as having Special Needs (420.0004 (13) will receive priority for all strategies to meet the Special Needs set-aside.

J. Discrimination: In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate based on

race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling: Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

L. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	X
Local HFA Numbers	

M. Income Limits, Rent Limits and Affordability: The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income to housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

N. Welfare Transition Program: Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. Monitoring and First Right of Refusal: In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. Administrative Budget: A line-item budget is attached as Exhibit A. The city/county finds that the sums of money deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."*

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: "*The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.*

Q. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Percentage
Local Government- Coral Springs	• Project oversight, Annual Reports and Plans. All Administrative duties are monitored thoroughly through weekly conference calls, monthly reports and periodic file reviews; • Prepare and submit HUD financial reports (invoices, payments, Integrated Disbursement & Information System (IDIS) and required city reports); • Complete environmental reviews; and • Conduct monthly meetings/conference calls with sub-recipients.	40%
Third-Party Entity/Sub-recipient- Broward County Minority Builders Coalition	• Administer the Owner-Occupied Rehabilitation Program, as well as all strategies as outlined in the City's CDBG Annual Action Plan and Local Housing Assistance Plan; • Assure compliance with all federal, state, and city rules and regulations related to the rehabilitation strategies/ programs and funding sources; • Complete all qualification and eligibility requirements for applicants (income eligibility, conflict of interest waivers, etc.); • Coordinate all aspects of the rehabilitation of units (appraisals inspections, construction, etc.); • Oversee the housing inspectors and contractors completing the Home Rehabilitation Project; • Provide monthly detailed progress reports indicating project status, required quarterly reports, and weekly updates throughout the project; • Answer home rehabilitation questions from the general public; and • Attend public meetings as needed.	60%

R. First Time Homebuyer Definition: An individual who has had no ownership in a principal residence during a 3-year period ending on the date of purchase of the property. This includes a spouse (if meeting the above criteria, they are considered first-time homebuyers). A single parent who has only owned with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in

accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes, and which cannot be brought into compliance for less than the cost of constructing a permanent structure.

S. Project Delivery Costs: Project delivery costs include soft costs such as the pre and post-work specification inspection, appraisal report, title search, lead inspection, pre and post-mold testing, and mortgage recording fees. Project delivery costs are pre-determined per service and are included in agreements. Project delivery costs not to exceed 10% of the maximum allowable project amount depending on the age and condition of the property and will be included in the amount of the recorded mortgage and note.

T. Essential Service Personnel Definition: The City of Coral Springs' definition of essential personnel consists of: teachers and educators, school district employees, community college and university employees, police and fire personnel, health care personnel, and skilled building trade personnel; who are permanent employees of a company or organization located within the City of Coral Springs.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: In accordance with Section 420.9075(3)(d), F.S., the City will incorporate the following green initiatives into rehabilitation and new construction activities where cost feasible:

Energy Conservation

- Energy star qualified appliances – refrigerators, stoves, and water heaters
- Ceiling fans in living rooms and bedrooms
- Motion sensor light switches
- Cool roofing – single polymer cover
- Programmable thermostat

Water conservation

- WaterSense Faucets
- WaterSense Toilets
- WaterSense Shower Heads

Healthy Environment

- Green label Certified Floor Coverings
- Mold/lead/Asbestos Removal

Durability

- Extended warranty items
- Quality standards for materials

V. Describe efforts to meet the 20% Special Needs set-aside: The City publicized the priority given to those residents with disabling conditions that meet the 20% special needs set-aside in the form of our website, town hall meetings and presentations, for owner-occupied rehabilitation. The program registration form inquires whether any members of the household meet the 20% special needs set-aside. Additional documentation is required upon approval.

W. Describe efforts to reduce homelessness: The City participates in Broward County's Homeless Continuum of Care (HCoC) Program which includes the following fundamental components;

- Homelessness prevention;
- Outreach and assessment to identify an individual's or family's needs and make connections to facilities and services;
- Immediate shelter to provide decent and safe alternatives to the streets;
- Transitional housing and necessary social services. Such services include job training/placement,

substance abuse treatment, short-term mental health services, independent living skills, etc.;
- Permanent housing or permanent supportive housing arrangements; and
- Housing counseling.

Additionally, the City provides assistance through the Rental Intervention and Rapid Re-Housing strategy to assist eligible residents who would have experienced unforeseen circumstances, by providing funds to cover past due payments and fees and prevent homelessness.

Section II. LHAP Strategies:

A. OWNER-OCCUPIED REHABILITATION STRATEGY	Code 3

Summary: Residential Rehabilitation to owner-occupied households within the City boundaries. The Program is available to assist applicants in the rehabilitation of existing homes through renovation, and/or installation of general property improvements to assist in creating a hazard-free and structurally sound home.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Extremely low, very low, low and moderate

d. Maximum award: $65,000.00

e. Terms

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 10 years
4. Forgiveness: The loan is forgiven on a prorated basis so that 10% is forgiven annually.
5. Repayment: There are no repayment terms so long as the loan terms and conditions are upheld.
6. Default: Default of the loan occurs if the Mortgagor(s) no longer resides in the home as the principal residence, or if any part of the property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by a voluntary act, involuntarily, by operation of law or if the Mortgagor(s) is divested of title by judicial sale, levy or other proceeding, or if the foreclosure action is instituted against the property, or if the property is leased or rented. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as the primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable. If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing repayment.

   A subordination of this deferred payment mortgage will only be approved under the guidelines of the Home Repair Policy and Procedures – Subordination Requests established by the City's Owner-Occupied Rehabilitation Program.

f. Recipient Selection Criteria: Certified eligible homeowners will be selected on a first-qualified, first-served basis within the income groups. Applicants who have received SHIP assistance from the City cannot re-

apply for additional assistance until fifteen (15) years from the date of the previously executed agreement or the terms expire for Owner-Occupied Rehabilitation.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Participants can only receive assistance during the term of the lien. The assessed value of the property cannot exceed the SHIP limited assessed property value per annual assessment.

B. BARRIER FREE/SPECIAL NEEDS STRATEGY	Code 3

Summary: Designed to remove impediments, improve accessibility to elderly applicants (62 years or older) and households including one or more Special Needs (420.004 (13), and to provide for health and safety repairs as needed by elderly and disabled persons to maintain their independence. Health and safety repairs may include repairs unrelated to accessibility and barrier removal.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Extremely low, very low, low and moderate

d. Maximum award: $65,000.00

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 10 years
4. Forgiveness: The loan is forgiven on a prorated basis of 20% annually, starting in the 5th year of the term.
5. Repayment: There are no repayment terms so long as the loan terms and conditions are upheld. Default: Default of the loan occurs if the Mortgagor(s) no longer resides in the home as the principal residence, or if any part of the property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by a voluntary act, involuntarily, by operation of law or if the Mortgagor(s) is divested of title by judicial sale, levy or other proceeding, or if the foreclosure action is instituted against the property, or if the property is leased or rented. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as the primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable. If the home is foreclosed on by a superior mortgage holder, the city will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing repayment.

   A subordination of this deferred payment mortgage will only be approved under the guidelines of the Subordination Policy established by the City's Home Repair Program.

f. Recipient Selection Criteria: Certified eligible homeowners will be selected on a first-qualified, first-served basis within the income groups. Applicants who receive SHIP assistance from the City cannot re-apply for

additional assistance until fifteen (15) years from the date of the executed agreement or the terms expire for the Barrier Free program.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Eligible uses for barrier removal and home modifications include but are not limited to: modifications to widen entryways, install accessible doors and hardware, widening of halls; kitchens, bathrooms and bedrooms retrofitting to accommodate mobility aides (canes, walkers, and scooters); grab bars; entry ramps; railings; walkways and landing; non-slip floor surfaces throughout the home environment; may include carpeting; nonresistant or lever hardware; delayed opening and closing mechanisms on egress and garage doors; interior doors; improved lighting; accessible appliances which include but are not limited to front or touch-type controls; level faucets; installations of accessible cabinets, shelves, drawers, sinks, toilets, kitchen, bathroom, utility and swimming pool appliances and fixtures.

Assistance may include the installation and provision of assisted technology products to increase accessibility in the home environment.

Participants can only receive assistance during the term of the lien. The assessed value of the property cannot exceed the SHIP limited assessed property value per annual assessment.

Assistance under this strategy can be leveraged with funds from the Owner-Occupied Strategy in extreme situations subject to the approval of the City Commission.

C. PURCHASE ASSISTANCE STRATEGY	Code 1&2

Summary: SHIP funds will be awarded for down payment and closing costs to households for the purchase of a newly constructed or existing home. A newly constructed home must have received a certificate of occupancy within the last twelve months.

Prospective homebuyers must qualify as First Time Homebuyers under the previously described definition in (R) under program details.

Prospective homebuyers must qualify as a First Time Homebuyer under the HUD definition: An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Extremely low, very low, low and moderate

d. Maximum award: $80,000.00

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 15 years
4. Forgiveness: The loan is forgiven on a prorated basis so that 6.7% is forgiven annually.
5. Repayment: There are no repayment terms so long as the loan terms and conditions are upheld.
6. Default: Default of the loan occurs if the Mortgagor(s) no longer resides in the home as the principal residence, or if any part of the property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by a voluntary act, involuntarily, by operation of law or if the Mortgagor(s) is divested of title by judicial sale, levy or other proceeding, or if the foreclosure action is instituted against the property, or if the property is leased or rented. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as the primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable. If the home is foreclosed on by a superior mortgage holder, the city will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available.

   A subordination of this deferred payment mortgage will only be approved under the guidelines of the Subordination Policy established by the City's home repair program.

f. Recipient Selection Criteria: Certified eligible homeowners will be selected on a first-qualified, first-served basis within the income groups. Applicants who have received assistance from the City cannot re-apply for

fifteen (15) years from the date of the executed agreement for the purchase assistance.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Applicants must secure a first mortgage with an approved lender and have received HUD-approved housing counseling from a certified housing counselor.

D. DISASTER RECOVERY STRATEGY	Codes 5 & 6

Summary: The Disaster Strategy assists households following a disaster declared by an Executive Order of the President of the United States or the Governor of the State of Florida. It is designed to provide home repair assistance to eligible households who sustained disaster damage. This program will only be implemented in the event of a natural disaster using any funds that have not been encumbered or additional disaster funds issued by the Florida Housing Finance Corporation.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Extremely low, Very low, Low and Moderate

d. Maximum award:
1. $65,000.00 for rehabilitation assistance to owner-occupied housing
2. $15,000.00 for rental or mortgage payment assistance
3. $5,000.00 for utility assistance payment

e. Terms:
1. Repayment loan/deferred loan/grant:
   1.1. Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note for Rehabilitation assistance to owner-occupied housing.
   1.2. Rental, mortgage and utility payment assistance will be awarded as a grant.
2. Interest Rate:
   2.1. Rehabilitation assistance to owner-occupied housing – 0%
   2.2. Rental, mortgage and utility assistance- N/A
3. Years in loan term:
   3.1. Rehabilitation assistance to owner-occupied housing – 10 years
   3.2. Rental, mortgage and utility payment assistance – N/A
4. Forgiveness:
   4.1. Rehabilitation assistance to owner-occupied housing - The loan is forgiven on a prorated basis so that 10% is forgiven annually.
   4.2. Rental, mortgage and utility assistance – N/A
5. Repayment:
   5.1. Rehabilitation assistance to owner-occupied housing - None is required if the loan is in good standing.
   5.2. Rental, mortgage and utility assistance – N/A
6. Default:
   6.1. Rehabilitation assistance to owner-occupied housing - Default of the loan occurs if the Mortgagor no longer resides in the home as the principal residence, or if any part of the property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by a voluntary act, involuntarily, by operation of law or if the mortgagor is divested of title by judicial sale, levy or

other proceeding, or if the foreclosure action is instituted against the property, or if the property is leased or rented. If any of these occur, the outstanding balance will be due and payable.

In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as the primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable. If the home is foreclosed on by a superior mortgage holder, the city will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing repayment.

A subordination of this deferred payment mortgage will only be approved under the guidelines of the Subordination Policy established by the City's home repair program.

6.2. Rental, mortgage and utility payment assistance - N/A

f. Recipient Selection Criteria:

1. Applicants will be selected on a first-qualified, first-served basis within the income groups. Applicants who have received SHIP assistance from the City cannot re-apply for fifteen (15) years from the date of the executed agreement for the disaster relief.

g. Sponsor Selection Criteria:

1. Rehabilitation assistance to owner-occupied housing- N/A
2. Rental, mortgage and utility assistance – The City of Coral Springs intends to administer this program through a sponsor or sub-recipient agency or agencies. If the City has an existing contract with a service provider at the time of the emergency declaration, the City may provide disaster assistance under the current contract. If there is no existing contract for services, the City will request a proposal(s) from local service providers that have experience and the capacity to carry out a similar services program or service.

h. Additional Information: Funds may be used for items such as, but not limited to, tree and debris removal required to make the individual housing units habitable; interim repairs to avoid further damage; purchase of emergency supplies for eligible households to weatherproof damaged homes; payment of insurance deductibles for rehabilitation of homes covered under homeowner insurance policies; post-disaster assistance with non-insured repairs. This generally includes roofing, plumbing, and electrical items.

Rehabilitation expenses, which are incurred prior to the completion of a disaster relief assistance application, are NOT reimbursable through the City's program.

E. RENTAL INTERVENTION AND RAPID RE-HOUSING STRATEGY	Code 23

Summary: This strategy will provide one-time assistance to renters who qualify under 420.9072 (7) (b). This includes renters being displaced from their primary rental unit(s) officially deemed uninhabitable due to unsafe living conditions or to assist households in need of homeless prevention.
Funds will be awarded to eligible households in need of assistance with security and utility deposits and rental payments for up to 6 months. For households that are very low or low income with one adult with special needs according to Section 420.0004 (13), or individuals or families that are homeless, according to Section 420.621 of the Florida Statutes, rental payments up to twelve (12) months are permissible.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Extremely low, very low, low and moderate

d. Maximum award: $20,000

e. Terms:
   1. Repayment loan/deferred loan/grant: Funds will be awarded as a grant.
   2. Interest Rate: N/A
   3. Term: N/A
   4. Forgiveness/Repayment: N/A
   5. Default/Recapture: N/A

f. Recipient Selection Criteria: Applicants will be selected on a first-qualified, first-served basis with priority for very low and special needs households.

g. Sponsor Selection Criteria: The City of Coral Springs may administer this program through a sponsor or sub-recipient agency or agencies. If there is no existing contract for services, the City will request a proposal(s) from local service providers that have experience and the capacity to carry out a similar services program or service.

h. Additional Information: The lease must be at least twelve months in duration and active within the time of displacement. No month-to-month leases are eligible. Assistance will be provided directly to the housing provider and/or utility company on behalf of the applicant(s).

i. Complete rental counseling from a HUD-approved agency.

F. FORECLOSURE PREVENTION STRATEGY	Code 7

Summary: This strategy will assist eligible applicants who are delinquent with their mortgage payments (principal interest tax insurance) and whose homes have not had a foreclosure date scheduled. Funding can be used towards late fees, attorney's fees, homeowners' association payments, foreclosure-associated costs, mortgage delinquency and default resolution counseling. Assistance is available for those who have had a crisis and/or hardship.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Extremely low, very low, low and moderate

d. Maximum award: $28,000

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred payment loan secured by a recorded mortgage and promissory note.

2. Interest Rate: 0%

3. Term: 5 years

4. Forgiveness/Repayment: No payment is due provided the recipient(s) maintains the property as their primary residence. The loan will be completely forgiven at the end of the term.

5. Default/Recapture: The loan will default if any of the following occurs: sale, transfer or conveyance of the property; conversion to rental property; loss of homestead exemption status; or recipient failure to utilize the home as a principal residence.

   In the event of the death of the qualifying homeowner(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not a SHIP eligible or chooses not to occupy the home, the original loan amount will be due payable.

f. Recipient Selection Criteria: Applicants will be selected on a first-qualified, first-served basis with priority for very low and special needs households. Applicants may apply for assistance to help prevent the foreclosure of their principal owner-occupied homesteaded property within the City of Coral Springs. Applicants must provide:

1. Proof of arrearage in the form of notification from the first mortgage lender or Homeowner Association of the applicant's delinquency and/or intent to foreclose.
2. Provide evidence of a hardship that caused the arrearage (considerable loss of income/employment, cost associated with an increase in escrows, not previously estimated as an annual increase)
3. Complete counseling from a HUD-approved agency.

Applicants can only apply for assistance one (1) time within 5 years.

g. Sponsor Selection Criteria: The City of Coral Springs intends to administer this program through a sponsor or sub-recipient agency or agencies. If there is no existing contract for services, the City will request a

proposal(s) from local service providers that have experience and the capacity to carry out a similar services program or service.

h. Additional Information: A hardship is defined as a situation that has occurred at no fault of the borrower, such as a reduction in income due to the death of a spouse, loss of employment, divorce, reduction of employment, illness, fire or other disasters not previously listed as a strategy and special assessments greater than 10% of current fees. The certified assessed value of the home cannot exceed SHIP's annual housing limit within the application date. Property taxes and homeowners' insurance must be paid current unless these items are included within the escrow payment within the mortgage payment. The property shall have no other liens other than the first mortgage or previous SHIP, CDBG, or NSP liens.

G. MANUFACTURED HOUSING	Code 3,28,29

Summary: The Manufactured Housing Strategy will provide assistance for the relocation of owners and tenants displaced by the closure of a mobile home park, lot rent assistance for owners of manufactured homes for up to six months, and rehabilitation or emergency repairs to eligible manufactured housing.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $10,000 (relocation assistance)
$5,000 (lot rental assistance)
$15,000 (rehab/emergency repairs)

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred payment loan secured by a recorded mortgage and promissory note.
2. Interest Rate: 0%
3. Term: N/A for relocation assistance and lot assistance, 10 years for rehab/emergency repairs.
4. Forgiveness/Repayment: N/A for relocation assistance and lot assistance, forgiven at the end of the term for rehab/emergency repairs.
5. Repayment: N/A for relocation assistance and lot assistance, forgiven at the end of the term for rehab/emergency repairs as long as loan is in good standing.
6. Default/Recapture: N/A for relocation assistance and lot assistance. For rehab/emergency repairs, the loan will be determined to be in default if any of the following occurs during the loan term:
    a. Sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur. The outstanding balance will be due and payable.
    b. In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.
    c. If the home is foreclosed on by a superior mortgage holder, the city will make an effort to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be assisted on a first-qualified, first served basis with

priorities detailed in Section I.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Manufactured housing constructed after June 1994 is eligible.

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. Name of the Strategy: **Expedited Permitting**

Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Describe the procedures used to implement this strategy:

- The Building Division works closely with the Development Services Department to expedite building permits related to affordable housing programs. The City has a process in place to expedite building permits related to the Housing Repair and Barrier-Free programs;
  - All SHIP, HOME, CDBG, HLMP and NSP projects are flagged in the City's system. The Community Development Division stamps permit applications before submitting the permit to the Building Division. The applications are all placed in green folders and are prioritized.

- Not-for-profit organizations can waive the Planning and Zoning public hearing, thereby reducing the processing time of petitions by a month;
  - The City has waived the Planning and Zoning public hearings for not-for-profit organizations. For example, the Goodwill Industries Store was a project that required a special exception which is normally required to be reviewed by Planning and Zoning, but planning and zoning was waived and it went to the Commission for approval.

B. Name of the Strategy: **Ongoing Review Process**

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing before their adoption.

Describe the procedures used to implement this strategy:

- The City's Development Services Department through the City Commission maintains an ongoing review of all factors that may affect the cost of housing.

C. Other Incentive Strategies Adopted: N/A

IV. EXHIBITS:

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution.

Summary Sheet

Agenda Item: 26.

Meeting Date: October 7, 2026

Subject:
Appointment, Community Involved Government Committee (Michael McNally)

Requested Action:
Request to consider appointment of Gwynne Gonzalez to the Community Involved Government Committee.
(REQUEST TO APPOINT)

Placement:
Policy Formation and Direction

Attachments:#1 - Gonzalez, Gwynne

Background / Description:
The Community Involved Government Committee identifies ways for City residents and the business community to become more involved in and be better informed about City activities and issues.

#1 – Gonzalez, Gwynne
Only applied to this committee
Not currently serving on another committee
Video: Yes

Presenting:
Michael McNally

Boards, Committees and Groups Application Form

Profile

Are you 18 years of age or older?

◉ Yes ○ No

Gwynne
First Name

Middle Initial

Gonzalez
Last Name

[redacted]
Email Address

[redacted]
Home Address

Suite or Apt

[redacted]
City

[redacted]
State

[redacted]
Postal Code

[redacted]
Primary Phone

Alternate Phone

Legislative Aide/Professor
Occupation

Which Boards would you like to apply for?

Community Involved Government Committee: Submitted

Please identify the member of the Commission who recommended and nominated you for appointment for the committee.

None Selected

Length of Residence in Coral Springs

20+ years

Length of Time as a Business Person in Coral Springs

N/A

Interests & Experiences

NOTICE TO NEW APPLICANTS

Applicants who are new to the board or committee appointment process are requested to submit a brief video—no longer than 90 seconds—describing how their background, experience, and interests align with the mission and responsibilities of the board or committee to which they are applying.

Please note: This requirement does not apply to individuals seeking reappointment.

If you require assistance in recording your video, please contact the City Clerk's Office at (954) 344-1065.

New Applicant Video Upload Link:

Upload a Resume

Supplemental Questions

Do you have any relatives employed by the City? If yes, please state name(s):

No

Are you aware of any potential conflict of interest that may arise from your serving on this/these boards? If yes, please explain:

No

Do you have monies owed to the City that are delinquent? If yes, please explain:

No

Do you have any pending code violations relating to property owned by you in the City? If yes, please explain:

No

Do you have any violations relating to other City codes? If yes, please list:

No

Certification

Ethical Conduct Affirmation

As a volunteer of the City of Coral Springs I am required to conduct myself ethically and fairly while representing the city. I acknowledge my personal responsibility to adhere to the city's policies, codes, ordinances and core values of teamwork, respect, accountability, innovation, leadership, and superior service. Additionally, I am committed to exhibiting professional conduct as a volunteer and understand my actions must support positive collaboration, teamwork and promote community pride. Failure to exhibit professional conduct may result in suspension or being removed from a volunteer assignment.

☑ I Agree

Florida's Sunshine Laws (Chapter 286, Florida Statutes)

I acknowledge that I have read the following statement: If appointed to this board or committee, Florida's Sunshine laws will apply to your participation. Upon appointment, you will receive additional information relating to Florida's Sunshine laws. If you have questions related to Florida's Sunshine laws, please contact the City Clerk at 954-344-1065.

☑ I Agree

I hereby certify that all statements made in this application are true and complete. Permission is granted to the City of Coral Springs to investigate and verify criminal history and any information provided on this and successive documents completed for purposes of my appointment to the City Board or Committee. In return for consideration of my application, I release any person who provides information pertaining to me from all claims or liabilities that might otherwise result from such information or opinions.

☑ I Agree

Signature (Please type full name)

Gwynne Gonzalez

Date

8/29/2026

Gwynne Gonzalez, PhD.

[redacted]

Professional Profile

Dynamic Leader – Effective Communicator – Experienced Curriculum Developer – Successful Administrator

Results driven, relationship builder, education professional with more than 15 years of progressive experience working in higher education. Proven record of successfully meeting organizational goals, fostering a collaborative work environment, and developing learner-driven curriculum for in-person and e-learning environments. Extensive leadership experience in short and long-term programs and grants. Excellent written and oral communication skills in English and Spanish (native fluency in both).

Education

University of Arizona – *Ph.D., M.A., Second Language Acquisition and Teaching (SLAT)* Tucson, AZ
Florida Atlantic University – *M.A., Linguistics* Boca Raton, FL
Florida State University – *B.S., Political Science and Communications* Tallahassee, FL

Administrative / Leadership Experience

State of Florida, Florida House of Representatives
Tallahassee, FL
Florida Senate/ Florida House of Representatives 2021 – present, 1998 – 2003
Senior Legislative Aide

As Senior Legislative Aide:

- Manage district office, supervise staff and volunteers in all functions performed by district and Tallahassee offices.
- Responsible for designing and implementing innovative constituent outreach programs such as the "District Dialogues" (webinar focusing on current statewide issues), "Bagels and Politics Breakfasts", "District 95's Model Citizen", and "Community Spirit Day" at which more than 300 residents attended to interact and receive services from state, local and federal offices, and community organizations.
- Establish and maintain communication with municipalities, local businesses, and organizations in respective district to address legislative needs and to effectively serve as a liaison for constituents when seeking solutions to problems or assisting in the communication with appropriate agency.
- Draft/review correspondence, reports, and legislative proposals for accuracy and quality of content.
- Perform regular, extensive continuous background research on bills while working through the committee process.

Ana G. Mendez University Miami Lakes, FL
Academic Director, South Florida Campus 10/2020 – 05/2021
The South Florida Campus of Ana G. Mendez University serves approximately 700 students in various programs with a strong focus on adult learners from the Miami-Dade and Broward County areas.

- Responsible for hiring and supervising all faculty within the various departments – full-time and part-time.
- Provide mentoring and coaching to full-time, part-time, and lead faculty in androgogy, instructional strategies, classroom management, bilingual education, and administrative processes to ensure student

success.

- Designed and collaborated with various departments to create opportunities for ongoing faculty and staff professional development. Created and implemented/executed during my tenure: Peer Mentoring Program, regular intra-departmental discussions on various academic issues, various online workshops focusing on androgogy strategy/activities and online instructional design.
- Performed all aspects of faculty evaluation process; develop and train staff.
- Monitored assigned budget and provide input for future budget requests and development.
- Developed and established campus-wide, faculty-led Mentoring and Tutoring program to assist retention efforts, and support excellence in teaching.
- Integral part of the campus leadership team: actively participate in campus-wide strategic planning, organize/collaborate on community events, provide support for retention efforts.
- Responsible for course programming and class scheduling.
- Served on various Institution-wide committees and campus-wide committees.

Arizona State University Phoenix, AZ
Assistant Coordinator - Spanish Heritage Language Program 8/2016 – 8/2017

- Lead faculty member in converting in-person curriculum to hybrid and online curricula: Reformatted course material and redesigned all courses resulting in fully aligned courses available in four different formats (in-person, hybrid, online, online-intense).
- Program Supervisor for teaching assistants (TAs) – met regularly with all TAs, resolved student/teacher issues, provided expert support in the field, monitored gradebook entries, and performed in-person teaching observations to provide evaluative feedback.
- Created outreach activities and organized recruitment events leading to a 10% increase in enrollment.
- Performed analysis and prepared reports on course/student evaluations, including recommendations for program changes and improvements which focused on first-generation college students and underserved Latinx student body.

Broward College Fort. Lauderdale, FL
Director of Continuing Education Department 2/2012 – 5/2016

Responsible for all aspects of the department including budget, operations, revenue growth, staff management, and college-wide strategic goals success.

- Restructured the department to become fully self-sustaining ($600,000 budget), to align with college-wide strategic goals, and to offer updated course offerings which met the needs of emerging and underserved markets.
- Served as the department liaison to successfully establish partnerships internally and with the community at large, such as the Drone School to provide a pathway to obtain the Remote Pilot Certification and to potentially serve as an additional entry point into the Aviation School at Broward College.
- Responsible for analyzing occupational and educational trends to evaluate current and future demands for delivery/creation of local continuing education courses and programs.
- Responsible for evaluating and implementing technological advances and enhancements to programs and courses to ensure the best learning environment for CE students- providing professional development as needed to staff.
- Managed staff of over 150 employees, including Program Coordinators, administrative support staff, and department faculty.

Director of Project RENEW ($1,000,000 grant) – Continuing Education Department
Project RENEW is a comprehensive, grant-funded program that provides, workforce training, life skills

training, adult vocational funding and ESOL education for asylees and refugees of Broward County.

- Performed all hiring and training of program administrative staff and faculty, including developing pedagogically based workshops and partnering with Human Resources to provide appropriate professional development training.
- Restructured program and successfully managed budget cuts while simultaneously increasing student retention and student completion/success rates by 30%.
- Redesigned all ESOL courses to ensure sequential curriculum culminating in program graduation and incorporated professional development workshops/ training in second language teaching best practices for all program faculty.
- Communicated regularly with Broward College administration and state officials to ensure successful execution of program functions and for reporting on deliverables.
- Served as the program's liaison: Created and coordinated outreach opportunities for the program such as the World Refugee Day (WOD): Served as Chair of the WOD Committee 2 years in a row -- leading the organization and successfully executing the bi-county event consisting of over 70 participating organizations, over 500 attendees and two Citizenship Ceremonies.

University of Arizona Tucson, AZ
Assistant to the Director, Heritage Languages Program 8/2008 – 5/2009
Department of Spanish and Portuguese

- Developed and organized syllabi, class notes (to be used by students), audiovisual materials, and calendars for all the levels within the program.
- Researched and presented specific topics pertaining to heritage language teaching and maintenance for use by instructors as part of the curriculum.
- Reviewed and analyzed instructor and program evaluations submitted by the students.
- Served as liaison between program instructors and program director— performed preliminary teaching observations and provided observational feedback for performance and evaluation improvement.
- Organized and coordinated the annual student-faculty interaction day for the program (increased attendance by more than 60%, over 120 people in attendance).

Teaching Experience

Arizona State University Tempe, AZ
Faculty Associate; Spanish Instructor 8/2020- present; 8/2016 – 8/2017
School of International Letters and Cultures

- Responsible for designing all course materials including syllabi, daily lesson plans, quizzes, exams, and student activities appropriate for hybrid (in-person/online) and fully online courses taught.
- Additionally, I meet with students regularly to provide feedback on progress and performance, and to offer supplemental instructional support.
- Assist in the recruitment and identification of students for this program through outreach activities and student engagement activities.
- *Courses taught*: SPA 420: (ASUOnline/icourse) Applied Spanish Linguistics (*taught in Spanish*); SPA 315: (ASUOnline/ icourse) Advanced Spanish Conversation and Composition for Bilinguals I; SPA 316: (ASUOnline/ icourse) Advanced Spanish Conversation and Composition for Bilinguals II; SPA 204: Intermediate Spanish for Bilinguals

Rollins College Winter Park, FL
Lecturer - Spanish 8/2017 – 6/2019
Department of Modern Languages and Literatures (MLL)

- Responsible for drafting syllabi and designing course materials (including all tests, quizzes, and daily activities) appropriate for the course level.
- Held regular office hours and met with students frequently to provide supplemental instructional support and one-on-one feedback.
- Actively participated in professional development opportunities and in departmental functions and student engagement activities.
- Regularly advised MLL colleagues, and the department, regarding current SLA/teaching in-classroom practices, as well as Heritage Language Learner identification and pedagogical issues/practices.
- *Courses taught*: SPN 291 Advanced Spanish Communication; SPN 201 – Intermediate Spanish I; SPN 102 – Elementary Spanish II; SPN 101 – Elementary Spanish I

University of Arizona Tucson, AZ
Graduate Associate in Teaching 2007 – 2009
Department of Spanish and Portuguese

- Performed the duties of an instructor by designing course materials such as daily lesson plans, quizzes, exams, and creating student activities and projects.
- Met with students on a regular basis to discuss and evaluate progress and performance.
- Assisted in the recruitment and identification of students for the Heritage Language Program through outreach activities and student engagement activities.
- *Courses taught:* SPAN 457: Lingüística Aplicada (*Applied Linguistics*); SPAN 253: Intermediate Spanish for Heritage Learners; SPAN 203: Oral and Written Development for Heritage Learners; SPAN 102: Second Semester Spanish

Professional Activities

Reviewer

- Florida Sea Grant – External Reviewer – grant proposal and letter of intent reviewer (2023)
- *Heritage Speakers of Spanish in Study Abroad* (Routledge) – chapter reviewer (2019)
- American Association for Applied Linguistics – abstract reviewer (2019)

Additional Professional Development/ Certification

- 2020 IRB Training for faculty/students/researchers in Social & Behavioral Research (CITI)
- 2020 Admissions Compliance for Postsecondary Schools in Florida (FAPSC)
- 2020 Florida Admissions: Complying with the Rules and Regulations (FAPSC)
- 2019 120 – Hour TEFL Course (IARC Certified) LearnTEFL
- 2016 Master Class for Teaching Online (ASU Online) Arizona State University

Academic Conferences Attended

- 2021-2024 Congreso de Estudiantes de Español Como Lengua Heredada
- 2022 9th National Symposium on Spanish as a Heritage Language
- 2019 American Association for Applied Linguistics Conference
- 2018 / 2019 The Latin American Studies Symposium– Panel Moderator
- 2018 Northeast Conference on the Teaching of Foreign Languages
- 2017 6th Annual Hispanic and Luso-Brazilian Linguistics Conference
- 2016/2017 II/ III Congreso de Estudiantes Subgraduados de Español por Herencia – Co-organizer
- 2015 Amazon International Fair (FIAM), Manaus, Brazil – presented: "Trade Opportunities between Brazil and Broward County, Florida – Broward College Perspective"
- 2010 Linguistics Association of the Southwest XXXIX – presented: "Spanish as a heritage language: A study exploring language use, linguistic insecurity and social networks"
- 2009 La Comision Academica del II Congreso de Lingüística Aplicada CILAP, Herida, Costa Rica – presented: "Spanish heritage language use and linguistic insecurity"
- 2008 Graduate Interdisciplinary Programs (GIDP) Open Forum, poster presentation: "Hablantes de lenguas heredadas: La influencia de autoestima sobre el uso"
- 2007/2008 SLATSA Roundtable – Welcoming Reception Organizer
- 2007 Kentucky Foreign Language Conference – presented "First Language Attrition of Preterite/Imperfect Distinction in Speakers of Colombian Spanish in South Florida"
- 2006 Arizona Language Association Conference
- 2006 SLATSA Roundtable – Session Chair, Welcoming Reception Organizer
- 2005 Northeast Conference on the Teaching of Foreign Languages- participated in introduction of conference at Plenary Session

Summary Sheet

Agenda Item: 27.

Meeting Date: October 7, 2026

Subject:
Appointment, Multi-Cultural Advisory Committee (Michael McNally)

Requested Action:
Request to consider appointment of Brendalyn Edwards to the Multi-Cultural Advisory Committee.
(REQUEST TO APPOINT)

Placement:
Policy Formation and Direction

Attachments:#1 - Edwards, Brendalyn

Background / Description:
The Multi-Cultural Advisory Committee recognizes and develops responses to the growing diversity of the city's population and promotes appreciation, acceptance and respect for cultural differences and similarities. The objectives are to identify the cultural mix of Coral Springs; increase awareness in the community of the common elements of all cultures; facilitate full participation in the community of all cultural groups by expanding access to special events and services and communicate standards of behavior that demonstrate cultural diversity is welcomed, encouraged and supported in Coral Springs.

#1 – Edwards, Brendalyn

- Only applied to this committee
- Currently serving on the Affordable Housing Advisory Committee
- Video: Yes

Presenting:
Michael McNally

Boards, Committees and Groups Application Form

Profile

Are you 18 years of age or older?

(•) Yes ( ) No

Brendalyn
First Name

Middle Initial

Edwards
Last Name

[redacted]
Email Address

[redacted]
Home Address

Suite or Apt

[redacted]
City

[redacted]
State

[redacted]
Postal Code

[redacted]
Primary Phone

Alternate Phone

Attorney
Occupation

Which Boards would you like to apply for?

Multi-Cultural Advisory Committee: Submitted

Which seat would you like to apply for? *

☑ Citizen who resides in the City of Coral Springs

Please identify the member of the Commission who recommended and nominated you for appointment for the committee.

None Selected

Length of Residence in Coral Springs

7 years

Length of Time as a Business Person in Coral Springs

NA

Interests & Experiences

NOTICE TO NEW APPLICANTS

Applicants who are new to the board or committee appointment process are requested to submit a brief video—no longer than 90 seconds—describing how their background, experience, and interests align with the mission and responsibilities of the board or committee to which they are applying.

Please note: This requirement does not apply to individuals seeking reappointment.

If you require assistance in recording your video, please contact the City Clerk's Office at (954) 344-1065.

New Applicant Video Upload Link:

Upload a Resume

Supplemental Questions

Do you have any relatives employed by the City? If yes, please state name(s):

No

Are you aware of any potential conflict of interest that may arise from your serving on this/these boards? If yes, please explain:

No

Do you have monies owed to the City that are delinquent? If yes, please explain:

No

Do you have any pending code violations relating to property owned by you in the City? If yes, please explain:

No

Do you have any violations relating to other City codes? If yes, please list:

No

Certification

Ethical Conduct Affirmation

As a volunteer of the City of Coral Springs I am required to conduct myself ethically and fairly while representing the city. I acknowledge my personal responsibility to adhere to the city's policies, codes, ordinances and core values of teamwork, respect, accountability, innovation, leadership, and superior service. Additionally, I am committed to exhibiting professional conduct as a volunteer and understand my actions must support positive collaboration, teamwork and promote community pride. Failure to exhibit professional conduct may result in suspension or being removed from a volunteer assignment.

☑ I Agree

Florida's Sunshine Laws (Chapter 286, Florida Statutes)

I acknowledge that I have read the following statement: If appointed to this board or committee, Florida's Sunshine laws will apply to your participation. Upon appointment, you will receive additional information relating to Florida's Sunshine laws. If you have questions related to Florida's Sunshine laws, please contact the City Clerk at 954-344-1065.

☑ I Agree

I hereby certify that all statements made in this application are true and complete. Permission is granted to the City of Coral Springs to investigate and verify criminal history and any information provided on this and successive documents completed for purposes of my appointment to the City Board or Committee. In return for consideration of my application, I release any person who provides information pertaining to me from all claims or liabilities that might otherwise result from such information or opinions.

☑ I Agree

Signature (Please type full name)

Brendalyn Edwards

Date

04/29/2026

BRENDALYN EDWARDS

EXECUTIVE SUMMARY

Experienced corporate counsel with a strong foundation in commercial transactions, litigation management, regulatory compliance, and internal investigations. Known for delivering strategic legal guidance to cross-functional teams, negotiating high-value contracts, and improving legal processes in dynamic environments. Adept at working closely with business units to manage risk, streamline operations, and align legal strategy with organizational goals.

PROFESSIONAL EXPERIENCE

Universal Insurance Holdings **Ft. Lauderdale, FL**

Deputy General Counsel of Operations January 2024 - Present

Lead day-to-day legal operations of the in-house litigation department supporting two national property insurance companies and their subsidiaries. Provide strategic counsel to senior executives and collaborate across departments to align legal operations with corporate objectives.

- Supervise over 100 attorneys and more than 200 litigation support staff.
- Provide legal counsel on matters involving litigation strategy, regulatory compliance, underwriting, and claims.
- Evaluate contract risk, advise on internal investigations, and collaborate with Human resources on employment-related legal issues.
- Engage with IT, Marketing, Claims, Human Resources, and Underwriting to proactively mitigate legal and reputational risk.
- Review and negotiate vendor contracts and agreements across multiple departments.
- Participate in compliance and governance reviews aligned with internal controls and state regulations.

Senior Managing Associate General Counsel March 2022 – January 2024

Spearheaded transformation of litigation outcomes and operational efficiency for high-volume insurance litigation.

- Oversaw over 2,600 active litigation files, reducing volume to under 200 cases in 18 months by improving efficiency and strategic initiatives in collaboration with internal stakeholders.
- Supervised a team of over 50 attorneys and staff handling cases from inception through trial.
- Coordinated regulatory compliance and reinsurance reporting, including responses to Hurricane Irma-related matters.
- Led enterprise-wide training on litigation strategy, legal technology, and policy interpretation, and rapidly evolving legislative changes.
- Provided HR-related counsel including FMLA, ADA accommodations, and employment disputes in consultation with outside counsel.
- Oversaw contract negotiations and vendor agreements, ensuring favorable legal positioning.

Broward County Attorney's Office **Ft. Lauderdale, FL**

Assistant County Attorney November 2021 – March 2022

Served as General Counsel to the Supervisor of Elections and provided legal support on public sector operations.

- Provided direct legal counsel to the Supervisor, Canvassing Board, and staff regarding election law, ethics, employment, and litigation risk.
- Negotiated and reviewed contracts for legal sufficiency and compliance with applicable rules.
- Ensured internal compliance with applicable labor and employment laws, Florida election codes, local ordinances, and other applicable laws.
- Provided advice regarding public records requests.
- Managed litigation and internal compliance during a pivotal period in election law scrutiny.

Universal Insurance Holdings **Ft. Lauderdale, FL**
Associate General Counsel July 2018 – October 2021

Litigated property insurance matters on behalf of Universal Property & Casualty Insurance Company and American Platinum Property & Casualty Insurance Company.

- Managed caseload of up to 300 matters, handling hearings, depositions, and mediations.
- Advised claims department on legal exposure and extra-contractual liability.
- Crafted pleadings, motions, and legal research supporting litigation defense and coverage disputes.
- Negotiated and drafted settlement agreements.
- Developed litigation strategy in partnership with internal stakeholders.

Golden Law, LLP **Ft. Lauderdale, FL**
Supervising Attorney March 2018 – July 2018

Provided legal representation, advice, and supervision with respect to the firm's real estate, bankruptcy, and other legal matters in the State of Florida.

- Supervised negotiations and ensured compliance with state laws in client engagements.
- Reviewed and audited the firm's monthly reports and retainer agreements for compliance with state regulations.

U.S. Virgin Islands Department of Justice, Office of the Attorney General **St. Croix, VI**
Acting Director of Gaming Enforcement November 2015 – November 2017

Nominated by the Governor of the U.S. Virgin Islands to lead the Division of Gaming Enforcement, a crucial regulatory body. Served in an acting capacity while awaiting the scheduling of legislative confirmation hearings until territorial operations were significantly impacted by Hurricanes Irma and Maria.

- Oversaw complex investigations, corporate licensing approvals, and regulatory enforcement for casino and vendor applicants.
- Advised the Attorney General and Casino Control Commission on regulatory policy and legislative reform.
- Led anti-money laundering (AML) and counter-terrorism finance (CFT) compliance audits.
- Conducted integrity assessments and operational audits of regulated entities.

Eleventh Judicial Circuit of Florida **Miami, FL**
Assistant General Counsel September 2011 – November 2015
Supported the Administrative Office of the Courts and provided ethics advice to the judiciary.

- Reviewed purchase and service contracts to mitigate risk and comply with government procurement regulations.
- Represented judicial officers, advantageously litigating petitions filed against judges, including preparing dispositive written responses to actions involving the judiciary and presenting oral arguments on motions.
- Prepared legal memoranda, opinions, and orders for trial and appellate judges involving circuit civil cases and appeals from county/municipal proceedings.
- Drafted and reviewed administrative orders and procedural memoranda on behalf of the Chief Judge.
- Presented ethics training programs to judges, hearing officers, and court staff.

EARLY CAREER

Fourteenth Judicial Circuit of Florida **Panama City, FL**
Law Clerk (Staff Attorney) March 2010 – September 2011
Sniffen & Spellman, P.A. **Tallahassee, FL**
Law Clerk (Employment Litigation Support) July 2009 – January 2010
Florida First District Court of Appeal **Tallahassee, FL**
Extern/Junior Law Clerk to Hon. Charles J. Kahn, Jr. January 2009 – May 2009

EDUCATION

Florida State University College of Law **Tallahassee, FL**
Juris Doctor, December 2009
Honors: John S. Rawls and Samuel Wolf Scholarship Recipient; Business Law Review

George Washington University **Washington, DC**
Bachelor of Arts in Psychology, May 2005

PROFESSIONAL LICENSES, CERTIFICATIONS, ASSOCIATIONS, AND MEMBERSHIPS

The Florida Bar – Member (86976)
U.S. District Courts for the Southern, Middle, and Northern Districts of Florida
City of Coral Springs Affordable Housing Advisory Committee
Pre-Licensing Financial & Background Investigations Certificate, UNLV International Center for Gaming Regulation
Virgil Hawkins Florida Chapter of the National Bar Association – President (2025-2026)
Miami-Dade Bar Association Corporate Counsel Committee – Chair (2024-2025)
Gwen S. Cherry Black Women Lawyers Association – President (2019-2020)
Broward County Bar Association Young Lawyers Section – Director (2020-2021)
Florida Association for Women Lawyers, Miami-Dade Chapter – Director (2014-2015)
The Florida Bar Leadership Academy – Fellow (2014-2015)

Summary Sheet

Agenda Item: 28.

Meeting Date: October 7, 2026

Subject:
City Manager Annual Review

Requested Action:
Request to conduct an annual review of City Manager Catherine Givens.
(REQUEST TO CONDUCT)

Placement:
City Manager Communications

Attachments: City Managers Accomplishments FY2026.pdf

Background / Description:
On December 4, 2024, the City Commission awarded an employment agreement with City Manager Catherine Givens the agreement (Section 7) requires the City Commission to undertake a review and evaluation of the City Manager on an annual basis. Section 7.03 of the agreement states "Based upon the results of the City Manager's annual evaluation, the City Commission shall grant a merit percentage increase and/or other benefits in accordance with the following overall performance rating by the majority vote of the City Commission. Above Expectations Meets Expectations If the Commission finds a merit increase should be awarded for Substantially Exceeds Expectations, the City Manager is requesting that the award be limited to the top award for Exceeds Expectations provided to all general employees.



CORAL SPRINGS

CITY MANAGER'S ACCOMPLISHMENTS

FY2026


CORAL SPRINGS • FLORIDA
CITY CHARTERED • JULY 10, 1963
CORAL SPRINGS
FLORIDA



City Manager Catherine Givens
Fiscal Year 2026 Accomplishments

This year has been one of progress, challenges and profound loss for our organization and community. Through it all, I have remained focused on advancing the priorities of our City Commission, fulfilling the vision established by our community and ensuring our workforce has the stability, direction and support necessary to continue delivering premier services.

We are seeing years of thoughtful strategic planning come to fruition. Investments throughout our parks system, enhancements to the aesthetics of our community, completion of the Police K9 facility and continued progress in Downtown Coral Springs demonstrate the results of our Strategic Plan and Vision 2035. These projects represent more than infrastructure; they reflect the expectations our residents have for the community they call home.

This year also required us to navigate the heartbreaking loss of Vice Mayor Nancy Metayer. Supporting our employees and community through such profound loss while ensuring her legacy of service, advocacy and community connection was appropriately preserved and honored remains deeply important to me.

As conversations surrounding property tax reform created uncertainty about the future of municipal services, we prioritized transparency and listening. Through public forums and community engagement, we worked to understand the priorities of our residents and businesses while providing the City Commission with clear information to guide its decisions. That same commitment to responsible stewardship is reflected in a balanced budget that meets community needs while carrying forward Commission direction.

Our engagement continued in meaningful ways, from micromobility Town Halls addressing an emerging community safety concern to building workshops designed to make the permitting process easier to navigate. We expanded opportunities for residents to have a voice through the creation of a Veterans Committee and Accessibility Advisory Group. As our nation commemorates its 250th anniversary, we created meaningful opportunities to celebrate through public art, community bus tours and expanded Fourth of July programming.

We continue to pursue grants and legislative appropriations that leverage outside resources to advance critical infrastructure and community priorities.

The accomplishments outlined throughout this document belong to the incredible employees who serve this organization and community every day. I am grateful for their resilience, professionalism and commitment to superior service, and for the leadership and direction of our City Commission that makes this work possible.

Catherine Givens

AWARDS AND RECOGNITION

The City of Coral Springs continues to be recognized for excellence across multiple industries and associations.



Notable achievements for FY2026 include:

- **Re-accreditation** with American Public Works Association (APWA) with two model practices to be shared with other APWA organizations
- **S&P AAA Rated** *(1 of only 14 cities in Florida and 4 in Broward)*
- **Fitch AAA Rated** *(1 of only 11 cities in Florida and only city in Broward)*
- **Communities of Excellence** Silver Designation
- **GFOA Distinguished Budget Presentation Award** for 35 Consecutive Years
- **GFOA Certificate of Achievement for Excellence** in Financial Reporting for 46 Consecutive Years
- **SolSmart** Silver Designation
- **American Planning Association Florida Chapter Award of Excellence** in Implementation for the Habitat for Humanity Project
- Selected for **USGBC 2026** Local Green Building Policy Accelerator
- Implemented and completed the first year of the **FAU Fellowship program**
- **Cigna Healthy Workforce Gold Designation**
- **Mental Health Bell Seal Platinum Award**
- **NeoGov Trailblazer Award**
- **Toastmasters** Distinguished Club Recognition
- **ARC Broward InspHIRED Honor**
- Recipient of five **Telly Awards**
- Honored with a national **3CMA Savvy Award** for the 360 Annual Report
- Recipient of two state **FMCA Awards** for the 360 Annual Report and Fire Recruitment
- Recipient of three marketing awards from **FFEA** for Campout Coral Springs, Patriotic Community Concert and Teen Political Forum
- **Utility of the Year Award** by the Florida Water and Pollution Control Operators Association *(FWPCOA)*
- **Outstanding Community Risk Reduction Award**





Bond Refinancing

The city successfully refinanced its existing Special Obligation Bond in 2026. Thanks to the outstanding work of our City Manager's Office, Finance Department, City Attorney's Office, and City Clerk's Office, this refinancing will save taxpayers approximately $200,000 each year — nearly $1.6 million through 2034.





Grant, Appropriation and Sponsorship Funding

Pursuing grant, appropriation, and sponsorship funding allows the city to leverage outside resources to advance key projects and initiatives, reducing the burden on local taxpayers. These efforts reflect our strong commitment to fiscal responsibility by maximizing every dollar in support of community priorities.

- **$8,045,534** in grant funding was obtained with $158 million in grant opportunities explored
- **$1,892,000** awarded in Federal appropriation funding for Water Plant Upgrades and the Everglades Loop
- **$200,000** awarded in State appropriation funding for Ballistic Film
- **$88,500** received in sponsorship funds and **$17,698** of in-kind value to enhance local business connectivity and support special events





CITY EVENTS & COMMUNITY ENGAGEMENT

The city hosted 165+ event opportunities with 117+ free/open to the public. Highlights include:

Signature Events:
- Oktoberfest
- Patriotic Community Concert
- Light Up the Lawn
- Holiday Parade
- Campout Coral Springs
- Blarney Bash
- Teen Political Forum
- Community Concert: Cinco De Mayo
- National Day of Prayer
- Juneteenth Celebration
- Fourth of July Celebration — America 250
- International Dinner Dance



Town Halls & Meetings:
- E-Bike & E-Scooter Safety Town Hall
- Town Hall: Vision in Motion
- Property Tax Public Forum
- First-Time Homebuyers Workshop
- Permitting and Building Safety Workshops
- Teen Self Defense Workshop
- Downtown Mixed-Use Phase II Meetings
- Redefining Our Schools Update

Commission-Led Events:
- Coral Springs Let's Move! Series
- State of the City
- Lynne Johnson & Volunteer Recognition Reception

Community & Departmental Events:
- Exhibit Reception (SOBRA) at the Museum of Art
- Jazz in the Galleries
- Pine & Palm Art Market
- CSMoA Rebranding Stakeholder Meeting
- Museum Family Day
- Museum Fundraiser — Empty Walls
- Exhibition Reception — Clyde Butcher + 250 Anniversary of Declaration of Independence
- Clyde Butcher: Lecture + Book Signing
- Exhibition Reception — Deering Estate Partnership
- Art@Night: Halloween, Black History Month, Garden Party, Caribbean Heritage
- Haitian Heritage Exhibition Reception
- Sunny Seekers Neighborhood Celebration
- Forest Hills Boulevard Clean-Up
- UniKids
- Parents Night Out
- MLK Art & Literary Exhibit
- MLK Weekend 112 Concert
- MLK Leadership Day
- Hate Ends Now: Holocaust Mobile Cattle Car Experience
- Keep Coral Springs Beautiful Cleanups (3)
- Walk & Roll to School Day
- Fire Prevention Jamboree
- LJ Howell's Surprise Parade
- Senior Health Fair
- Thrills-N-Chills
- Fire Department Pasta Dinner
- Broward County NatureScape
- Dancing with the Seniors
- Family Fun Night: Holiday Movie
- Lions Park Toy Distribution
- Monthly Historical Museum Tours
- America 250 Historical Bus Tours (Summer)
- Let's Glow Crazy
- Read For the Record
- Wacky Olympics
- Water Safety Day
- Touch A Truck
- Public Safety Job Fair & Career Expo

- Sensory Walk
- Owner-Occupied Rehabilitation Workshop
- Michael Lohberg Invitational Swim Meet
- Pride Promoters Park NWI Landscaping Event
- Back to School Drive
- Meet Your Municipal Team: Cypress Park & Turtle Run
- Youth Mock City Commission Meeting
- Kensington Glen Neighborhood Celebration
- Hoppin' into Springs
- Mayor's Chess Challenge
- EarthFest
- Compost Workshops
- Shine On! Student Recognition
- King of Springs Chess Tournament
- MLK Scholarship and Monument Award Reception
- Neighborhoods with Integrity Day of Service
- Science & Sustainability Talk
- Veterans Day Ceremony
- Memorial Day Ceremony
- 9/11 Day of Remembrance 25th Anniversary

Ribbon Cutting Celebrations

- Forest Glen Middle School Courts
- North Community Park Opening Day
- Kiwanis Park Community Center Grand Opening
- Turtle Run Park
- K-9 Facility
- Pride Promoters Park & Public Art Dedication

Sponsored or Hosted Events:

- Annual Gala — Coral Springs Coconut Creek Regional Chamber of Commerce
- Sawgrass Nature Center Gala
- Broward County Pioneer Day Ceremony
- Chamber Wake-Up Breakfast
- Broward Schools AP Superintendent Art Exhibition Reception at Museum of Art
- Congressional Art Competition Exhibition
- State Legislative Update — Coral Springs Coconut Creek Regional Chamber of Commerce
- Regional Explorer & Cadet Competition
- Waterway Clean Up and Volunteerism









STRATEGIC PRIORITIES

A Family-Friendly Community

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

Strategic Plan Project Completion:

- Host a High-Level Concert Series (ST)

Advancements Beyond the Strategic Plan:

- Coral Springs Charter School and 18 of the 19 Public Schools received an A
- Hosted 10th Year of the Annual Summer Program for Underserved Youth
- Issued $24,800 in MLK scholarships to Students
- Hosted and expanded the Youth Ambassador Program
- Expanded the SAT/ACT Prep Program and added PSAT Workshop
- Facilitated Toastmasters Program for Teens
- Coordinated Dan Hernandez Workshop for students
- Developed a Youth Self-Defense Workshop
- Implemented volunteer services management software (ACE)
- Joined Lynne Johnson Awards with State of the City and Community Concert.
- Implemented “Minute with the Historian” series
- Automatic combustible gas shut off systems implemented with Building Department
- Implemented Florida Atlantic University (FAU) Emergency Medical Services Fellowship Program.
- Honored 30 Veterans with Hometown Hero Banners

Business Plan Completed Initiatives:

- Add to Staff: PT to FT Senior Office Assistant
- Line-item increase: EMS
- Add to staff: Firefighter Paramedics (12)
- SWAT Medic Vehicles (4)
- Add to Staff: Digital Evidence Technicians (2)
- Coral Springs Museum of Art Rebranding & ADA Compliant Website











STRATEGIC PRIORITIES

An Active, Healthy Community

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







Strategic Plan Project Completion:

- Redevelop Kiwanis Park Community Center (ARPA) (ST)
- Enhance Adult Intra-Mural Sports (MT)

Advancements Beyond the Strategic Plan:

- Astroturf field replacements completed at Field 3 of Mullins Park and Aiello Field
- Implemented new programming for the Kiwanis Park Community Center
- Established Swim Coral Springs and hosted 2 club swim meets
- Installation of a repurposed shade pavilion at the Dr. Steven G. Paul Dog Park
- Completed parking lot improvements in North Community Park
- Replaced the merry-go-round and additional equipment at Princess Meadow's Playground at Betti Stradling Park
- Pool liner replaced in the Aquatic Complex teaching pool
- Two new supply wells and injection wells installed at the Aquatic Complex for the heating and cooling system

Business Plan Completed Initiatives:

- Artificial Infield Turf at North Community Park
- Shade Structure Improvement at Betti Stradling Park Splash-N-Play
- Line Item Increase: Art Therapy
- Line-Item Increase: PT positions at Coral Springs Museum of Art (2)
- LiveWell Program
- Add to staff: FT Maintenance Technicians (2)
- Traffic Management FY26



STRATEGIC PRIORITIES

An Attractive Community

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









Advancements Beyond the Strategic Plan:

- Completed renovations to Pride Promoters Park (CDBG Funding), to include *Wild Connections* art piece (Public Art Funded)
- Amended the Building Exterior Paint Land Development Code
- Completed the Temporary Sculpture Program with 4 art pieces installed on Westview Drive between Coral Ridge Drive and North Springs Way (Public Art Funded)
- Installed the America 250 Temporary sculpture public art pieces at Mullins Park and City Hall (Public Art Funded)
- Removal and treatment of invasive plants at North Community Park & Center for the Arts
- Planted 19 trees through the Street Tree Program (Tree Trust Funded)
- Installed a lit lake fountain at North Community Park
- Completed the road resurfacing projects in the Forest Hills community
- Completed sidewalk connectivity at NW 31st Street east of 99th Avenue (CDBG Funded)
- Completed Master Parking resurfacing
- Worked directly with 35 business owners on commercial property improvements

STRATEGIC PRIORITIES

A Thriving, Resilient Business Community

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

Strategic Plan Project Completion:

- Support Cornerstone Development Project (ST)
- Research Rental Assistance for Businesses
- Promote EDO/CRA Grant (Revisit Façade Improvement)

Advancements Beyond the Strategic Plan:

- Implemented new expired cleanup permit process and collected $133,699 in renewal fees since implementation
- Completed 114 Business Retention Visits
- In the process of establishing Economic Development Strategic Plan
- Enhancements to Commerce Park Signage to include pressure washing, painting, installation of lighting, and landscaping
- Completion of the North Modera Tower
- Welcomed 7 new businesses to Downtown Coral Springs

Business Plan Completed Initiatives:

- Modification to existing incentive program to Include Commercial Rental Assistance Pilot Program









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.



Strategic Plan Project Completion:

- Expand K-9 Facility (ARPA Funded)
- Closeout FEMA Reimbursement: Irma (MT)

Advancements Beyond the Strategic Plan:

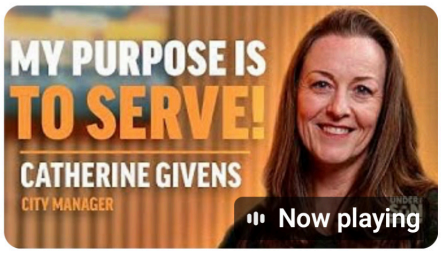
- Launched "Rumor Has It" to correct misinformation online
- Completed user fee study with June 2026 Commission approval
- Completed 100% building inspection scheduling online
- Implemented Remote Virtual Inspections Phase 1
- Successfully implemented all required changes to comply with House Bill 803 before the July 1, 2026 deadline
- Updated TRAKiT to accommodate HB 803 user fees and workflow
- Enhanced records modernization by continuing document scanning, advancing digital retention practices, and moving toward a fully paperless permit records system
- Creation of new Directional Bore permit types
- Fulfilled key election and compliance responsibilities by qualifying 11 City Commission candidates and processing 49 lobbyist registrations and revisions
- Improved organizational responsiveness by processing 1,523 public records requests with an average completion time of 3.08 days
- Expanded organizational learning through NeoGov Learn, Leadership Development Program enhancements, leadership tracks
- Successfully launched the inaugural Emerging Leaders Program, centralized mandatory training for improved compliance





An Innovative, High-Performing and Sustainable Organization
continued

- Hosted University of Central Florida Cybersecurity Leadership Training
- Updated security technology for all city buildings and Coral Springs Charter School
- Developed and launched the new Under the Sun Podcast Series
- Reached more than 100,000 subscribers to our Public Safety YouTube channel





Business Plan Completed Initiatives:

- Add to staff: PT to FT Permit Services Representative
- E-Bidding Platform
- Add to staff: Mental Wellness Coordinator
- Line-Item Increase: Travel/Meals/Lodging (Fire/EMS)
- Add to staff: PT Background Screening Support
- Commission Membership Dues
- Add to Staff: Broadcast Communications Coordinator - PT to FT
- Line-Item Increase: Office of Intergovernmental Affairs
- Line-Item Increase: Travel/Meals/Lodging (Intergovernmental Affairs)
- Lobby Tools Software
- Intensive Maintenance of Emergency Communications Units
- Police Department Chair Replacement
- Add to staff: Engineering Technician
- Refurbish Water Plant Main Energy Generator
- Line-Item Increase: Other Salaries Temporary (Public Works)
- Amplifund Grants Program
- CFTA: Fire Alarm System
- Convert RMS data from AS400 to OS
- Line-Item Increase: Part-Time Funding (Human Resources)
- Learning and Development — Senior Leadership and Management Level Staff
- Compensation Study
- Public Safety and CSI Building Painting
- City Hall Building Painting





ON THE HORIZON

An Organization that Listens

In FY26, the city continued its listening efforts by hosting two town halls, two forums, two Meet Your Municipal Team events, four workshops, and additional engagement activities to hear directly from the community.



As we move into FY27, the city will continue expanding and diversifying the ways we connect with residents. Through in person events, digital platforms, and other communication channels, we remain committed to ensuring your feedback is heard, valued, and incorporated into our planning and service delivery.

Looking ahead to Fiscal Year 2027, there is a strong focus on advancing projects that align with the city's vision. Major initiatives underway include:

Build a community for our children while upgrading & sharing facilities (Hunt Elementary)



The city continues to strengthen partnerships with local public schools through shared use and enhancement of facilities. In FY2027, the city will upgrade the Lions Park playground (as part of a CDBG-funded park renovation) in collaboration with the Broward County School Board. These improvements complement the recently completed Habitat for Humanity homes in the surrounding neighborhood, expanding access to safe, high-quality recreational spaces and supporting our ongoing commitment to building a vibrant, connected community for children and families.

Communities of Resilience and Excellence (CORE)

Coral Springs continues its active participation in the Malcolm Baldrige-based Communities of Resilience and Excellence (CORE) program. In FY2027, the city will pursue Gold Status, the highest level of CORE recognition. Achieving Gold will enable the city to apply for the Baldrige Award's community category, positioning Coral Springs among national leaders in performance excellence. Ongoing projects and partnerships including initiatives like the Lions Park improvements demonstrate the city's commitment to continuous improvement and to elevating the quality of life for all residents.







Sportsplex Optimization

The City of Coral Springs is exploring the transformation of the Sportsplex into a premier destination for recreation, community engagement, and athletic excellence. A contract was awarded to Sports Facilities Development, LLC (SFC) to lead the Facility Optimization & Recreation Master Planning Services. This initiative would research, design and develop a state-of-the-art, flexible facility on the vacant land behind the Aquatic Complex on Sportsplex Drive, positioning the site as a world-class venue for events, local programs and regional competitions.

Aesthetics & Parks

As the initiative enters its third year, the city will expand these efforts with upgrades to mast arms throughout Coral Springs and targeted improvements along canal areas to discourage littering. These efforts complement broader community-strengthening projects such as the Lions Park improvements and support the city's ongoing commitment to creating clean, safe, and welcoming environments for residents and visitors.

Post Office Relocation/Redevelopment

The current downtown post office at 3255 NW 94th Avenue is currently underutilized and deteriorating, and the city is engaging with the US Postal Service with consideration for a land sale and a public-private project development. This would allow USPS to sell the existing 3-acre site and invest in a new storefront as part of the city's transformational downtown revitalization, anchored by City Hall and the adjacent parking garage.

Downtown Development

The transformation of Downtown Coral Springs continues as the City strategically invests in land, infrastructure, and opportunities for future redevelopment. Expanded Downtown Mixed-Use zoning is designed to encourage new investment and make redevelopment easier throughout the area. Building on the progress of projects like Modera at Cornerstone and City Village, these efforts are helping create a more vibrant, walkable downtown with new places to live, work, dine, gather, and experience Coral Springs.

Interoperability (HUB Solution)

The city is working to achieve full E911 interoperability through continued collaboration with Broward County and our technology vendor. This coordinated effort focuses on creating seamless cross-coverage and enabling rapid, reliable call transfers across jurisdictions. By strengthening regional connectivity, the city is enhancing emergency response capabilities so that no matter where a call originates, it can be quickly answered, routed, and resolved without delay. These improvements bolster system reliability and elevate public safety for residents and visitors.

LOOKING AHEAD TO FISCAL YEAR 2027

The following priorities carry forward through to Fiscal Year 2027.

Strategic Plan

A Family-Friendly Community:

- Build a community for our children while upgrading & sharing facilities (ST) (FY26)
- Redesign Center for the Arts (MT)
- Plan Mental Health Option(s) for the Community (MT)
- Establish a Youth Center (MT)

An Active, Healthy Community:

- Identify a Special Needs Park (Research) (ST)
- Relocate Coral Springs Museum of Art Gallery (ST) – *completion October 2026*
- Build Everglades Lookout (MT)
- Optimize Sportsplex Area (MT)
- Continue Kiwanis Park Phase 3 (MT)
- Enhance Everglades Strategy (LT)
- Advance City Mobility (previously Establish Bike Lanes) (LT)

An Attractive Community:

- Stormwater Improvements in Westchester (ST)
- Enhance Citywide Aesthetics (ST)
- Incorporate Downtown Placemaking & Connectivity (ST)
- Install City Signage (MT)
- Create a Communal Gathering in the downtown (MT)

A Thriving, Resilient Business Community:

- Support City Village Redevelopment (MT)
- Continue Downtown Grocery Store Attraction (MT)
- Support the attraction of a rooftop bar in the downtown (MT)
- Initiate Strategy for Mall Revitalization (MT)
- Develop Workforce Training (LT)
- Host a Small Business Summit (ST) – *to be held in October 2026*

An Innovative, High-Performing & Sustainable Organization:

- Research Charter School Location (MT)
- Focus on IT Cybersecurity (LT)
- Initiate Water Plant Upgrades (LT)
- Install Broadband Fiber Loop (ARPA Funded) (Previously Digital Equity - Broadband) (MT) *– to be completed December 2026.*
- Establish an ADA Compliance Strategy: Digital Technology (MT)
- Establish American with Disabilities Act (ADA) Compliance Strategy: Infrastructure (MT)
- Emergency Communications Interoperability (MT)
- Research Smart City (LT)

***ST = Short Term (1-2 years), MT = Mid Term (3-5 years), LT = Long Term (5+ years)**



Business Plan

A Family-Friendly Community:
- All intiatives were completed for FY26

An Active, Healthy Community:
- Neighborhood Parks Recurring Capital – *Running Brook Hills Park walking path Fall 2026*

An Attractive Community:
- Historic Preservation Program
- CDBG Action Plan 2025-2026
- Parks Replacement Sign Posts
- Focused Garbage & Initiate Recycling Bin Program

A Thriving, Resilient Business Community:
- DTMU Phase II
- Development of a Retail Strategy
- Infrastructure Improvements in Downtown

An Innovative, High-Performing & Sustainable Organization:
- CFTA: Valet
- CFTA: Building Painting
- Compensation Platform


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Summary Sheet

Agenda Item: 29.

Meeting Date: October 7, 2026

Subject:
City Attorney Annual Review

Requested Action:
Request to conduct an annual review of City Attorney John J. Hearn.
(REQUEST TO CONDUCT)

Placement:
City Attorney Communications

Attachments: Summary Sheet City Attorney Annual Review 2026
Significant Accomplishments FY 2025-2026

Background / Description:
On January 4, 2011, the City Commission awarded an employment agreement with City Attorney John J. Hearn. The agreement (Section 7) requires the City Commission to undertake a review and evaluation of the City Attorney on an annual basis.

Section 7.02 of the agreement states "Based upon the results of the City Attorney's annual evaluation, the City Commission shall grant a merit percentage increase and/or other benefits in accordance with the following overall performance rating by a majority vote of the City Commission:

Substantially Exceeds Expectations	6.1%-7%
Above Expectations	4.1%-6%
Meets Expectations	2.0%-4%
Below Expectations	0%

If the Commission finds a merit increase should be awarded for Substantially Exceeds Expectations, the City Attorney is requesting that the award be **limited** to the top award for Exceeds Expectations provided to all general employees.

Summary Sheet

Agenda Item: 29

Meeting Date: October 7, 2026

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Placement: City Attorney's Communication

Attachments: City Attorney Accomplishments

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City Attorney Significant Accomplishments for FY 2025-2026

During the past fiscal year, the City Attorney's Office has assisted the City in the collection and recovery of approximately **$4,516,739.90** from the following:

- The City Attorney's Office implemented numerous forfeiture proceedings resulting in the receipt of currency of approximately $3,086,453.00.

- The City Attorney's Office continues to pursue surplus funds in foreclosure matters for unpaid code liens and has recovered $154,175.51.

- The City Attorney's Office collects on the subrogation of claims involving damage to City property, resulting in the collection of approximately $129,227.39 to date.

- The City Attorney's Office obtained a final order from the Nuisance Abatement Board. Through the efforts of the City Attorney's Office, the property owner has voluntarily complied with the Nuisance Abatement Board's order and paid the Fine of $9,000.00.

- The City Attorney's Office continues to work with outside counsel involving ongoing opioid and JUUL litigation. To date, the City has received settlement payments for opioid defendants totaling $455,360.00, with $92,824.00 being received in FY 2025-2026. To date, the City has received settlement payments for JUUL litigation in the amount of $435,492.00, with $48,929.00 being received in FY 2025-2026.

- The City Attorney's Office continues to work with outside counsel involving ongoing PFAS litigation. Ultimately, any judgment or settlement will provide funding to mitigate PFAS contamination. To date, the City has received $996,131.00 in litigation settlement funds.

The City is currently listed as a creditor in a bankruptcy matter related to a Code Enforcement case and has filed a proof of claim in the amount of $107,677.96, which the City hopes to recover from the bankruptcy estate in the next fiscal year.

Over the past fiscal year, the City Attorney's Office provided comprehensive legal representation and support throughout the City, resulting in increased efficiencies, cost savings, successful legal outcomes, and continued operational support, as follows:

- The City Attorney's Office drafted 16 Ordinances, 35 Resolutions, and drafted/reviewed over 350 contracts for goods and services.

- The City Attorney's Office has successfully obtained 11 Risk Protection Orders from the Circuit Court to bar individuals who pose a significant risk of danger to themselves or others from possessing firearms and ammunition.

- The City Attorney's Office represented the City in-house on all labor matters and union negotiations, which resulted in significant cost savings for the City.

- Since the transition of the Board of Directors of the Coral Springs Museum of Art to the City Commission, the City Attorney's Office continues to provide general counsel services to the Coral Springs Museum of Art, a Florida not-for-profit organization.

- The City Attorney's Office provides concierge service to the Code Compliance Division to ensure that it can provide high-quality service and improve the aesthetics of the City. As part of this service, the City Attorney's Office continues to work diligently with the Code Compliance Division to resolve outstanding liens and to allow the transfer of distressed properties to new owners to bring the property into compliance. This year, such concierge services have resulted in the Code Compliance Division recovering approximately $289,654.00 in administrative costs and approximately $640,357.00 in fines and liens.

- The City Attorney's Office implemented a streamlined SharePoint filing/workflow/request platform in order to eliminate the need for the City's Attorney's Office to maintain Monday.com and e-file licenses, resulting in efficiencies and cost savings to the City.

- In FY 2024, the City Attorney's Office created and implemented a civil citation process that diverts violations of the City's code from the court system to administrative hearings before a Special Magistrate. For FY 2026, 111 civil citations have been issued, with a total of $30,270.55 assessed in fines and administrative costs.

- In accordance with the Broward County Ethics Ordinance, which became effective in January of 2012, the City Attorney's Office continues to issue ethics opinions to all elected officials.

- The City Attorney's Office continues to work closely with the Police Department in decreasing the City's liability through updates on recent legal precedent.

- The City Attorney's Office continues to work closely with Community Development on current and proposed downtown development, including the Ordinance to expand the jurisdiction of the DTMU which was passed by the City Commission in August 2026.

- The City Attorney's Office has worked with the Police Department and Fire Department to review General Orders and Standard Operating Policies.

- The City Attorney's Office has worked with the Human Resources Department in updating and/or creating City policies.

During FY 2026, Risk Management continued to strengthen the City's risk prevention, safety, compliance, and asset protection efforts through employee training, interdepartmental collaboration, claims management, insurance coordination, and safety-related funding initiatives, as follows:

- Risk Management continued providing comprehensive training and educational resources on risk procedures, defensive driving, safety, health, and wellness during FY 2026. Initiatives included a defensive driving course, Parks supervisor training, Parks onboarding training, newly promoted Fire Captain training, general fire safety training, and the preparation and distribution of safety training materials for the summer camp program.

- Risk Management collaborated with Fleet and FMIT to review and update the City's automobile schedule. The collaboration reinforced the auto liability and physical damage protocols Fleet uses when adding new vehicles to the schedule. These efforts helped ensure proper coverage and supported continued premium cost savings.

- Risk Management collaborated with Finance, including Payroll and Purchasing, to reconcile 1099 forms with certificates of insurance as part of the annual workers' compensation audit. These efforts reduced the City's exposure to unnecessary workers' compensation penalties and strengthened compliance.

- Risk Management worked closely with Public Works, FMIT, and Synergy to protect City assets following a major flood event on 03/01/2026 which impacted the third and fourth floors. Repairs requiring dry wall, carpet, and furniture replacement were expedited and extra expense monies from the FMIT policy were used to set-up affected employees in temporary workstations to reduce downtime. Risk also successfully managed a large lift stations claim for PW Utilities, tracking all expenses and receiving $76,680.83 from FMIT after payment of the $100,000 deductible.

- Risk Management and the City Attorney's Office reviewed submissions for cost-sharing funds and provided more than $23,000 for safety-related equipment designed to reduce motor vehicle accidents, workplace injuries, and other operational risks. During FY 2026, the cost-sharing program funded a SWIFT under-door camera and RedMan safety gear to enhance officer protection and defensive-tactics training; 34 additional Stop the Bleed kits for Public Works and Parks and Recreation vehicles; and a backup camera for a Public Works truck to improve visibility and reduce accidents. Funding also supported illuminated collapsible traffic cones to protect Fire personnel and apparatus at roadway incidents, as well as respirators, protective cartridges, and fit testing to safeguard Aquatics employees working with pool chemicals.