

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

September 27, 2021

The South Florida Regional Planning Council met virtually and in-person on this date at the Council Office at 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. First Vice Chair Geller chaired the Meeting in the absence of Chair Bailey. The meeting was called to order at 10:33 a.m. and First Vice Chair Geller reminded everyone of the meeting's procedures. Councilmember Ziade led in the Pledge of Allegiance.

Chair Mario J. Bailey **
Councilmember Michelle Coldiron *
Councilmember Joseph Corradino **
Councilmember Beam Furr (present)
Councilmember René García *
Councilmember Steve Geller (present)
Councilmember Oliver Gilbert, III **
Councilmember Cary Goldberg *
Councilmember Samuel Kaufman *
Councilmember Jordan Leonard **
Councilmember Eddie Martínez **
Councilmember Jean Monestime **
Councilmember Greg Ross **
Councilmember Michael Udine *
Councilmember Ana M. Ziade (present)

* Virtually Present

** Absent

Isabel Cosio Carballo, SFRPC Executive Director, and Sam Goren, Legal Counsel, were present.

The following Ex-Officio Members were virtually present:

Lorraine Mayers, representing the South Florida Water Management District

Jon Moore representing Jason Andreotta, from the Florida Department of Environmental Protection

The following Ex-Officio Member was absent:

Dat Huynh, representing the Florida Department of Transportation, District VI

Sam Goren, Legal Counsel, stated that this meeting will be held as an extended Executive Committee.

II. Approval of Council Agenda

Councilmember Furr moved to approve the Council Agenda. Councilmember Ziade seconded the motion, which carried by a unanimous vote.

Guest Presentation: Preparing for Emergencies: Logistical Response in Uncertain Times

“Licensing Resiliency” - Julie Imanuel Brown, Secretary of the Florida Department of Business and Professional Regulation (DBPR)

Presented later in the Meeting.

IV. Action Items

A. Minutes of Previous Meeting

Councilmember Furr moved to approve the Minutes of the Previous Meeting. Councilmember Ziade seconded the motion, which carried by a unanimous vote.

B. Financial Report

Finance Manager Leo Braslavsky Soldi explained the Financial Report in detail. There were inquiries regarding the South Florida Regional Prosperity Institute. Mrs. Cosio Carballo explained the SFRPI is a 501c3, its history, and value to the Council.

Councilmember Ziade moved to approve Agenda Item IV.B Financial Report. Councilmember Furr seconded the motion, which carried by a unanimous vote.

Public Comments

There were no comments or questions from the public via email or virtually.

Mr. Goren read the Comprehensive Plan Amendment Reviews, Proposed and Adopted.

C. Consent: Comprehensive Plan Amendment Reviews

Proposed

- City of Deerfield Beach 21-01ESR
- City of Hialeah 21-03ESR
- City of Homestead 21-02ESR
- Islamorada, Village of Islands 21-01ACSC
- Town of Lauderdale-By-The-Sea 21-01ESR

Councilmember Garcia moved to approve Agenda Item IV.C Consent: Comprehensive Plan Amendment Review, Proposed. Councilmember Ziade seconded the motion, which carried by a unanimous vote.

Public Comments

There were no comments or questions from the public via email or virtually.

Adopted

- Monroe County 21-04ACSC
- Village of El Portal 20-01ER
- City of Miramar 21-01ESR
- Town of Southwest Ranches 21-02ESR
- City of Sweetwater 21-01ESR

Councilmember Udine moved to approve Agenda Item IV.C Consent: Comprehensive Plan Amendment Review, Adopted. Councilmember Furr seconded the motion, which carried by a unanimous vote.

Public Comments

There were no comments or questions from the public via email or virtually.

D. Regional Issues: Comprehensive Plan Amendment Review – None

E. Legal Counsel Annual Review / Contract

First Vice Chair Geller stated that the Executive Committee met this morning to assess Legal Counsel and Executive Director reviews and contracts. Mr. Goren scored a 5 or a N/A throughout his review. The Committee unanimously agreed to renew his contract for an additional year with the same terms.

Councilmember Furr moved to approve Agenda Item IV.E. Legal Counsel Annual Review / Contract. Councilmember Ziade seconded the motion, which carried by a unanimous vote.

Mr. Goren thanked the Councilmembers, Mrs. Cosio Carballo, and staff for the privilege and honor to be the Council's General Counsel and for the work we do together as a collaborative organization.

F. Executive Director Annual Review

First Vice Chair Geller stated that Mrs. Cosio Carballo had over 90%-95% scoring of excellence with a smattering of goods. The goods were primarily in two areas, transitioning the SFRPC in terms of planning and budget. He announced that Mrs. Cosio Carballo had entered the DROP Program and will need to depart the SFRPC at the end of October 2023. Councilmember Furr motioned, and Councilmember Ziade seconded the motion (at the Executive Committee Meeting) to extend Mrs. Cosio Carballo's contract until the DROP date and approved a 5% increase including merit and cost of living (COLA). Mr. Goren reiterated the terms of Mrs. Cosio Carballo's Contract.

Councilmember Furr moved to approve Agenda Item IV.F. Executive Director's Annual Review / Contract. Councilmember Ziade seconded the motion, which carried by a unanimous vote.

G. FY 2020-21 Revised Operating Budget

Finance Manager, Leo Braslavsky Soldi explained the FY 2020-21 Revised Operating Budget in detail. Councilmember Udine agreed with Mr. Braslavsky Soldi's Report.

Councilmember Udine moved to approve Agenda Item IV.G. FY 2020-21 Revised Operating Budget. Councilmember Goldberg seconded the motion, which carried by a unanimous vote.

H. FY 2021-22 Operating Budget

Finance Manager, Leo Braslavsky Soldi explained the FY 2021-22 Operating Budget. Councilmember Udine agreed again with Mr. Braslavsky Soldi's Report.

Councilmember Udine moved to approve Agenda Item IV.H. FY 2021-22 Operating Budget. Councilmember Garcia seconded the motion, which carried by a unanimous vote.

I. Audit Contract - October 1, 2021 to September 30, 2026

Legal Counsel, Mr. Goren stated that an Audit Committee was established by Chair Bailey. The Audit Committee met on September 8, 2021, which consisted of Chair Bailey, Councilmember Ziade, and

Councilmember Furr (all present), and Councilmember Coldiron and Councilmember Udine (virtually present). Mr. Goren explained the legal process and gave details of the Audit Selection Meeting. S. Davis and Associates was ranked the highest of the three applicants and is now before the full Council for voting. This item was postponed until Councilmember Udine was in attendance.

J. Military Installation Resilience Review Grant Update & Appointment of Selection Committee

Mrs. Cosio Carballo reminded the Councilmembers about the January 2020 presentation by the South Florida Defense Alliance (SFDA) discussing the resiliency challenges facing the military bases in the south Florida area. The SFDA requested the assistance of the SFRPC to help coordinate a regional application to the Department of Defense seeking funds to a regional, Military Installation Resilience Review (MIRR). She explained that MIRR are relatively new and are being conducted nationally. After many months of work, the SFRPC secured and executed the contract subject to Council's review to move forward with South Florida MIRR process. As part of this process, the Council issue an RFP for a consultant team(s) to undertake and complete the South Florida MIRR over the next 18 months. First Vice Chair Geller stated that this approximately a \$1,100,00 grant. Mrs. Cosio Carballo explained in detail the funding for and cost share of the grant.

Councilmember Coldiron stated the Monroe County has significant concerns about this, which is why they did not submit a letter of support. Their concern is that this effort is redundant to a current resiliency study that Monroe County has undertaken. The focus of the MIRR is identifying resiliency issues "outside" the fence of the military installation. Monroe County is worried that this will put undue requirements upon Monroe County to fund whatever the resiliency study would require of Monroe County. She respectfully will not be voting in favor of this and would like everyone to understand that this not something Monroe County supported.

Mrs. Cosio Carballo respects Councilmember Coldiron's concerns. The premise behind the MIRR's undertaken around the country is that DoD installations rely on the surrounding communities in many areas related to installation resiliency and the ability to maintain Command response. The idea is to assess, report, and recommend; not to mandate any action. The assessment process will include the integration of existing and ongoing work in the three counties, along with information from the Southeast Florida Regional Climate Change Compact. The Council and Consultant Team(s) will work with the military commands, regional stakeholders, local governments, and surrounding communities to help coordinate and understand the issues and how these issues can be addressed. There are no mandates or duplication of work in this process. It is simply meant to complement the ongoing work in Miami-Dade, Broward, and Monroe counties. She explained the funding from DOD in addressing the resiliency challenges.

There was discussion on whether the Naval Air Station (NAS) Key West supports the project. First Vice Chair Geller would like Mrs. Cosio Carballo to send the correspondence from NAS to Councilmember Coldiron. First Vice Chair Geller reminded the Councilmembers that this vote is to appoint a SFRPC Selection Committee to choose a consultant or consultants to undertake the work. Councilmember Kaufman inquired if Monroe County has taken an official position on the proposed MIRR and whether a resolution opposing the MIRR was voted on by the Monroe County Board of County Commissioners. This is the first time he has heard of this. Mayor Coldiron stated that the request for support came to Roman Gastesi, County Administrator; Rhonda Haag, Chief Resiliency Officer; and herself directly. Their position is to not support this effort because it is redundant to the current resiliency study that Monroe County has had underway for several years.

The concern is that “outside the fence” of the Naval Air Station Key West is Monroe County’s property and will directly impact Monroe County. She stated that she does not believe the Monroe County Commission took a vote on the MIRR since Monroe County had approved the Monroe County study currently underway. Monroe County is concerned with any study that is being conducted in Monroe County without the support of their Chief Resiliency Officer. Councilmember Kaufman stated that he would be interested in seeing any written material on Monroe County’s position. As a committee member he would like to incorporate this moving forward. Councilmember Furr understands Councilmember Coldiron’s concern but imagines the military will be looking at this with a different eye than most resiliency studies and believes it is still worth the process.

Chair Bailey mentioned earlier that he has recused himself because of a conflict of interest. First Vice Chair Geller stated that he will Chair the Committee and Councilmember Kaufman, Councilmember Garcia, and Councilmember Ziade had agreed to be appointed to the Selection Committee. First Vice Chair Geller reminded the Councilmembers that the proposal is to appoint a four-member committee, two from Broward County, First Vice Chair Geller, and Councilmember Ziade; one from Miami-Dade County, Councilmember Garcia; and one from Monroe County Councilmember Kaufman. Two members from Broward County will help facilitate the physical quorum required by law to conduct the Council’s official business.

Councilmember Udine moved to approve Agenda Item IV.J. the Appointment of Selection Committee. Councilmember Ziade seconded the motion, which carried by a majority vote with Councilmember Coldiron voting no.

Mrs. Cosio Carballo stated that staff is working on the RFP and that there is a work plan which she has shared several months ago with everyone including Monroe County, and Dr. Jurado from Broward County. A Steering Committee will be formed. The involvement of members from Monroe County is most welcomed. There is no desire to cause Monroe County any concern. This program is simply to assist South Florida’s Military Installations and Commands understand and address resiliency issues that may negatively impact their future operations. Mrs. Cosio Carballo stated that at no time did NAS express that they were not supportive of the assessment to her or the Department of Defense. Her understanding was that NAS KW legal counsel advised that a letter of support was inappropriate prior to award of the grant. Even so, the Council received letters of support from SOUTHCOM (Dora) and Homestead Air Reserve Base (HARB). Again, no mandates or requirements are part of this MIRR process. The goal is to work closely with the counties and adjacent municipalities to supplement and integrate the work that has been completed or is ongoing. The goal is to include the identification of new resiliency areas that may not have been considered in the past such as communications, the use of power such as electricity, communications between the facilities, etc. and updated scientific analysis.

I. Audit Contract - October 1, 2021 to September 30, 2026 (continued)

Councilmember Udine stated that he reviewed the Audit Committee materials and moved to approve after discussion. First Vice Chair Geller announced the three respondents to the RFP:

1. Anthony Brunson P.A.
2. HCT Certified Public Accountants & Consultants, LLC
3. S. Davis & Associates

All three respondents were given the opportunity to answer questions and agreed to the proceedings. During the proceedings, Councilmember Udine made a motion to rank and recommend rather than interview each individually. Mr. Goren stated that the statute was complied with and reiterated Councilmember Udine's motion to rank and recommend, and with appropriate motion from the Audit Selection Committee to bring the item before the Council for approval. Councilmember Udine noted that all the participants were present (physically and virtually) and participated in the meeting. There was feedback from all three respondents as questions were asked. This was the reasoning behind not having individual interviews. In conclusion, S. Davis and Associates came in the first. Mr. Goren stated that the contract is substantially identical to the previous contract.

Councilmember Udine moved to approve Agenda Item IV.I. FY Audit Contract – October 1, 2021 to September 30, 2026 with the recommendation of the Audit Committee and Audit Contract. Councilmember Furr seconded the motion, which carried by a unanimous vote.

First Vice Chair Geller announced that Sean Davis and Associates are contracted on the agreed upon terms.

Mrs. Cosio Carballo thanked Chair Bailey, Councilmembers Coldiron, Furr, Udine and Ziade and Legal Counsel for helping the SFRPC with the process, and their patience and assistance.

Guest Presentation: Preparing for Emergencies: Logistical Response in Uncertain Times

“Licensing Resiliency” - Julie Imanuel Brown, Secretary of the Florida Department of Business and Professional Regulation (DBPR)

First Vice Chair Geller welcomed Secretary Brown. He then stated that Councilmember Garcia and he had previously served in Tallahassee in the House and Senate.

Secretary Brown acknowledged her time with Councilmember Garcia and how he helped confirm her position in the Public Service Commission and later as the Chair. She summarized her professional history and how it relates to her position as the Secretary of the Florida Department of Business and Professional Regulation (DBPR) which began in February. Her presentation provided information on regulating businesses and professionals (other than lawyers and doctors) in Florida, the Agency structure, the new Seminole Compact relating to newly created Florida Gaming Control Commission (occurring at the end of the Fiscal Year), newly created Chief Performance Officer, etc. The Agency's priorities were detailed regarding the pandemic resiliency in keeping Florida open for businesses and lessons learned, in the creation of the Florida Athletic Commission in regulating the growth of professional boxing, kickboxing, mixed martial arts, etc., Real Estate resiliency and the increase of various home sales, real estate license applications and vacation rentals. Vacation rentals is one of the fastest growing industries with stakeholders wanting information. The Agency, outside of the legislative process, is creating a short-term rental, statewide database that will be searchable and accessible to the public. This will be completed by January of this next year. Newly created is the online digital testing options for professionals. Secretary Brown went into detail on the hotel and restaurant resiliency and the evolution of this industry during the pandemic. Looking to the future, DBPR will prioritize efficiency in helping people open businesses, and maintain and grow their businesses. The DBPR is working to improve the customer experience through modernization and seeks technological solutions to enhance operations.

First Vice Chair Geller invited Secretary Brown to attend the next National Council of Legislators from Gaming States, in which he was past president and the current General Counsel. He explained what the organization is all about. There was discussion on the state and federal lawsuit involving the Seminole Gaming Compact, online sports betting, that is still pending in court. There was discussion on vacation rentals and that local governments hate the fact that the state has preempted them from the ability to regulate the rentals. It would be helpful to provide a local contact (24 hours) when setting up the database and to ask property appraisers to cross reference what properties are homesteaded or not (providing information on which properties are true rental properties). Secretary Brown stated that she is also getting the complaints from legislators on short-term rentals, the surgery recovery houses, and plastic surgery parties. Secretary Brown stated that the database that is under development will help solve these issues. Each municipality and county will receive information about the statewide database and its value. First Vice Chair Geller offered Broward County's help in any way. He mentioned that one of biggest problem is party homes, having 100 people in 4-bedroom home.

First Vice Chair Geller stated that subsequent to Champlain Towers South, he appointed a task force, the Broward County Condominium Structural Committee, consisting of engineers, condo lawyers, condo association managers, etc. They recently completed 27 hours of hearings and are finalizing a final report. Secretary Brown asked him to send it to her.

Mayor Coldiron thanked Secretary Brown and reiterated that Monroe County is extremely challenged with the vacation rentals and that the County has a higher percentage of persons that own second homes than full-time residents. There is great concern and question regarding who are in these homes and what kind of parties are taking place negatively influencing the integrity of their family neighborhoods. Being a tourist driven economy we really need to come up with a balance.

Councilmember Kaufman, Key West Commissioner, agreed. Key West streets are inundated with illegal vacation rentals. He would like a presentation or liaison from your office that can help educate staff and link to the agency. Secretary Brown gave her contact information julie.brown@myfloridalicense.com and requested he contact her directly. She will connect him with the Director of Hotels and Restaurants. Commissioner Glassman from Fort Lauderdale stated that there was a shooting at a vacation rental on Las Olas Isles, a very upscale part of Fort Lauderdale, and that this has been an escalating issue over the years. The City has dedicated code people on this all the time. For them it is a growing problem. He wanted to add his voice to what has already been said. Many of their streets are being taken over by the party houses. Secretary Brown added the importance of collaboration at the state and local level as the database is rolled out. This will be an opportunity for us to partner in ways that we haven't been able to do before. The collaborative efforts of all the leaders will be instrumental and we will have more knowledge together than alone. First Vice Chair Geller invited her to a possible meeting with local officials and possibly the public on this subject.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo reminded the Councilmembers that there will be a Joint Meeting with the Treasure Coast Regional Planning Council on October 15th at Nova Southeastern University. (Staff Note:

Subsequently changed to a virtual meeting on November 5th.) She requested a confirmation of attendance for lunch and a tour of the Innovation Center. Executive Director Tom Lanahan and she are discussing presentations for the Agenda and requested any ideas from the Councilmembers. Some ideas are wastewater and flood insurance issues. The November Meeting is moved to Monday, November 8th, in Key Largo, Monroe County. She asked the Monroe County Councilmembers if there were any topics they would like to highlight. Mrs. Cosio Carballo stated that Chair Bailey would like to have a holiday party on December 7th. Councilmember Coldiron stated there is a Monroe County Commission Meeting on December 8th and she would not be able to make it. Mrs. Cosio Carballo stated that the information will be relayed to the Chair.

B. Legal Counsel Report

Mr. Goren stated that in respect of time, there is nothing to report.

C. Councilmembers Report

First Vice Chair Geller stated that he appointed a committee of 16 or 17 members to study condominium governance issues. It was extensive, over 27 hours of hearings, with broad representation. He will be sharing a copy of that report with Mrs. Cosio Carballo. If anyone would like to see a copy, please contact Isabel.

D. Ex-Officio Reports - none

VI. Program Reports and Activities

A. SFRPC Revolving Loan Funds Status Report

B. SFRPC CARES Act RLF Status Report

Mr. Tart updated the Councilmembers on the funding of the SFRPC RLF and the CARES Act RLF. Details were provided on the loans processed located in Monroe, Miami-Dade, Broward, and Palm Beach counties, and the amount of funds left to lend. He stated that two loans were recently approved at the last RLF Meeting. The Care Act RLF funds are anticipated to be fully expended by no later than July 2022, the Program's maturity. He asked the Councilmembers to speak to their constituents and make them aware of the available funding.

C. Development of Regional Impact Status Report

Mrs. Cosio Carballo informed the Councilmembers that the SFRPC has received formal notification from the Applicant attorneys on an intent to recommence the processing of the DRI application for development approval of the Parkland DRI. This DRI is approximately 960 acres and originally reviewed in 2006. It is located in south Miami-Dade County and outside of the Urban Development Boundary (UDB). Mr. Goren stated that the Council has a legal obligation to review. Mrs. Cosio Carballo explained the DRI process in detail and noted that additional staff or a consultant may be employed. The applicant will be invoiced a DRI fee, and this will cover the additional cost. Mrs. Cosio Carballo stated that Miami-Dade County has transmitted an amendment for a Logistics Center in south Miami-Dade County and it is in the Urban Expansion Area. She stated that there is a time frame (30 days) to transmit the SFRPC's comments in which there may be a special meeting in October.

Additionally, Mrs. Cosio Carballo advised the Council of the transmittal of a local government comprehensive plan amendment related to a proposed Logistics and Technology District in Miami-Dade County. Depending on transmittal, the Council may need to reschedule the October 25th Council Meeting to review and provide comments. Vice Chair Geller advised members to plan on a possible October meeting.

D. South Florida COVID Report with Tampa Bay Regional Planning Council (TBRPC)

Mark Cassidy, Council staff, presented and update on the work program and the Council's partnership with the Tampa Bay Regional Planning Council on the Regional Economic Analysis Program. Together the Councils undertook the development of a COVID-19 economic impact assessment in Florida and South Florida in particular. We now have an analysis from the COVID-19 shut down to the 2021 forecast on employment, workplace trips, sales, personal income, etc.

E. Audit Firm Selection Process Update

F. Council Highlights – Information only

G. Council Member Inquiries – Information only

Mrs. Cosio Carballo stated that the inquiries from the Councilmembers into the transportation projects are described in detail along with attachments. This information was collected by Council staff.

H. Comprehensive Economic Development Strategy (CEDS) Update

Mark Cassidy, Council staff, stated that the CEDS Strategy Committee consists of a fantastic group of the region's key public, private, non-profit, educational, labor, and resiliency leaders. At the first meeting, First Vice Chair Geller, Chair of the CEDS Strategy Committee, presented a larger view of regional planning, priority setting, and collaboration to include Palm Beach County and beyond. Mr. Cassidy gave an overview of the CEDS and how it integrates into federal economic development investment and how the 2022-2027 CEDS will serve to maximize economic development investment in South Florida.

Mayor Coldiron announced that Monroe County Commissioner Mike Forster passed away last month and is pleased to announce that Governor DeSantis appointed Past House Representative Holly Raschein to replace Mike Forster.

Public Comments – None

VII. Announcements and Attachments

A. Attendance Form

B. Correspondence and Articles

C. Upcoming Meetings

- 1) Friday, October 15, 2021, (TBD, Joint Meeting with the TCRPC, South Florida Region)
- 2) Monday, October 25, 2021 (TBD)
- 3) Monday, November 8, 2021, 10:30 a.m. (TBD Monroe County)

VIII. Adjournment

The meeting was adjourned at 12:19 p.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, and that the information provided herein is the true and correct minutes for the September 27, 2021, Meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted the 8th day of November 2021.

Rene García, Secretary

Date