



DRAFT AGENDA (AMENDED)

MONDAY, NOVEMBER 21, 2022

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

Council Meeting will begin at 10:00 a.m.

ZOOM MEETING INFORMATION

<https://us06web.zoom.us/j/85743773940?pwd=S2c1bzVNWmRBc1JtWDcxdWdMNE1lUT09>

Meeting ID: 857 4377 3940

Passcode: 434976

Find your local number: <https://us06web.zoom.us/j/kdDRakKKH6>

- I. Pledge of Allegiance and Roll Call
- II. Approval Council Agenda
- III. Presentations (Time Certain 10:45 am)
 - Gratitude to CM Mayor Ziade for her service on the Council
 - Lucdwin Luck, Southeast Florida Regional Manager
Office of External Affairs, Office of Chief Financial Officer Jimmy Patronis
 - SFRPC Planning Conversation
Chair Geller
Leo Braslavsky-Soldi, Finance / IT Director
- IV. Action Items
 - A. Minutes of Previous Meeting
 - 1. September 19, 2022, Executive Committee Meeting
 - 2. September 19, 2022, Council Meeting
 - 3. October 17, 2022, Council Meeting
 - B. Financial Report
 - C. Consent: Comprehensive Plan Amendment Reviews



Proposed

- Islamorada, Village of Islands 22-02ACSC
- City of Key West 22-04ACSC
- City of Key West 22-05ACSC
- Village of Pinecrest 22-01ESR

Public Hearing

Adopted

- City of Dania Beach 22-01ESR
- City of Fort Lauderdale 22-01ESR
- City of Marathon 22-07ACSC
- City of West Park 22-01ER

Public Hearing

- D. Regional Issues: None
- E. 2023 Meeting Schedule
- F. Appointment of Nominating Committee
- G. FRCA Policy Board Appointment

Public Comments

V. Discussion Items

- A. Executive Director’s Report
- B. Legal Counsel Report
- C. Council Members Report
- D. Ex-Officio Report

VI. Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report
- C. Development of Regional Impact Status Report
- D. Council Highlights

VII. Announcements and Attachments

- A. Attendance Form
- B. Correspondence and Articles
- C. Upcoming Meetings
 - 1. December – No Meeting (Winter Recess)

2. January 23, 2023, 10:30 a.m. SFRPC, Hollywood, (TBD)
3. February 17, 2023, 10:30 a.m. SFRPC / TCRPC Joint Meeting (TBD)
4. February 27, 2023, 10:30 a.m. SFRPC, Hollywood (TBD)
5. March 17, 2023, 10:30 a.m. First / Last Mile Connectivity Conference (TBD-FDOT Dist. 6)
6. March 20, 2023, 10:30 a.m. SFRPC, Hollywood (TBD)

VIII. Adjournment

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the South Florida Regional Planning Council at one of the following: (1) One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020; (2) Phone 954-924-3653; (3) Fax 954-924-3654; or (4) sfadmin@sfrpc.com. If you are hearing or speech impaired, please contact the Agency using the Florida Relay Service, 1 (800) 955-8771 (TTY/VCO), 1 (800) 955-8770 (Voice), 1 (800) 955-8773 (Spanish).

Agenda packets for upcoming Council meetings will be available at the Council's website, <https://sfregionalcouncil.org/meeting-materials/> ten days prior to the meeting.

If you would like to be added to the e-mail list to receive the link to the agenda, please e-mail the Council at sfadmin@sfrpc.com.

Lucdwin Luck



Lucdwin Luck is a six year United States Marine Veteran. He is also a proud University of Central Florida alumnus. His professional career includes hospitality operations and political grassroots campaigns. In January of 2022, Luck was appointed as the Southeast Florida Regional Manager representing Florida CFO and State Fire Marshal, Jimmy Patronis, and the Florida Department of Financial Services covering Broward county up to Indian River county.

The Office of Chief Financial Officer

Florida Department of Financial Services



Lucdwin Luck

Southeast Florida Regional Manager
Office of External Affairs

FLORIDA'S CHIEF FINANCIAL OFFICER



JIMMY PATRONIS

- Native Floridian from Panama City Beach
- Business Owner
- Served in the Florida House from 2006 - 2014
- Served on the Public Service Commission and Constitutional Revision Commission
- Father of 2 children



DUTIES OF CFO

- Chief Financial Officer
- State Fire Marshal
- Florida Cabinet Member



OFFICES & DIVISIONS

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- Rehabilitation & Liquidation
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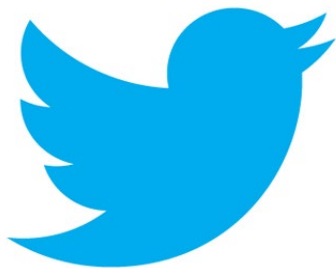


SOCIAL MEDIA



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QUESTIONS

THANK YOU

Lucdwin Luck • Southeast Florida Regional Manager • Office of External Affairs
Lucdwin.Luck@myfloridacfo.com • (954) 958-5529

Roadmap to 2030

November 21, 2022 Council Meeting



1

Outline



- Welcome and Introduction
- Why are we here?
 - What is a Strategic Plan?
 - The Process
 - Previous Efforts
 - Next Steps
 - Timeline
 - Thank you!

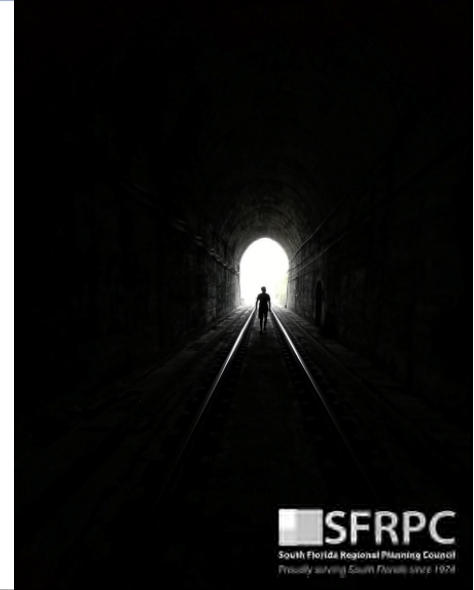


2



Why are we here today?

- South Florida has emerged from the pandemic and is potentially heading into a recession
- Challenges in hiring and retaining staff
- Key staff retirements
- Executive Director, in consultation with the Chair, decided to develop a plan to help guide the agency over the next few years



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3



What is a Strategic Plan?

“Strategic Planning is an organization's process of defining its strategy or direction and making decisions on allocating its resources to attain strategic goals.”

The “Strategic Plan” is the **final report** documenting the results of this process and its findings.

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The Process



1. Gather Facts

- From all stakeholders
- Agency analysis, Industry analysis
- Agency Performance
- Current Strategies

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The Process



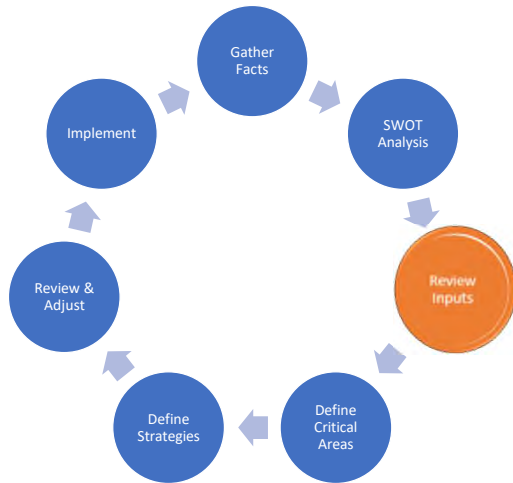
2. SWOT Analysis

- Internal Analysis: Strengths & weaknesses
- External Analysis: Opportunities & Threats

6



The Process



3. Review Inputs

- All stakeholders review SWOT Analysis

7



The Process



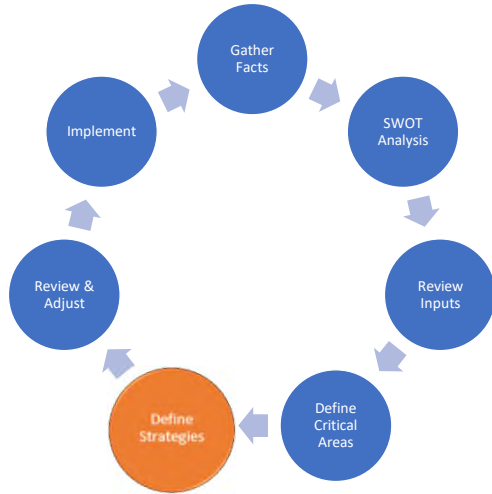
4. Define Critical Areas

- From SWOT analysis, work on turning weaknesses into opportunities for future growth.

8



The Process



5. Define Strategies

- Short- and long-term strategies that align with the mission of the agency.

9



The Process



6. Review & Adjust

- Short- and long-term strategies that align with the mission of the agency.

10



The Process



7. Implementation

11



Components of a Strategic Plan

- A. Organizational overview (mission statement, history, current programs, etc.)
- B. Internal Environment (i.e. finances, human resources, technological capabilities)
- C. External Environment (i.e. the economy, competition, legal and political environment)
- D. SWOT (Strengths, Weaknesses, Opportunities & Threats)
- E. Critical Areas



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Previous Efforts

2013 Strategic Planning Process

- Develop new and reinforce ongoing initiatives consistent with strategic opportunity areas
- Board will work to shape a new RPC mission, and to play a role in new initiatives and focus areas reflective of that mission



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Previous Efforts (cont.)

2017 Board Strategic Planning Retreat

- Strengthen the Council's extra-jurisdictional mission, specifically, as a platform for regional convenings
- Focus on regional economic prosperity, including collaboration, research and database roles in support of a stronger regional economy
- Explore "fee-for-services" opportunities to assist local governments and other regional partners
- Enhance branding of the Council and its work



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Next Steps

- Stakeholders will receive a survey based on the group they belong to
- Questions differ slightly from one group to another, and cover important areas where stakeholders' input is crucial
- Short surveys (5-8 mins) can be completed online using a PC, tablet or cellphone
- Results will be a key component for the development of the Strategic Plan



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Next Steps



- | | |
|-------------------------------|----------|
| • Initial Presentation | TBD |
| • Survey Distribution | TBD |
| • Survey Return Deadline | +1 month |
| • Strategic Plan Presentation | +1 month |



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South Florida Regional Planning Council

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November 21, 2022
Council Meeting

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
EXECUTIVE COMMITTEE MINUTES
September 19, 2022**

The South Florida Regional Planning Council Executive Committee met virtually and in person on this date at the Council's office located at 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. Chair Geller called the meeting to order at 9:30 a.m. and reminded everyone of the meeting's procedures. Chair Geller welcomed the Councilmembers as well as those attending virtually. Councilmember Ross led the Pledge of Allegiance.

I. Pledge of Allegiance and Roll Call

Chair Steve Geller

Councilmember Mario J. Bailey*

Councilmember Michelle Coldiron

Councilmember Beam Furr

Councilmember René García*

Councilmember Samuel Kaufman*

*Virtually Present

**Absent

Councilmember Greg Ross was present.

SFRPC Executive Director Mrs. Isabel Cosio Carballo and Legal Counsel Sam Goren were present. Mr. Goren confirmed there was a quorum.

II. Approval of Council Agenda

Council Agenda was approved by unanimous consent.

Chair Geller moved the Agenda Item IV. Executive Director Annual Review up on the Agenda.

IV. Executive Director Annual Review

Chair Geller requested that the Executive Committee complete the Executive Director's Annual Review and make any comments on her performance for the year. After the reviews were compiled, Chair Geller read the reviews in detail and reported that Mrs. Cosio Carballo had received forty-nine out of fifty points.

Chair Geller asked Mrs. Cosio Carballo about her succession planning and the status of hiring a Deputy Director. Mrs. Carballo stated that she had found a candidate, but it did not work out. The goal is to hire a Deputy Director over the next few months and train this person to take over the administration of the Council by the end of October 2023. There was a discussion on the salary of the Deputy Director and Executive Director. Chair Geller requested a survey on the salary and benefits of the other RPC Executive Directors.

Discussion ensued on Council staff's merit increases and Cost of Living Adjustment (COLA) benefits. Mr. Braslavsky-Soldi, Director of Finance and IT, stated that merit increases depend on the individual position, job performance, and whether the staff member is undertaking a new position and/or additional responsibilities. The COLA benefit is 3%.

Chair Geller and the Executive Committee discussed Mrs. Cosio Carballo's salary increase and suggested she receive a four percent (4%) merit increase as well as the three percent (3%) COLA benefit, which is the same COLA benefit of the SFRPC staff.

Chair Geller motioned to approve the contract renewal and the three percent (3%) COLA benefit. Councilmember Furr moved to approve Mrs. Cosio Carballo's COLA benefit, Councilmember Coldiron seconded the motion, which was carried out by unanimous consent.

Chair Geller motioned to approve a four percent (4%) merit increase. Councilmember Furr moved to approve Mrs. Cosio Carballo's merit increase of four percent (4%), and Councilmember Coldiron seconded the motion. Executive Committee Members Coldiron, Furr, Kaufman, and Chair Geller approved the recommendation of the merit increase of four percent (4%). Executive Committee Members Bailey and Garcia voted against the recommendation.

Councilmember Garcia stated that he based his decision regarding the Executive Director's merit increase on budgetary restrictions, not the Executive Director's performance.

III. General Counsel Annual Review

Chair Geller stated that the hourly rates for law partners in South Florida are much higher than the hourly rate the Council has been paying SFRPC's Legal Counsel. He suggested that a higher rate be paid to the law partners of Goren, Cherof, Doody & Ezrol, P.A. and proposed an hourly increase from \$250.00 per hour to \$260.00 per hour as a token of the Council's appreciation and esteem for legal counsel. Legal Counsel was asked by the Chair if this was acceptable. The legal Counsel accepted the token of appreciation and thanked the Executive Committee. The Executive Committee agreed. Mr. Goren explained the history of the Legal Counsel's contract and thanked Mrs. Cosio Carballo and the Executive Committee Members.

Chair Geller motioned to approve the contract renewal and the increase of the law partners' hourly rate from \$250.00 to \$260.00 per hour. Councilmember Bailey moved the motion, Councilmember Coldiron seconded the motion, which was carried by unanimous consent.

V. Public Comment

There were no public comments during this meeting.

VI. Adjournment

Chair Geller motioned to adjourn the meeting. Councilmember Ross moved to adjourn the meeting, Councilmember Coldiron seconded the motion, which was carried by unanimous consent.

The meeting was adjourned at 10:05 a.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 19, 2022 meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL EXECUTIVE COMMITTEE adopted the 21st day of November 2022.

Michelle Lincoln, Secretary
Monroe County Commissioner, District 2

Date

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL**

September 19, 2022

The South Florida Regional Planning Council met virtually and in person on this date at the Council's office located at 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. Chair Geller called the meeting to order at 10:32 a.m. and reminded everyone of the meeting's procedures. Chair Geller welcomed Key Biscayne Councilmember Frank Caplan to the Board, the Councilmembers, and those attending virtually. Chair Geller asked Councilmember Coldiron to lead in the Pledge of Allegiance.

I. Pledge of Allegiance and Roll Call

Chair Steve Geller
Councilmember Mario J. Bailey*
Councilmember Frank Caplan
Councilmember Craig Cates*
Councilmember Michelle Coldiron
Councilmember Joseph Corradino**
Councilmember Beam Furr
Councilmember René García*
Councilmember Oliver Gilbert, III (Tyrus Fleetwood)*
Councilmember Cary Goldberg*
Councilmember Samuel Kaufman*
Councilmember Kionne McGhee*
Councilmember Greg Ross
Councilmember Michael Udine*
Councilmember Ana M. Ziade

* Virtually Present

** Absent

SFRPC Executive Director Mrs. Isabel Cosio Carballo and Legal Counsel Sam Goren were present. Mr. Goren confirmed that a quorum was present.

The following Ex-Officio Members were virtually present:

Jason Andreotta, representing the Florida Department of Environmental Protection (SE District)
Dat Huynh, representing the Florida Department of Transportation, District VI
Lorraine Mayers, representing the South Florida Water Management District

II. Approval Council Agenda

Chair Geller motioned to approve the Council Agenda. Councilmember Ross moved the motion, Councilmember Ziade seconded the motion, which was carried by unanimous consent.

III. Board Conversation

There were no conversations discussed by the Board.

IV. Action Items

A. Minutes of Previous Meeting

Councilmember Ziade moved to approve the Minutes of the Previous Meeting. Councilmember Ross seconded the motion, which was carried by unanimous consent.

B. Financial Report

Director of Finance and IT, Leo Braslavsky Soldi presented the Financial Report in detail.

Councilmember Udine moved to approve Agenda Item IV.B Financial Report. Councilmember Ross seconded the motion, roll was called in which the item was carried by unanimous consent.

C. Consent: Comprehensive Plan Amendment Reviews

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

Public Hearing

Proposed

- Miami-Dade County 22-01ER
- Monroe County 22-05ACSC
- City of Fort Lauderdale 22-01ESR
- City of Homestead 22-01ESR
- Islamorada, Village of Islands 22-01ACSC *
- City of Lighthouse Point 22-01ESR*
- City of Marathon 22-08ACSC
- City of Miami Beach 22-04ESR
- City of Miami Beach 22-05ESR
- City of Miami Springs 22-01ER
- Village of Miami Shores 22-01ER *
- Town of Pembroke Park 22-02ESR *
- City of Wilton Manors 22-01ESR *

*Property Rights

Public Comment

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

Chair Geller motioned to approve Agenda Item IV.C Consent: Comprehensive Plan Amendment Review, Proposed. Councilmember Ross moved the motion, Councilmember Furr seconded the motion, roll was called in which the item was carried by a unanimous vote.

Public Hearing

Adopted

- City of Aventura 22-01ER
- City of Marathon 22-04ACSC
- City of Marathon 22-05ACSC
- City of Marathon 22-06ACSC
- City of Miami Beach 22-0ESR
- City of Miami Beach 22-01ESR

Public Comment

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

Chair Geller motioned to approve the Agenda Item IV.C Consent Items: Comprehensive Plan Amendment Review Adopted. Councilmember Coldiron moved the motion and Councilmember Ziade seconded the motion, roll was called in which the item was carried by a unanimous vote.

D. Regional Issues: Comprehensive Plan Amendment Review – None

E. Legal Counsel Annual Review/Contract

Chair Geller reviewed the Executive Committee's recommendation for the Council to continue to retain the Law Office of Goren, Cherof, Doody & Ezrol, PA, and to increase the law partner hourly rate from \$250.00 per hour to \$260.00 per hour as a token of the Council's appreciation and esteem for legal counsel.

Chair Geller motioned to approve the recommendation of the Executive Committee to retain the current Legal Counsel and increase the law partner's hourly rate to \$260 an hour. The Executive Committee moved the motion, Councilmember Ross seconded the motion, roll was called in which the item was carried by a unanimous vote.

Councilmember Ziade stated for the record that Mr. Goren's Law Firm represents the City of North Lauderdale. Councilmember Ross stated that they represent the City of Cooper City as well.

F. Executive Director Annual Review

Chair Geller reviewed the Executive Committee's recommendation proposing a four percent (4%) merit increase as well as a three percent (3%) COLA benefit for Executive Director, Isabel Cosio Carballo, which is the same COLA benefit the SFRPC staff will receive.

Chair Geller motioned to approve the Executive Director's contract renewal and the three percent (3%) COLA benefit approved by the Executive Committee. The Executive Committee moved to approve Mrs. Cosio Carballo's COLA benefit, Councilmember Bailey seconded the motion, which was carried by unanimous vote.

Chair Geller motioned to approve the four percent (4%) merit increase for the Executive Director, Isabel Cosio Carballo approved by the Executive Committee. The Executive Committee moved to approve the Executive Director's four percent (4%) merit increase, Councilmember Ziade seconded the motion. The roll was called, and the recommendation was approved by Councilmembers Coldiron, Furr, Kaufman, and Chair Geller. Councilmembers Bailey and Garcia voted against the recommendation.*

*Councilmember Garcia rendered his decision because of budgetary restrictions and not the Executive Director's performance.

Public Comment

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

G. FY 2021-22 Revised Operating Budget

Director of Finance and IT, Leo Braslavsky Soldi explained the decrease in the budget was due to a portion of the MIRR grant work program being moved to the next Fiscal Year.

Chair Geller motioned to approve the Agenda Item IV.G FY 2021-22 Revised Operating Budget. Councilmember Caplan moved the motion, Councilmember Ross seconded the motion, which was carried by unanimous consent.

H. FY 2022-23 Operating Budget

Chair Geller stated that Mrs. Cosio Carballo will retire as of October 31, 2023. The plan is to bring in a Deputy Director who will be mentored and move into the Executive Director role over the next year. The operating budget includes two higher-paid employees specifically the Executive Director and Deputy Director. Mrs. Cosio Carballo stated that the budget contemplates replacing the Economic Development and Resiliency program planners. Chair Geller added that the Council can outsource tasks but that this comes at a higher rate than Council staff. Mrs. Cosio Carballo noted that a top consideration is hiring staff that will stay and contribute to the Council over the long term.

Mr. Braslavsky Soldi presented the Proposed Operating Budget for FY 2022-2023. This budget includes a position of the MIRR grant that was moved from the FY 2021-2022 budget. He also mentioned that the budget continues to stay on track thanks to the supervision of the Executive Director.

Chair Geller motioned to approve Agenda Item IV.H FY 2022-23 Operating Budget. Councilmember Caplan moved the motion, Councilmember Furr seconded the motion, which was carried by unanimous consent.

I. Rule 29J-2 and Rule 29J-3 Update

Legal Counsel Sam Goren updated the Councilmembers on the cumbersome task of updating Rules 29J-2 and 29J-3 and thanked Kathe Lerch for her continued work on this project. Mr. Goren reviewed the legalities behind the Rule and steps that the Council is obligated to follow pursuant to statute. The Council preserves its role as a regional mediator. Mr. Goren advised that the update of Rule 29J will continue over the next few months. Mrs. Isabel Cosio Carballo recognized Ms. Kathe Lerch, Director of Administration, and thanked her for her efforts in updating Rule 29J.

Chair Geller motioned to accept the publication and the actions taken thus far under State Law to implement the changes as required by Rule 29J-2 and Rule 29J-3. Councilmember Furr moved the motion, Councilmember Ziade seconded the motion, which was carried by unanimous consent.

V. Discussion Items – Chair’s Report

Chair Geller was pleased to report that with the guidance of the Executive Director, Mrs. Cosio Carballo, the SFRPC has been working diligently on the projects and the scope of services that the SFRPC has been tasked to accomplish. He commended the SFRPC on hosting a two-hour South Florida Affordable Housing discussion on Friday, September 16, 2022. In addition, a Joint Meeting with the SFRPC and the TCRPC will take place on Friday, October 21, 2022 with an in-depth discussion on Solid Waste. The First / Last Mile Mass Transit discussion will take place sometime in 2023. The CEDS Report is being reviewed and will be completed in the next couple of weeks. In addition, the SFRPC is also working on the MIRR Resiliency Study.

Councilmember Udine offered brief comments on the South Florida Affordable Housing Meeting that was held the previous Friday. Affordable housing is clearly one of the most important topics in South Florida. He stated that hearing from the county elected leaders, housing directors, and experts about the diverse programs they have in place to increase affordability in South Florida is helpful and very important. He also agreed with Chair Geller that the topic should be discussed on a more regional level with the SFRPC implementing the topic moving forward. Councilmember Udine believes that the SFRPC is the best place to bring forth the regional solid waste topic as well.

Chair Geller stated that he, Mrs. Cosio Carballo, and Council staff have been working diligently on the CEDS Report which is due to the U.S. Economic Development Administration at the end of October. He emphasized that the SFRPC is organizing and accomplishing the tasks given.

Councilmember Kaufman asked about the upcoming Solid Waste Conference and which cities will be invited. Chair Geller responded that every elected official, City, and County Commissioner will be invited to attend from all seven counties. The expected attendance will be about two hundred (200) guests comprised of elected officials and staff members.

Mrs. Cosio Carballo stated that the invitation to the Solid Waste Conference will be sent out this week with a Draft Agenda to follow in the next week or two. Conference speakers are currently being identified. Councilmember Furr and Councilmember Ross are providing their assistance and counsel given their expertise. Chair Geller added that, unfortunately, the CEDS report has been an all-consuming item that has taken up most of Isabel's time.

Chair Geller mentioned that Monroe County's issues are different from the three large urban counties regarding some of these topics. Mrs. Cosio Carballo stated that Monroe County is part of the SFRPC / TCRPC Solid Waste Regional Conference and the SFRPC First and Last Mile Conference which will soon be developed. After consulting with Councilmember Coldiron, it was agreed to focus the affordable housing conversation on Miami-Dade, Broward, and Palm Beach counties as they have more issues in common. Monroe County has unique issues due to its designation as an Area of Critical State Concern and limitations on the number of housing units that can be built. Councilmember Coldiron believes there are about 30 workforce housing units left Countywide.

Mrs. Isabel Cosio Carballo announced that the Solid Waste Conference will take place in person at Florida Atlantic University in Boca Raton on October 21, 2022, from 10:00 am – 4:00 pm. There will be no Zoom participation. A save-the-date invitation will be sent with additional information soon. Chair Geller added that Councilmember Ross and Councilmember Furr have been leading the effort in Broward County, thereby bringing both municipal and county perspectives to the conversation.

Chair Geller asked for a brief review of the Broward County Interlocal Agreement (ILA) regarding waste disposal. Mr. Goren explained the document in detail. This agreement is between the cities and Broward County to address waste disposal now and into the future. There are groups or tiers such as big cities, midsize cities, small cities, county governments, and qualified experts working on this document as part of the Broward County League of Cities Solid Waste Working Group (SWWG) and the technical group that supports it. The draft ILA will soon be under public review. It is a critically important document that will set the tone for waste disposal in Broward County moving forward.

Chair Geller asked Councilmember Ross if all the cities have signed off on this document. Councilmember Ross stated that the document was sent out one week ago to all the City Managers and City Attorneys for

review. Once the comments return, the SWWG will work on them, produce a final draft, and send it to Broward's thirty-one cities. Councilmember Furr added that the thirty-one cities have been part of the process and will most likely approve the document. Councilmember Ross offered that the relationship between the cities and the County is very positive resulting in great work together. The governance structure is the ILA with a Master Plan to follow.

Councilmember Furr stated that the ILA contemplates an eleven-person Executive Board in which the county will have one vote. The Governing Board will meet twice per year for substantial changes and the Executive Board will meet monthly with an Executive Director and a Resilience Director. He explained in detail the different types of votes, participation, and thresholds for voting. Councilmember Furr will be presenting the proposal to the County Commission on October 11, 2022. It was suggested that it will be helpful to understand what problem the ILA is intended to solve given that Broward County's solid waste management structure is different from either Miami-Dade County or Monroe County. Discussion ensued on the issues regarding recycling, disposal throughout the State, greenhouse gases, waste to energy plants, lack of capacity, and landfills.

A. Executive Director's Report

Mrs. Isabel Cosio Carballo thanked the Council for her review and the counties' modest dues increase -- the first in 28 years. She also thanked the SFRPC staff for their hard work and commented on the recent South Florida Affordable Housing Meeting as she received many positive comments. The MIRR is going very well with four site visits completed. There is a MIRR web discussion on September 29, 2022 in which stakeholders will receive an update.

Mrs. Cosio Carballo mentioned that she has received a request from Senator Garcia's office to tour the Palm Beach County Waste Management Facility and will be coordinating with Council Members to arrange a tour. She is additionally pleased to see the Coastal Link moving forward in Broward County. This is an important regional project for Miami-Dade County and COO Jimmy Morales who expressed to the Executive Director their interest in supporting Broward County's efforts at their June 2022 SMART Trends Transportation Summit. With Councilmember Furr's follow-up, and Broward County and the private sector leadership, Mrs. Cosio Carballo is pleased that the South Broward extension is moving forward.

Mrs. Cosio Carballo announced that the Council was awarded a National Association of Development Organizations Aliceann Wohlbruck Impact Award in recognition of the Southeast Florida Clean Cities Coalition and innovative approaches to regional economic and community development. The Council's Revolving Loan Fund Program will also be recognized at the MEDWeek Conference in October. Mrs. Cosio Carballo congratulated Alisha Lopez, Jeff Tart, and Steve Forman on these accomplishments.

Mrs. Cosio Carballo acknowledged that she and the SFRPC staff continue to work on the completion of the CEDS Report. There is a review meeting on Tuesday, September 27, 2022. Chair Geller asked to add another meeting in two weeks for final approval. There will be two sets of comments for next Tuesday and one week after next Tuesday for final approval.

Councilmember Coldiron thanked the Executive Director and her staff for their presentation to the Key West Chamber of Commerce on regional economic development and the CEDS. Following the presentation, the Chamber announced its intent to form a new Economic Development Committee. She was greatly appreciative of the excellent job and the SFRPC's efforts in this new endeavor.

B. Legal Counsel Report

Legal Counsel Sam Goren thanked the Councilmembers for his review and increase. He discussed the Angela Dawson case and conveyed that the next hearing will occur in December as the most recent settlement offer was rejected. The case has become more contentious and is taking up a lot of time. Mr. Goren added that there is a review by a Judge for a Motion to Dismiss on October 10, 2022, as opposing counsel (Ms. Dawson) does not consistently appear in court or meetings. Councilmember Ross suggested that the Florida State Bar be contacted to notify of opposing counsel's non-participation.

C. Councilmembers Reports

Councilmember Ziade commented on the Small Business Fair that took place on August 8, 2022, in North Lauderdale. She thanked SFRPC staff Alisha Lopez and Steve Foreman for their participation and advised any municipality or chamber to include them in their small business events. She also mentioned Council staff's participation at the Florida League of Cities Annual Conference that took place on August 11-13, 2022.

D. Ex-Officio Reports

Dat Huynh, Florida Department of Transportation District 6, commented on the City Park DRI. The Department has coordinated with Florida's Turnpike and provided comments on the modeling used in the traffic analysis.

Lorraine Mayers, South Florida Water Management District, did not have anything to report.

Jason Andreotta, Florida Department of Environmental Protection, reported that DEP Marathon's Branch Office is now reporting to West Palm Beach's South District effective September 1, 2022. He mentioned that the Septic Tank Enforcement Program has been moved to DEP as of July 1, 2021, as part of a five-year transition. During the first year, the Department has been working on rulemaking and training. He went into detail on permitting and septic tank enforcement. In January 2023, the next Annual Report will be rolled out. He noted that this is contemplated as a thoughtful and methodical transition over five years. He stated that he will be in contact with Mrs. Cosio Carballo on enforcement numbers. Chair Geller suggested that Mr. Andreotta contact Dr. Jennifer Jurado of Broward County for more clarification.

Councilmember Furr inquired if there was an update on the conversation between DEP and Florida Fish Wildlife and Conservation Commission on the Coral Reef Conservation Area Management Plan. Mrs. Cosio Carballo stated that the SFRPC had received a letter from DEP and will share it with him.

VI. Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report
- C. Development of Regional Impact Status Report

Jeffrey Tart, Senior Loan Officer announced that the RLF Board Meeting will take place on Tuesday, September 20, 2022, at 10:00 am to review two (2) new business loans. Mr. Tart also provided information regarding the Angela Dawson case. The Florida State Bar was contacted, and they declined to review the matter because of ongoing litigation. Mr. Tart highlighted a new proposed 10-unit affordable townhouse project in Pompano Beach. The SFRPC is reviewing the project for possible financing as part of the SFCDI and Broward County Commission funding partnership.

VII. Announcements and Attachments

- A. Attendance Form / Statement of Organizations (Adopted April 26, 2021)
- B. Correspondence and Articles
- C. Upcoming Meetings
 - 1. Monday, October 17, 2022 – SFRPC Council Retreat (TBD)
 - 2. Friday, October 21, 2022 – SFRPC/TCRPC Solid Waste Management Regional Summit
Florida Atlantic University – Boca Raton, 10:00 am – 4:00 pm w/ a working lunch
 - 3. Monday, November 21, 2022 – SFRPC Council Meeting (TBD)
 - 4. December – Winter recess (no meeting scheduled)

VIII. Adjournment

The meeting was adjourned at noon.

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 19, 2022 meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 21st day of November 2022.

Michelle Lincoln, Secretary
Monroe County Commissioner, District 2

Date

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
MINUTES**

October 17, 2022

The South Florida Regional Planning Council met virtually and in person on this date at the Council's office located at 1 Oakwood Boulevard, Suite 250, Hollywood, FL 3302. Chair Geller called the meeting to order at 9:33 a.m. and reminded everyone of the meeting's procedures. The meeting began earlier than usual because of the full agenda. Chair Geller welcomed the Council as well as those attending virtually and asked Councilmember Ross to lead in the Pledge of Allegiance.

I. Pledge of Allegiance and Roll Call

Chair Steve Geller
Councilmember Mario J. Bailey*
Councilmember Frank Caplan
Councilmember Craig Cates*
Councilmember Michelle Coldiron*
Councilmember Joseph Corradino*
Councilmember Beam Furr
Councilmember René García*
Councilmember Oliver Gilbert, III**
Councilmember Cary Goldberg
Councilmember Samuel Kaufman**
Councilmember Kionne McGhee*
Councilmember Greg Ross
Councilmember Michael Udine*
Councilmember Ana M. Ziade

* Virtually Present

** Absent

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

The following Ex-Officio Members were virtually present:

Jon Moore, for Jason Andreotta, representing the Florida Department of Environmental Protection (SE District)

Dat Huynh representing the Florida Department of Transportation, District VI

Lorraine Mayers representing the South Florida Water Management District were virtually present.

A quorum was not present. Mr. Goren stated the meeting could begin as an Executive Committee Meeting with the temporary appointment of Councilmembers physically present to the Executive Committee until a physical quorum is present. Chair Geller appointed Councilmembers Ross and Caplan to participate as Executive Committee Members until Councilmember Ziade arrived. Upon her arrival, the Council will become a regular Council Meeting.

The Chair postponed Agenda Item Miami-Dade County CDMP 22-06ESR (proposed) until such time that a physical quorum was present and commenced with a review of the CEDS. Executive Director Mrs. Isabel Cosio Carballo confirmed that the CEDS must be submitted at the end of October 2022. Chair Geller, with

Mr. Goren's approval, suggested that the Council adopt the CEDS at today's meeting and authorize the SFRPC staff and the Chair to make minor changes. Chair Geller extended to Council Members a deadline of Thursday, September 22, 2022, for changes that the Councilmembers may have following their closer review.

Mr. Goren stated that so long as the changes are not material or substantive, the CEDS can be adopted during the meeting. Chair Geller read the names of the extensive CEDS membership groups (businesses, agencies, academia, etc.). Mrs. Cosio Carballo commented on the CEDS process, the key stakeholders involved, and their involvement throughout the process. This CEDS report is different from the 2017-2022 CEDS because it contains specific projects identified by the CEDS membership for funding and implementation.

Councilmember Ziade arrived and a physical quorum was attained. Chair Geller postponed further conversation on the CEDS and commenced with the regular Council Meeting.

II. Approval Council Agenda

Chair Geller motioned to approve the Council Agenda. Councilmember Caplan moved the motion, Councilmember Ross seconded the motion, which was carried by unanimous consent.

Chair Geller requested modification of the Council Agenda to move the Miami-Dade County CDMP 22-06ESR Agenda Item forward so that those present for the discussion will not need to stay for the full Council Meeting.

Approval of the Agenda modification was approved by unanimous consent.

III. Action Items

B. Regional Issues: Comprehensive Plan Amendment Review

- Miami-Dade County CDMP 22-06ESR (proposed)

Chair Geller introduced Christina Miskis, Principal Planner. She summarized the staff analysis based on the information provided. The current staff recommendation was to find the amendment generally inconsistent. She explained the details of the property location, the intent of the amendment, the effect on the Biscayne Bay and Southeastern Everglades Restoration (BBSEER), and the property being located outside the Urban Development Boundary (UDB). Mrs. Cosio Carballo explained the Comprehensive Plan Review process, the choice of "consistent" or "inconsistent", and the reason this amendment is before the Councilmembers today. Miami-Dade County voted 11-1 to transmit the amendment. Councilmember Garcia stated that at the Miami-Dade County Commission Meeting this was approved because of information provided by their staff and the need for truck parking facilities. Discussion ensued on the information given at the Miami-Dade County Commission Meeting and transmission, and the lack of other agencies' comments. Chair Geller stated that Council staff has determined this amendment is inconsistent due to the lack of information from other agencies.

Chair Geller introduced Joe Goldstein, Attorney, to present on behalf of the applicant. Mr. Goldstein explained the issues of truck parking vs. truck parking and supplementary truck services, the amendment process for the Miami-Dade County Comprehensive Plan, etc. Chair Geller reiterated that the SFRPC

cannot offer a finding of consistency due to a lack of comments from participating agencies whose comment is not due until later in the month. Lorraine Mayers, SFWMD Regional Representative, stated that the SFWMD staff is still reviewing this amendment and does not know when that review would be available.

Joe Goldstein introduced Ed Swakon, P.E., President of EAS Engineering Inc, and the environmental consultant for the applicant. He detailed the information provided at the Miami-Dade County Commission Meeting on the applicants' land acquisition outside the UDB. His presentation depicted specifics on the property, the Comprehensive Everglades Restoration Project (CERP), the BBSEER, and surrounding wetlands/properties. He went into detail on BBSEER and its alternatives, along with the plans and surveys that have been conducted by the applicant. Mr. Swakon does not believe this project will impact the BBSEER.

Public Hearing

Chair Geller motioned to approve the staff's recommendation of inconsistency due to the lack of information. Councilmember Furr moved the motion to follow staff recommendation of inconsistency due to the lack of information from the SFWMD and other agencies and that the SFRPC will revisit this amendment after adoption at the Miami-Dade County Commission Meeting. Councilmember Caplan seconded the motion and roll was called.

The Council voted 9 - 3 to find Proposed Amendment 22-06ESR to Miami-Dade County CDMP **generally inconsistent with the Strategic Regional Policy Plan** due to a lack of information on the potential impacts of the proposed amendment on Natural Resources of Regional Significance, specifically the Biscayne Bay Southeastern Everglades Restoration (BBSEER) project managed by South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (USACE).

The Council recognizes the regional need for truck parking and does not offer any judgment or legal decision on the merits of the proposed project proffered by the Applicant. The Council looks forward to receiving additional information from the commenting agencies prior to any potential future review of the amendment.

SFRPC Council Vote: 9 YEA 3 NAY

Bailey	YES	Furr	YES	Kaufman	----
Caplan	YES	García	NO	McGhee	NO
Cates	----	Geller	YES	Ross	YES
Coldiron	YES	Gilbert, III	----	Udine	YES
Corradino	YES	Goldberg	NO	Ziade	YES

*Councilmember Garcia voted no because due to a lack of information.

III. Action Items

A. Consent: Comprehensive Plan Amendment Reviews

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

Proposed

- Broward County 22-04ESR
- Broward County 22-05ESR
- City of Cooper City 22-01ESR*
- City of North Miami 22-02ESR*
- City of North Miami 22-03ESR
- City of North Miami Beach 22-01ESR*
- City of Sunny Isles Beach 22-02ER
- City of Sweetwater 22-01ESR

Public Hearing

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

Chair Geller motioned to approve the Comprehensive Plan Amendment Reviews, Proposed. Councilmember Ross moved the motion, and Councilmember Caplan seconded, which was carried by a unanimous vote.

Adopted

- Broward County 22-02ESR
- Monroe County 22-06ER
- City of Coral Gables 22-02ESR
- Town of Cutler Bay 22-02ER
- City of Key West 22-03ACSC
- City of Sunny Isles Beach 22-01ESR*
- City of Tamarac 21-02ESR

Public Hearing

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

Chair Geller motioned to approve the Comprehensive Plan Amendment Reviews, Adopted. Councilmember Ross moved the motion, and Councilmember Caplan seconded, which was carried by a unanimous vote.

Mrs. Cosio Carballo announced that on October 21, 2022, at 10:00 .am. the SFRPC / TCRPC will be hosting a seven-county Solid Waste Management Conference at Florida Atlantic University in Boca Raton. Those invited and presenting are elected officials and waste management professionals. She explained the agenda and subject matter that will be discussed. Additional information will follow. She hopes that the SFRPC Councilmembers will be in attendance. Chair Geller congratulated Mrs. Cosio Carballo for succeeding in having regional meetings this year, such as the Affordable Housing Meeting, the Solid Waste Conference, the upcoming first/last mile discussion, and Coral Reef discussions. He stated that the SFRPC is now planning for the region.

C. Review of the Comprehensive Economic Development Strategy (CEDS)

Chair Geller led an extensive review of over 100+ pages of the CEDS report. He indicated that this report is due every five (5) years and this one is due October 28, 2022. He praised the SFRPC Executive Director Isabel Cosio Carballo and her staff for the enormous amount of time and effort that was put into this report. Several questions and comments were made on double-checking certain data for accuracy. Suggestions were made to implement various cosmetic changes. There were also suggestions to invite others to participate in the membership going forward in the future. Councilmember Furr praised the CEDS report and all those who worked on the report, as it was very well done, and he knew there was a lot of effort placed toward its completion.

Chair Geller motioned to approve and adopt the CEDS Report subject to technical, non-substantial, and non-material changes that must be sent, in writing, to the SFRPC staff no later than 5:00 p.m. on Thursday, October 20, 2022. Councilmember Furr moved the motion, Councilmember Ross seconded the motion which was carried by unanimous consent.

IV. Announcements and Attachments

A. Upcoming Meetings

1. Friday, October 21, 2022, SFRPC/TCRPC Solid Waste Conference (FAU, Boca Raton)
2. Monday, November 21, 2022, 10:30 a.m. (TBD)
3. December – No Meeting (Winter Recess)

VIII. Adjournment

Chair Geller adjourned the meeting at 12:42 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 October 17, 2022 meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 21st day of November 2022.

Michelle Lincoln, Secretary
Monroe County Commissioner, District 2

Date



MEMORANDUM

AGENDA ITEM #IV.B

DATE: NOVEMBER 21, 2022
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: FINANCIAL REPORT

Attached is a Financial Report comparing the months of August through October 2022 for your review and approval.

Recommendation

Approve the Financial Report.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
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www.sfregionalcouncil.org

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
COMPARATIVE BALANCE SHEET**

October 31, 2022

(unaudited)

	08/2022	09/2022	10/2022	Increase (Decrease)
<u>General Fund</u>				
Assets:				
Cash GF	1,216,971	1,211,970	2,153,058	941,089
SBA - Investment Account	11,261	11,285	11,315	30
Accounts Receivable	147,036	76,515	94,394	17,879
Due From Other Funds	36,565	30,608	30,864	256
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	1,427,310	1,345,854	2,305,108	959,255
Liabilities and Fund Balance:				
Liabilities	189	189	1,074	886
Fund Balance	1,427,121	1,345,665	2,304,034	958,369
Total Liabilities and Fund Balance	1,427,310	1,345,854	2,305,108	959,255
<u>Federal, State & Local</u>				
Assets:				
Accounts Receivable	143,381	73,708	92,436	18,728
Total Assets	143,381	73,708	92,436	18,728
Liabilities and Fund Balance:				
Liabilities	2,310	148,619	136,231	(12,388)
Fund Balance	141,071	(74,911)	(43,795)	31,116
Total Liabilities and Fund Balance	143,381	73,708	92,436	18,728
<u>Revolving Loan Funds</u>				
Assets:				
Cash RLF	2,433,317	2,491,742	2,441,019	(50,722)
Accounts Receivable	10,669,144	10,614,847	10,672,542	57,695
Allowance for Loan Losses	(1,163,975)	(1,088,554)	(1,088,554)	-
Total Assets	11,938,486	12,018,034	12,025,007	6,973
Liabilities and Fund Balance:				
Liabilities	5,533	586	118	(468)
Due To Other Funds	36,565	30,608	30,864	256
Fund Balance	11,896,388	11,986,841	11,994,025	7,184
Total Liabilities and Fund Balance	11,938,486	12,018,034	12,025,007	6,973
<u>Southeast Florida Regional Prosperity Institute</u>				
Assets:				
Cash	41,251	41,251	41,251	-
Total Assets	41,251	41,251	41,251	-
Liabilities and Fund Balance:				
Liabilities	37,079	37,079	37,079	-
Fund Balance	4,172	4,172	4,172	-
Total Liabilities and Fund Balance	41,251	41,251	41,251	-

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

October 31, 2022

(unaudited)

Description	August	September	October	Fiscal to Date	% Realized	Annual Budget	% of Budget	Remaining Budget
<u>REVENUE REPORT</u>								
Membership Dues	\$ -	\$ -	\$ 970,865	\$ 970,865	100%	\$ 970,866	29%	\$ 1
Interest & Other Income	276	253	306	306	20%	1,500	0%	1,194
Federal Funded Projects	36,607	129,015	22,553	22,553	1%	1,568,530	47%	1,545,977
State Funded Projects	27,400	-	-	-	0%	80,952	2%	80,952
Local Funded Projects	61,042	3,158	26,670	26,670	13%	207,000	6%	180,330
Trust Funds	33,458	40,692	37,580	37,580	8%	500,000	15%	462,420
TOTAL Revenues	158,782	173,117	1,057,974	1,057,974	32%	3,328,848	100%	2,270,874
<u>EXPENSE REPORT</u>								
<u>Operating Expenses</u>								
Staff Compensation	\$ 103,437	\$ 101,709	\$ 115,628	\$ 115,628	7%	\$ 1,766,494	53%	\$ 1,650,866
Occupancy	8,128	8,128	8,128	8,128	9%	95,000	3%	86,872
Utilities Electric/Sanitation	536	537	452	452	8%	6,000	0%	5,548
Janitorial Services	685	685	750	750	8%	9,180	0%	8,430
Repairs & Maintenance	-	575	-	-	0%	6,000	0%	6,000
Storage	486	486	978	978	18%	5,500	0%	4,522
Office Automation	6,198	17,245	4,536	4,536	6%	70,000	2%	65,464
Advertising, Notices, Supplies, Postage	1,069	1,230	1,436	1,436	5%	29,500	1%	28,064
Travel	259	58	16	16	0%	11,000	0%	10,984
Professional Development	-	-	5,474	5,474	18%	30,000	1%	24,526
Insurance	8,478	1,414	-	-	0%	31,320	1%	31,320
Miscellaneous Expenses	-	-	-	-	0%	5,500	0%	5,500
Legal Services (1)	3,255	649	3,365	3,365	7%	45,000	1%	41,635
Financial Services	452	-	4,257	4,257	8%	54,200	2%	49,943
Professional Consultants	-	-	3,960	3,960	8%	50,000	2%	46,040
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	132,983	132,716	148,981	148,981	7%	2,239,694	67%	2,090,713
Pass Through Expenses:	115,896	159,209	75,551	75,551	6%	1,227,410	36%	1,151,859
TOTAL Expenses	248,879	291,925	224,533	224,533	6%	3,467,104	103%	3,242,571
<u>OTHER REVENUES (Expenses)</u>								
Bad Debt- RLF Programs	-	-	-	-				
Excess (deficit) Revenues over Expenditures	\$ (90,097)	\$ (118,807)	\$ 833,442	\$ 833,442		\$ (138,256)	-4%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 4,613				
<i>Note: Percentage of Fiscal Year lapsed</i>				8.33%				



MEMORANDUM

AGENDA ITEM #III.C

DATE: NOVEMBER 21, 2022

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT
CONSENT AGENDA

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of the Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the tables below generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



PROPOSED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Islamorada, Village of Isles 22-02ACSC (Received 10-18-22)	✓	N/A	11-21-22	08-25-22
<ol style="list-style-type: none"> 1. The proposed amendment to Islamorada, Village of Isles’ Comprehensive Plan amends the Capital Improvements Element and policies related to the planning horizon within the Future Land Use Element by establishing a Building Permit Allocation System (BPAS) and adopt a five-year schedule of capital improvements annually. 2. This amendment affects Islamorada, Village of Isles. 3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan. 				
City of Key West 22-04ACSC (Received 11-02-22)	✓	N/A	11-21-22	10-19-22
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Key West’s Comprehensive Plan would amend the land use designation of a parcel from Public Service (PS) to High-Density Residential (HDR). The intent of the change in land use designation is to address the affordable housing shortage in the city by facilitating an affordable housing redevelopment project. 2. This amendment affects an 8.77-acre parcel on White Street in northwest Key West. 3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan. 				
City of Key West 22-05ACSC (Received 11-02-22)	✓	N/A	11-21-22	10-19-22
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Key West’s Comprehensive Plan would modify the City's Land Development Regulations to allow for the extension of the Building Permit Allocation System's (BPAS) 10-year allocation schedule so that any units that remain unallocated after Year 10 may be allocated in subsequent years (after June 30, 2023). It would also delineate a process for continued allocations after 2023. 2. This amendment affects the City of Key West. 3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan. 				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Village of Pinecrest 22-01ESR (Received 10-25-22)	✓	N/A	11-21-22	10-12-22
<ol style="list-style-type: none"> 1. The proposed amendments to the Village’s Comprehensive Development Master Plan would implement the recommendations of the updated Pinecrest Parkway (US 1) Vision Plan. The Future Land Use Map would be amended to allow for increased density on properties adjacent to SW 88 Street, SW 104 Street, and SW 136 Street adjacent to Bus Rapid Transit Stations (BRT). The future land use classification of certain properties on SW 88 Street and SW 65 Court would also be amended from Residential Estate (EU-1) to Parks and Recreational Facilities (PR) with the intent of creating of a 2.85 public park. 2. This amendment affects areas within the Village of Pinecrest. 3. This amendment does not create any adverse impact to state or regional resources/facilities. If any agency provides comments on these proposed amendments, the local governments should consult with the pertinent agency to address the comments prior to adoption. 				

ADOPTED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Dania Beach 22-01ESR (Received 10-31-22)	✓	N/A	11-21-22	10-25-22
<ol style="list-style-type: none"> 1. The adopted amendment to the City of Dania Beach’s Comprehensive Plan incorporates a Water Supply Facilities Work Plan Update for the City into the Plan. 2. This amendment affects the City of Dania Beach. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed this amendment when proposed. 				
City of Fort Lauderdale 22-01ESR (Received 11-01-22)	✓	N/A	11-21-22	10-18-22
<ol style="list-style-type: none"> 1. The adopted amendment to the City of Fort Lauderdale’s Comprehensive Plan amends the Future Land Use Element to permit utility use in the Employment Center Future Land Use designation. 2. This amendment affects areas of the City of Fort Lauderdale that are designated Employment Centers. 3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan. 4. The Council reviewed this amendment when proposed. 				
City of Marathon 22-07ACSC (Received 10-19-22)	N/A	✓	11-21-22	10-11-22
<ol style="list-style-type: none"> 1. The adopted amendment to the City of Marathon’s Comprehensive Plan amends the Future Land Use Map (FLUM) designation of a parcel from Residential High (RH) to Mixed Use Commercial (MU-C). 2. This amendment affects a parcel at approximately Key Vaca in the City of Marathon. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed these amendments when proposed. 				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of West Park 22-01ER * (Received 10-25-22)	N/A	✓	11-21-22	10-19-22
<ol style="list-style-type: none"> 1. The adopted amendments to the City of West Park’s Comprehensive Plan: <ol style="list-style-type: none"> a. Update the Water Supply Facilities Work Plan, and b. Create a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift. 2. These amendments affect the City of West Park. 3. These amendments do not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed these amendments when proposed. 				



MEMORANDUM

AGENDA ITEM #IV.E

DATE: NOVEMBER 21, 2022
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: PROPOSED MEETING DATES AND LOCATIONS - 2023

Please find herewith the proposed 2023 meeting schedule, for the 3rd Monday of the month, for your review and approval. Also attached is a list of holidays for 2023.

Recommendation

For discussion and approval of a schedule for 2023.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
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DRAFT
2023 MEETING DATES AND LOCATIONS

All meetings begin at 10:30 a.m. unless otherwise noted.

JANUARY	Monday, January 23 (Jan. 16 MLK Day)	Election of Officers, Southeast Florida Regional Prosperity Institute Annual Meeting	SFRPC, Hollywood
FEBRUARY	Friday, February 17	SFRPC / TCRPC Joint Council Meeting	TBD
	Monday, February 27 (Feb. 20 Presidents Day)	SFRPC Council Meeting	(If needed) SFRPC, Hollywood
MARCH	Friday, March 17	SFRPC First-Last Mile Connectivity Conference	FDOT, District 6
APRIL	Monday, April 17		Monroe County, Murray E. Nelson Governmental Center
MAY	Monday, May 15		SFRPC, Hollywood
JUNE	Friday, June 16	Audit Report	Miami-Dade County, TBD
JULY	Monday, July 17	Budget Amendments, Membership Fees	SFRPC, Hollywood
AUGUST	Monday, August 14		Summer Recess - No Meeting Scheduled
SEPTEMBER	Monday, September 18	Executive Director / Legal Counsel Reviews / SFRPC Budget	SFRPC, Hollywood
OCTOBER	Monday, October 16		(If needed) SFRPC, Hollywood
OCTOBER	Friday, October 20	SFRPC / TCRPC Conference	TBD
NOVEMBER	Monday, November 21		SFRPC, Hollywood
DECEMBER	Monday, December 19		Winter Recess - No Meeting Scheduled



2023 - Holidays/Religious

Holiday	Month	Date Celebrated
New Year's Day	January	2
MLK Day	January	16
President's Day	February	20
Ramadan	March-April	23 - 21
Good Friday	April	7
Passover	April	5 - 13
Easter Sunday	April	9
Memorial Day	May	29
Juneteenth	June	19
Independence Day	July	4
Labor Day	September	4
Rosh Hashanah	September	15 - 17
Yom Kippur	September	24 - 25
Columbus Day	October	9
Sukkot	September - October	29 - 6
Veteran's Day	November 11	Observed November 10
Thanksgiving	November	23 - 24
Hanukkah	December	7 - 15
Christmas	December	25
New Year's Eve	December	31



DATE: NOVEMBER 21, 2022
TO: CHAIR GELLER
FROM: STAFF
SUBJECT: APPOINTMENT OF NOMINATING COMMITTEE

Statement of Organization – Meetings (Adopted April 26, 2021)

8.0 The annual election of officers shall be held during the January meeting in each year. There shall be a Nominating Committee which shall consist of the Immediate Past Chair in addition to two other members of the Council who shall be selected by the Chair not later than December prior to the January meeting at which the annual election of officers shall be conducted. No two (2) members of the Nominating Committee shall reside in the same County.

Recommendation

Appoint the Nominating Committee





MEMORANDUM

AGENDA ITEM #IV.G

DATE: NOVEMBER 21, 2022
TO: CHAIR GELLER
FROM: STAFF
SUBJECT: FRCA POLICY BOARD APPOINTMENT

The Florida Regional Councils Association (FRCA) Policy Board consists of three board members from each of the state's 10 Councils: a County Representative, a Municipal Representative, and a Gubernatorial Appointee. The Council is currently represented at FRCA by Mayor Udine (County), Councilmember Ziade (Municipal), and Councilmember Bailey (Gubernatorial Appt.), with Councilmember Ross serving as an alternate.

With the resignation of Councilmember Ziade, the Council must appoint a municipal representative to the FRCA Policy Board. The FRCA Policy Board meets twice a year, typically in January and June. The next meeting of the FRCA Policy Board will be held in Tallahassee on January 12-13, 2023.

Recommendation

Appoint a municipal representative to the FRCA Policy Board.





MEMORANDUM

AGENDA ITEM #VI.A

DATE: NOVEMBER 21, 2022

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

The South Florida Regional Planning Council Revolving Loan Program has historically served the needs of businesses that are not entirely served by conventional lenders, with an emphasis on applicants who have been denied credit by a conventional lender. As such, the Council's RLF loans are considered riskier than conventional loans. The Loan Administration Board may charge a higher interest rate to a particular borrower depending on the risk factors of that loan. In addition, most loan payments are due on the first day of each month until maturity.

Attached for your review is the Revolving Loan Fund Status Report. In reviewing the attached status report, please note that the borrowers' loan agreements provide a fifteen (15) day grace period in which they can make their payments without a five percent late charge penalty. This status report is generated fifteen (15) days prior to the end of the month. Council staff routinely makes phone calls and sends past due notices to past due accounts after ten (10) and fifteen (15) days.

The Council policy on loan amounts and the structure of the loans for each loan program is:

"Loan amounts may range from \$25,000 to \$500,000. Borrowers seeking more than one loan may not exceed \$500,000 in aggregate. Loans may be used for funding up to 100 percent of a project, provided that bank or conventional financing is unavailable, and that equity is nonexistent or is otherwise needed for cash flow. In cases where limited financing from a private/traditional source is available, loans can be used as supplemental or "second mortgage" funds. Second positions on collateral may be acceptable so long as the prior lien holder is a lending institution."

Please find attached Legal Counsel's South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund report on legal action that has been taken to collect on delinquent accounts.



Payment Status Report

Traditional RLF Payment Status Report - November 2022

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
1008		110,000.00	110,000.00	120	6.0	1,823.36	24,423.61	10/01/22	0	10/11/22	11/01/22	03/22/02	11/09/25	performing
1022		300,000.00	300,000.00	240	7.0	2,709.36	302,092.96	10/01/22	0	10/25/22	11/01/22	01/08/04	09/01/39	performing
1023		301,586.50	301,586.50	120	5.0	350.00	161,715.88	11/01/22	0	11/01/22	12/01/22	07/19/06	03/01/29	performing
1034		300,000.00	300,000.00	120	5.0	500.00	260,365.24	10/01/22	0	10/25/22	11/01/22	12/21/06	11/15/28	performing
1039		125,000.00	125,000.00	84	5.0	500.00	120,082.53	10/01/22	0	10/17/22	11/01/22	11/24/08	12/31/15	performing
1040		200,000.00	200,000.00	84	5.0	1,472.32	79,961.61	11/01/22	0	11/01/22	12/01/22	02/02/09	08/01/28	performing
3024		189,043.88	189,043.88	144	0.0	500.00	104,945.87	10/01/22	0	10/17/22	11/01/22	07/26/99	12/01/16	Default Final Judgment
4008		300,000.00	300,000.00	84	5.0	750.00	169,478.45	10/01/22	0	10/18/22	11/01/22	07/31/09	03/31/39	performing
4018		150,000.00	150,000.00	84	6.0	(465.00)	144,598.41	12/01/15	2496	10/22/20	01/01/16	07/12/13	08/01/20	In Litigation - Mediation
4024		235,000.00	235,000.00	240	5.0	1,600.00	169,367.93	10/01/22	0	10/04/22	11/01/22	04/16/14	05/01/26	performing
4027		149,500.00	149,500.00	120	5.0	1,590.98	69,909.87	10/01/22	0	10/03/22	11/01/22	12/15/15	12/15//25	performing
4028		75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	1280	04/12/19	05/01/19	11/17/16	09/30/19	Default - collateral workout
4029		75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	1280	04/12/19	05/01/19	12/14/16	09/30/19	Default - collateral workout
4031		332,972.82	332,972.82	111	6.5	2,000.00	321,849.33	11/01/22	0	11/01/22	12/01/22	09/28/17	08/01/28	performing
4032		300,000.55	300,000.55	120	7.0	3,577.27	224,305.17	11/01/22	0	11/01/22	12/01/22	10/24/18	11/01/28	performing
4033		254,999.57	254,999.57	84	7.0	1,548.47	191,394.64	10/01/22	0	10/03/22	11/01/22	10/25/18	10/25/25	performing

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
4034		84,506.66	84,506.66	84	7.0	300.00	71,412.80	08/01/22	61	08/01/22	09/01/22	01/03/19	01/03/26	Payment Default- Legal Notice Issued
4035		248,684.03	248,684.03	84	7.0	3,773.17	159,493.48	11/01/22	0	11/01/22	12/01/22	03/05/19	04/01/26	performing
4036		549,223.30	549,223.30	84	7.0	6,121.70	497,331.11	11/01/22	0	11/01/22	12/01/22	03/05/19	04/01/26	performing
4037		173,904.64	173,904.64	84	5.0	1,750.00	143,246.07	11/01/22	0	11/01/22	12/01/22	03/28/19	03/28/26	performing
4038		99,885.78	99,885.78	60	7.0	1,500.00	67,976.46	11/01/22	0	11/01/22	12/01/22	03/28/19	04/01/24	performing
4039		200,000.00	200,000.00	84	7.0	(300.00)	196,815.27	08/01/22	61	08/01/22	09/01/22	03/12/20	04/01/27	Payment Default- Legal Notice Issued
4040		400,000.00	400,000.00	84	7.0	3,167.33	391,442.40	10/01/22	0	10/03/22	11/01/22	09/23/19	09/23/26	performing
4043		200,000.00	200,000.00	120	4.5	2,322.17	174,585.34	11/01/22	0	11/01/22	12/01/22	04/22/21	04/01/31	performing
4044		130,000.00	130,000.00	120	4.5	1,347.30	113,869.61	11/01/22	0	11/01/22	12/01/22	03/22/21	03/01/31	performing
4046		100,000.00	100,000.00	60	5.0	20.00	100,000.00	11/01/22	0	10/06/22	12/01/22	10/06/22	10/01/27	performing
Totals		5,584,307.73	5,584,307.73			40,026.48	4,410,658.76							

LIST OF COMMITTED EDA FUNDS
October 31, 2022

Loan #	Company Name	Committed	Commitment Date	Disbursed	Remaining Commitment
	Minority Builders Coalition Phase I	500,000	11/15/2021		\$ 500,000.00
	Minority Builders Coalition Phase II	500,000	11/15/2021		\$ 500,000.00
	TOTAL	\$1,000,000		\$ -	\$ 1,000,000.00

Cash Available to Lend				
Bank Balance as of	10/31/2022			\$ 1,140,904.71
Committed Funds				
Unfunded Loan Commitments	\$ 1,000,000			
Administrative Fees	17,645.41			
Total Committed Funds				\$ 1,017,645.41
Total Uncommitted Funds				\$ 123,259.30

11/9/2022

Jeffrey Tart
South Florida Regional Planning Council
1 Oakwood Boulevard Suite 250
Hollywood Florida 33020

Re: Financial Report for fiscal year ending 9/30/2022

Dear Jeffrey Tart:

EDA has completed the risk rating under the RLF Risk Analysis System for the RLF award 04-79-07544 based on the RLF Financial Report, *South Florida Regional Planning Council-47147FL-2022.09.30*, for the fiscal year ending 9/30/2022. Information on the EDA RLF Program Risk Analysis System may be found at <https://eda.gov/files/rlf/EDA-RLF-Risk-Analysis-System.pdf>

Your current Risk Rating: A (Total Score 30 Points).

[Link to your Risk Rating](#)

[Link to your RLF Financial Report](#)

In response to the coronavirus pandemic, EDA temporarily suspended four risk measures (Default Rate, Default Rate over Time, Net RLF Income, and Leverage Ratio) and adjusted the rating thresholds.

Temporary Scoring Thresholds:

Level A: 30-33 points

Level B: 22-29 points

Level C: 21 points or fewer

YOUR SCORE FOR EACH MEASURE

Capital Base

Capital Base Index: 2

Assets

Default Rate – Temporarily Suspended

Default Rate over Time – Temporarily Suspended

Loan Write-Off Ratio: 3

Dollars Written-Off: 3

Management

RLF Plan: 3

Financial Control: 3

Timely and Complete Reporting: 3

Tenure: 2

Financial Reporting: 3

Earnings

Net RLF Income – Temporarily Suspended

Liquidity

Cash Percentage: 3

Cash Percentage over Time: 3

Strategic Results

Leverage Ratio – Temporarily Suspended

Cost per Job: 2

REPORTING FREQUENCY

RLF awards that are rated as Level A report to EDA on an annual basis, within 90 calendar days following the end of the RLF recipient's fiscal year.

RLF awards rated as Level B or Level C report to EDA on a semi-annual basis, within 30 calendar days following the end of the RLF recipient's fiscal year, and again 6 months later.

CORRECTIVE ACTION PLAN

RLF awards rated as Level C are required to submit to EDA a proposed Corrective Action Plan (CAP) with actions designed to correct weaknesses in their operations. A CAP should include specific milestones and target dates for their completion. The CAP is required to be submitted via the RLF Portal within 60 days of the notification.

If your RLF has received a C rating, the RLF Portal will send you notification that a CAP is required. Contact your RLF Administrator for guidance to complete and submit a CAP in the RLF Portal for EDA's review and concurrence.

ALLOWABLE CASH PERCENTAGE

During the Revolving Phase, Recipient must manage its loan repayment and lending schedule in order to avoid exceeding the Allowable Cash Percentage.

RLF awards with more than 50% of the RLF Capital Base held as RLF Cash Available for Lending for more than 24 months may be subject to partial termination of the RLF award.

AUDIT

Pursuant to the RLF Standard Terms and Conditions (STCs), RLF awards are required to submit to EDA an annual independent audit. While the majority of RLFs meet this requirement through the Single Audit or Program-Specific Audit as described in Uniform Guidance (2 CFR 200), those RLFs that are otherwise not audited must submit to EDA an independent program-specific audit for fiscal years concluding after March 31, 2018. The audit must fulfill the requirements of 2 CFR § 200.507 and adhere to the Compliance Supplement in appendix XI to 2 CFR part 200. In lieu of such a program-specific audit, you may submit an organization-wide independent audit to EDA. If EDA determines that the organization-wide audit is not an adequate substitute for the program-specific audit, you must submit a program-specific audit that meets EDA requirements.

Please contact your RLF Administrator, Karen Lynch, with any questions or concerns.

Thank you,
Karen Lynch, RLF Administrator
Atlanta Regional Office

Kerry L. Ezrol
KEzrol@GorenCherof.com



**GOREN CHEROF
DOODY & EZROL P.A.**
ATTORNEYS AT LAW

November 3, 2022

VIA E-MAIL (isabelc@sfrpc.com)

Isabel Cosio Carballo, MPA, Executive Director
South Florida Regional Planning Council
Oakwood business Center
One Oakwood Boulevard, Suite 250
Hollywood, FL 33320

Re: South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund Status Report

Dear Ms. Carballo:

Below please find the status of the Revolving Loan Fund cases which have been brought on behalf of the SFRPC. This shall confirm that once a judgment is obtained and recorded, our office has been instructed to take no further action, other than to re-record specified judgments, as requested, in a timely fashion. We have therefore removed all of the "Closed Cases" from this list. In the future, once a judgment is obtained and recorded relative to cases appearing on this list, they will be removed from this list.

1. SFRPC (SFRPC Account #4018) v. Angela Dawson, P.A. (Our File No. 9940547)

Complaint filed with the Court on May 7, 2018. Dawson filed a motion to recuse (remove) the judge, so litigation was delayed. Dawson filed an Answer and Counterclaim, which SFRPC moved to strike. Order entered approving our Motion to Strike Dawson's Affirmative Defenses and our Motion to Dismiss Dawson's Counterclaim. Dawson's Amended Counterclaim and Amended Answers and Affirmative Defenses were due on April 26, 2019. Dawson failed to file the pleadings by the deadline, and SFRPC filed a Motion for Summary Judgment. The hearing on the Motion for Summary Judgment was scheduled, and then reset at Dawson's request for October 23, 2019. A Motion for Judicial Default against Dawson was filed on October 25, 2019.

SFRPC requested an Amended Complaint to add a foreclosure count. A Motion to Amend Complaint was filed and there were two (2) initial hearings on the motion. Both times, the Court delayed a ruling on the motions, pending mediation. Ultimately, SFRPC set the hearing on the Motion to Amend Complaint six separate times, and each time the hearing was continued either due to the Judge ordering mediation or due to Dawson's requests for a continuance. The seventh

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time the Motion to Amend was set for a hearing, the Court granted SFRPC's motion and allowed SFRPC to Amend the Complaint to add the foreclosure count.

A Motion to Strike Defendants First Amended Affirmative Defenses was filed on November 13, 2019. A Motion to Dismiss Dawson's Counterclaim was filed on December 19, 2019. On June 15, 2020 a hearing was set for the court to hear SFRPC's Motion for Judicial Default, Motion for Leave to File Amended Complaint, Motion to Strike Defendants' First Amended Affirmative Defenses and Motion to Dismiss Counterclaim. Dawson filed a new Counterclaim and new Answer and Affirmative Defenses just prior to the hearing, which the court accepted in place of the defective pleadings. SFRPC's motions were denied due to the court accepting the replacement pleadings. Dawson filed various additional pleadings, including an Affidavit of Excusable Neglect and an Affidavit from Ed McGann. Dawson filed a Request for Production on June 8, 2020, requesting a significant volume of documents which are unrelated to the pending litigation. SFRPC's objection to the discovery request was filed on July 8, 2020.

Litigation of this matter has been extended and complicated by the volume of pleadings filed by Ms. Dawson; each pleading requires a response from SFRPC. Mediation occurred on October 29, 2020 before Judge Lynch. The parties were not able to reach a settlement at mediation.

Since the Court was encouraging the parties to mediate, SFRPC staff focused on attempting to settle with Dawson and to manage the costs of litigation by bringing this matter to a conclusion through settlement. With that intent, SFRPC made multiple offers and counter-offers to Ms. Dawson. As a follow-up to mediation, on November 3, 2020 and January 27, 2021, SFRPC sent a written settlement offer to Dawson and her attorney. SFRPC followed up again with written settlement offer to Dawson and her attorney on March 8, 2021. SFRPC made significant concessions and reductions of the late fees in a good faith attempt to settle the matter without further litigation. Despite SFRPC's multiple concessions, Ms. Dawson would not agree to any of the SFRPC's settlement proposals. Dawson submitted a Counteroffer which was transmitted to SFRPC on March 12, 2021. Per RLF Committee, the decision was made to proceed with the litigation.

The hearing on SFRPC's Motion to Amend the Complaint was set for June 24, 2021. At that hearing, the Court continued the hearing to September 2, 2021. SFRPC's Motion to Amend Complaint was granted and the Defendants had 20 days to file a response to the Amended Complaint. On September 3, 2021, the Court also entered an Order granting Dawson's request to file an Amended Counterclaim in response to SFRPC's Amended Complaint. On September 22, 2021, Defendants, Angela L. Dawson, P.A. and Angela Dawson filed their Answer to Plaintiff's Amended Complaint dated June 23, 2021. On October 1, 2021, SFRPC filed a Motion to Strike Dawson's Second Amended Affirmative Defenses. On October 15, 2021, a hearing on the Motion to Strike was scheduled for January 26, 2022. On January 26, 2022, the court ordered a Mandatory Case Management Conference to be held on March 28, 2022.

On February 2, 2022, the Court entered an order on the Motion to Strike as follows: Defendants' first affirmative defense of *in pari delicto* is stricken without prejudice; Defendants' second affirmative defense of bad faith is stricken with leave to amend within twenty (20) days of the date of this Order; Defendants' fourth affirmative defense of fraudulent inducement is stricken with prejudice; Defendants' fifth affirmative defense of fraudulent misrepresentation is stricken with prejudice; Defendants' seventh affirmative defense of unjust enrichment is stricken with prejudice; Defendants' eleventh affirmative defense of ratification is stricken with leave to amend within twenty (20) days of the date of the Order. Plaintiff's Motion to Strike Defendants' Amended Affirmative Defenses was hereby denied as to the following affirmative defenses: Defendants' third affirmative defense of unclean hands; Defendants' sixth affirmative defense of promissory estoppel; Defendants' eighth affirmative defense of modification; Defendants' ninth affirmative defense of equitable estoppel; and Defendants' tenth affirmative defense of waiver.

Our Motion to dismiss the Defendants' amended counterclaim is set for hearing on May 4, 2022 at 9:30 am. On February 9, 2022, Plaintiff filed a reply to Defendants' affirmative defenses. On February 15, 2022, Defendants filed amended affirmative defenses. On February 22, 2022, Plaintiff filed a reply to the amended affirmative defenses.

On March 25, 2022, SFRPC responded to Dawson's request for a settlement offer, renewed the prior settlement dated November 30, 2020, and left it open for ninety (90) days. As of June 23, 2022, the settlement offer expired. On August 22, 2022, the SFRPC settlement offer was once again offered to Ms. Dawson with an expiration date of December 1, 2022.

On May 4, 2022, the Court entered an Order for Uniform Case Management to be held August 22, 2022. On May 4, 2022, Judge Bidwell granted SFRPC's Motion to Dismiss Dawson's Counterclaim as to all counts. However, the Judge provided Dawson twenty (20) days to amend her complaint.

On May 23, 2022, Defendant served pre-suit notice on the Council and the Florida Department of Financial Services. On May 24, 2022, Defendant filed a Third Amended Counterclaim which was later deemed abandoned by the Clerk's office. On May 31, 2022, without permission of the Court, Defendant filed a Fourth Amended Counterclaim. On June 3, 2022, SFRPC filed a Motion to Dismiss Dawson's Third and Fourth Amended Counterclaims with Prejudice. A hearing on the SFRPC's Motion to Dismiss is scheduled for Friday, December 2, 2022. On June 30, 2022, Dawson filed an emergency motion with the Court asking the Court to require SFRPC to release its mortgage cross collateralized against 2748 NW 8th St. Fort Lauderdale. On July 6, 2022, SFRPC filed a response to the Emergency Motion. On July 7, 2022, Dawson filed a Notice of Production from Non-party for Old Republic National Title Insurance Company and Alfred Andreu. On July 7, 2022, SFRPC filed a request for copies of records for Alfred Andreu and Old Republic National Title Insurance Company. On July 8, 2022, Ms. Dawson submitted a Public Records request to SFRPC. SFRPC has responded to Ms. Dawson. Ms. Dawson had until July 13, 2022 to send SFRPC the requested deposit of \$600.00 in order for SFRPC to start retrieving and reviewing documents. As of today's date, Ms. Dawson has not paid the deposit.

Isabel Cosio Carballo, Executive Director

Page 4 of 4

November 3, 2022

On August 22, 2022, the Court held a Case Management Conference. Ms. Dawson and her Co-counsel were not present. On October 10, 2022, another mandatory Case Management Conference was held. Ms. Dawson informed the court that she would be filing a motion for leave to amend based on new information from Benworth Capital. Copies have been requested through a filing, as of today's date, nothing has been received.

Should you have any questions, please feel free to contact me.

Sincerely yours,

/s/ Kerry L. Ezrol

Kerry L. Ezrol

KLE:jc

cc: Samuel S. Goren, General Counsel (via e-mail & hard copy)
Alisha Lopez (via e-mail)
Steve Foreman (via e-mail)
Manny Cela (via e-mail)
Jeffrey Tart (via e-mail)
Kathe Lerch (via e-mail)



MEMORANDUM

AGENDA ITEM # VI.B

DATE: NOVEMBER 21, 2022

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC CARES ACT RLF STATUS REPORT

The U.S. Department of Commerce's Economic Development Administration is partnering with the South Florida Regional Planning Council (SFRPC) to oversee and administer a new \$5.90 million CARES ACT Business Revolving Loan Fund program that will alleviate sudden and severe economic dislocation caused by the coronavirus in Monroe, Miami-Dade, Broward and Palm Beach counties. Designated a U.S. Department of Commerce Economic Development District in 1994, the SFRPC welcomes this new program into its lending portfolio as it continues to expand its economic development activities.

The initiative/focus is to initially conduct financial assessments of vital and essential South Florida small businesses to evaluate financial and resiliency capacity with the focus on maintaining ongoing operations. Once assessed, the SFRPC along with its coalition partners will determine an applicable loan program to meet the financial needs of the small business in order to maintain its vital operations. This supplemental financial assistance award will help support critical small business operations for the long-term within industries that are essential in South Florida.

Since the program was launched on August 5, 2020, the SFRPC has received approximately 325 prospects inquiring into the loan program from Palm Beach, Broward, Miami-Dade and Monroe counties. Initial loan program funding is available for up to 2 years or until all loan funds are disbursed. As the program is revolving in nature, after all initial funds are deployed, new businesses will have an opportunity to seek financial support as loan proceeds are repaid from former borrowers.

In January 2022, the program reached the milestone of completely lending the EDA appropriated funds to Covid-impacted businesses in South Florida six months ahead of schedule. To date, loan administration has approved thirty-two (32) new CARES ACT RLF loans totaling \$6,770,000 and saved and/or created 235 related jobs.



**CARES ACT REVOLVING LOAN FUND
PAYMENT STATUS REPORT - NOVEMBER 2022**

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Pay/Yr	Normal Pay	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
5100		25,000.00	25,000.00	60	3.5000	12	454.79	454.79	15,084.65	11/01/22	0	11/01/22	12/01/22	10/20/20	11/01/25	performing
5102		500,000.00	500,000.00	60	3.5000	12	1,506.94	1,506.94	499,951.40	11/01/22	0	11/01/22	12/01/22	11/11/20	01/01/31	performing
5104		85,000.00	85,000.00	84	3.5000	12	1,142.39	1,142.39	62,676.93	11/01/22	0	11/01/22	12/01/22	11/24/20	01/01/31	performing
5107		300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	247,795.99	11/01/22	0	11/01/22	12/01/22	11/20/20	11/01/30	performing
5110		500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	476,850.11	10/01/22	0	10/01/22	11/01/22	01/13/21	01/01/31	performing
5111		210,000.00	210,000.00	120	3.5000	12	2,076.60	2,076.60	177,001.14	11/01/22	0	11/01/22	12/01/22	12/31/20	01/01/31	performing
5112		500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	421,534.58	11/01/22	0	11/01/22	12/01/22	12/28/20	01/01/31	performing
5113		50,000.00	50,000.00	60	3.5000	12	909.59	909.59	35,124.29	11/01/22	0	11/01/22	12/01/22	02/25/21	03/01/26	performing
5114		150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	128,728.43	11/01/22	0	11/01/22	12/01/22	02/24/21	02/01/31	performing
5115		100,000.00	100,000.00	60	3.5000	12	1,594.07	1,594.07	81,265.39	11/01/22	0	11/01/22	12/01/22	02/02/21	02/01/26	performing
5116		243,000.00	243,000.00	120	3.5000	12	1,737.16	1,737.16	223,985.51	11/01/22	0	11/01/22	12/01/22	05/14/21	04/01/31	performing
5117		394,000.00	394,000.00	240	3.5000	12	2,285.04	2,285.04	372,902.60	11/01/22	0	11/01/22	12/01/22	05/13/21	05/01/31	performing
5118		500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	474,449.38	11/01/22	0	11/01/22	12/01/22	06/15/21	07/01/36	performing
5119		150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	138,405.91	11/01/22	0	11/01/22	12/01/22	08/12/21	08/01/31	performing
5120		80,000.00	80,000.00	120	3.5000	12	791.09	791.09	71,448.81	11/01/22	0	11/01/22	12/01/22	08/09/21	08/01/31	performing
5121		175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	156,028.45	11/01/22	0	11/01/22	12/01/22	08/24/21	08/01/31	performing
5122		500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	477,055.90	11/01/22	0	11/01/22	12/01/22	08/25/21	08/01/31	performing
5123		250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	234,290.53	11/01/22	0	11/01/22	12/01/22	10/15/21	10/01/31	performing
5124		250,000.00	250,000.00	120	3.5000	12	2,472.15	2,472.15	226,906.57	11/01/22	0	11/01/22	12/01/22	10/15/21	10/01/31	performing
5125		500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	479,639.29	11/01/22	0	11/01/22	12/01/22	01/13/21	10/01/31	performing
5126		128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	112,544.21	11/01/22	0	11/01/22	12/01/22	02/15/22	02/01/27	performing
5127		200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	193,258.86	11/01/22	0	11/01/22	12/01/22	06/09/22	06/01/32	performing
5128		400,000.00	9,070.20	36	5.0000	12	52.91	0.00	9,070.20	11/01/22	1	11/01/22	12/01/22	10/20/22	11/01/25	performing
Totals		6,190,000.00	5,814,070.20				49,562.90	49,509.99	5,315,999.13							

CARES ACT RLF FUNDING UPDATE

AS OF: 11/01/2022

Loan #	LOAN AMOUNT	COUNTY	CITY
1	\$25,000.00	Monroe	Key Largo
2	\$30,000.00	Monroe	Islamorada
3	\$500,000.00	Broward	Pompano Beach
4	\$85,000.00	Palm Beach	Palm Springs
5	\$300,000.00	Miami- Dade	Miami
6	\$35,000.00	Broward	Hollywood
7	\$210,000.00	Broward	Miramar
8	\$150,000.00	Monroe	Key West
9	\$500,000.00	Monroe	Key West
10	\$500,000.00	Miami- Dade	Miami Beach
11	\$50,000.00	Broward	Hollywood
12	\$150,000.00	Broward	Davie
13	\$50,000.00	Broward	Lauderhill
14	\$243,000.00	Broward	Sunrise
15	\$394,000.00	Palm Beach	Boca Raton
16	\$300,000.00	Broward	Plantation
17	\$75,000.00	Broward	Fort Lauderdale
18	\$80,000.00	Miami- Dade	Miami
19	\$175,000.00	Palm Beach	West Palm Beach
20	\$500,000.00	Miami- Dade	Miami
21	\$150,000.00	Broward	Plantation
22	\$250,000.00	Miami- Dade	Miami Beach
23	\$500,000.00	Broward	Coconut Creek
24	\$128,000.00	Broward	Hollywood
25	\$365,000.00	Monroe	Key West
26	\$200,000.00	Broward	Plantation
27	\$75,000.00	Broward	Fort Lauderdale
28	\$200,000.00	Broward	Fort Lauderdale
30	\$100,000.00	Broward	Plantation
31	\$50,000.00	Broward	Lauderhill
32	\$400,000.00	Palm Beach	Riviera Beach

TOTAL FUNDED: \$6,770,000.00



AGENDA ITEM # VI.D

DATE: NOVEMBER 21, 2022
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: COUNCIL HIGHLIGHTS

Attached are brief descriptions of some ongoing programs and activities of the Council.

Information only.

NOVEMBER 2022

2022-2027 SFRPC SOUTH FLORIDA COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY REPORT IS NOW COMPLETE

For more information, please contact sfadmin@sfrpc.com

We are proud to share that the 2022-2027 SFRPC South Florida CEDS Report is now complete. The CEDS highlights key economic challenges and opportunities facing Miami-Dade, Broward, and Monroe counties and its population of 4.7 million residents. The report also contains an articulation of the key issues and strategic direction the region's leaders should pursue to advance economic development, equitable access to opportunity, and prosperity in South Florida in the future.

Additionally, Broward County Commissioner and SFRPC / CEDS Chair Steve Geller hosted a press conference about the report on Monday, November 14, 2022. The full recording can be viewed on [YouTube](#). We are grateful to our regional leaders for their many contributions to the CEDS. Thank you for your continued support of the Council and your collaborative efforts to make the South Florida region more economically prosperous for the region's residents and a better place to live. Please feel free to share our resource page with your stakeholders: [sfrpc.org | CEDS](https://sfrpc.org/ceds)



Channel 10 Article: <https://www.local10.com/news/local/2022/11/14/economic-forecast-identifies-climate-resiliency-as-biggest-concern/>

REGIONAL SOLID WASTE MANAGEMENT CONFERENCE WAS A HUGE SUCCESS

For more information, please contact sfadmin@sfrpc.com

The South Florida and Treasure Coast Regional Planning Councils are pleased to share that the Regional Conference on Solid Waste Management “Challenges & Opportunities” was a huge success. The conference was held on Friday, October 21, 2022 at Florida Atlantic University in Boca Raton.

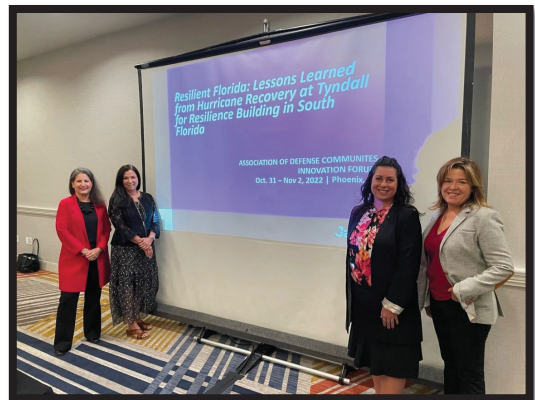


Featured presentations were given by county professionals and other subject matter experts regarding the current state of solid waste management practice in Southeast Florida, new technologies and “best practice” approaches, and opportunities for greater regional collaboration to manage an ever-growing supply of solid waste. Please feel free to inform yourselves with the resources [located here](#), and let us know how we can be of assistance by contacting sfadmin@sfrpc.com.

SFRPC EXECUTIVE DIRECTOR JOINS PANEL DISCUSSION SPONSORED BY JACOBS ENGINEERING AT THE ADC INSTALLATION INNOVATION FORUM

For more information, please contact sfadmin@sfrpc.com

Thanks to the Association of Defense Communities (ADC) for another successful Installation Innovation Forum! The event was held the first week in November 2022 in Phoenix and brought together hundreds of military and civilian officials dedicated to enhancing the U.S. Department of Defense (DoD) installation and community resiliency. Executive Director Isabel Cosio Carballo was honored to speak on a panel sponsored by Jacobs Engineering Group, Inc. to discuss the important work Military Installation Resilience Review of four South Florida Installations with support from the DoD’s Office of Local Defense Community Cooperation. We thank our consultant team for their great work and partnership.



SOUTHEAST FLORIDA TRANSPORTATION (SEFTC) PANEL DISCUSSION

For more information, please contact Christina Miskis | cmiskis@sfrpc.com

Council Members Mayor Joseph Corradino, Miami-Dade Vice-Chair & TPO Chair Oliver Gilbert III, and Broward County Commissioner Beam Furr joined colleagues from the Southeast Florida Transportation Council to discuss Southeast Florida's regional vision in terms of mobility, equity, sustainability, transportation, and land use.



This regional conversation followed the conclusion of the successful 2022 RailVolution Conference in Miami on November 2, 2022. Congratulations to the Miami-Dade TPO on the great success of the national RailVolution Conference focused on the interplay of transit, connected mobility options, land use, and development in building great places to live.

SOUTHEAST FLORIDA CLEAN CITIES DIRECTOR NOMINATED TO THE DRIVE ELECTRIC BOARD OF DIRECTORS

For more information, please contact Alisha Lopez | alopez@sfrpc.com

Alisha Lopez, the Clean Cities Director for the Southeast Florida Clean Cities Coalition was recently elected to the Drive Electric Board of Directors. She is the newest member elected this year and the only representative of the Clean Cities Program elected to the Board. She will serve as a liaison between the Clean Cities Coalitions in Florida and the Drive Electric Florida organization. Alisha will help with the policy goal development and educational outreach. [READ THE LETTER](#)



THE SFRPC RECOGNIZED AT THE 40TH ANNUAL MEDWEEK GALA TO CELEBRATE MINORITY ENTERPRISE DEVELOPMENT WEEK

For more information, please contact Jeff Tart | jtart@sfrpc.com or Steve Foreman | sforeman@sfrpc.com

The South Florida Regional Planning Council was recognized by M. Gill & Associates, Inc. at Florida's 40th Annual MEDWeek Gala to celebrate minority enterprise development week. The South Florida Regional Planning Council's CARES ACT Revolving Loan Fund was honored as a leading capital assistance program for minority business owners in South Florida that had been impacted by COVID.



SFRPC RLF RATED “A” BY THE EDA

The EDA has recognized the SFRPC RLF Program as a top performing program with completion of a risk rating analysis for fiscal year ending 9/30/2022. Information on the EDA RLF Program Risk Analysis System may be found at <https://eda.gov/files/rlf/EDA-RLF-Risk-Analysis-System.pdf>. Should you have any questions or wish to view additional information, please contact Senior Loan Officer, Jeff Tart at jtart@sfrpc.com.

SOUTH FLORIDA LOCAL EMERGENCY PLANNING COMMITTEE (LEPC)

For more information, please contact sfadmin@sfrpc.com

The South Florida LEPC sponsored an eight-hour OSHA Hazardous Waste Operations and Emergency Response Course for Miami-Dade's Water and Sewer Department. This course took place throughout October and certified 100 employees of the agency in handling certain hazardous material emergencies. During the month of September, another 200 employees of the agency were certified in similar training.

WE ARE HIRING!

For more information, please contact sfadmin@sfrpc.com.

The SFRPC currently has three career opportunities available. We can use your assistance in promoting the vacancies through your municipal or County newsletter or website. Please [click here](#) to see the available positions.



DEPUTY DIRECTOR

This senior level position is responsible for the oversight and direction of the planning activities of the South Florida Regional Planning Council in the three-county region of Monroe, Miami-Dade, and Broward counties. This position works closely with the Executive Director with support of senior staff to develop new planning programs and initiatives, develop and maintain external stakeholder relationships, and manage the agency and staff.

ECONOMIC DEVELOPMENT & RESEARCH MANAGER

This is a mid- to high-level position requiring advanced professional work in a wide range of business and economic development tasks. The ideal candidate will possess an understanding of activities related to community development, economic development, and economic

diversification and resiliency, with the ability to conduct research and analyze data working independently.

REGIONAL PLANNER / MOBILITY, ENVIRONMENTAL, AND COMMUNITY RESILIENCE

This is a mid-level position requiring advanced professional work in a wide range of planning activities with a focus on resilience planning, transportation / mobility, comprehensive planning, community engagement, modeling, and mapping. The preferred candidate will have experience in scenario-based planning to inform long-range mobility and vulnerability analyses and adaptation strategies relevant to urban planning and infrastructure design. This position will also play a lead role in the development of state and federal funding proposals support resilience investments. The position requires excellent communication skills, both oral and writing, experience with PowerPoint, and strong presentation skills. Candidates should be highly motivated and creative, enjoy working as a team, and have superior organizational skills. Responsibilities include contract management, project tracking and reporting, participation in technical work groups, and collaboration with agency partners. The ideal candidate will have an interest in mobility, resilience, and economic development.



MEMORANDUM

AGENDA ITEM #VII.A

DATE: NOVEMBER 21, 2022

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ATTENDANCE FORM

Information only.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
www.sfrationalcouncil.org

2021/2022 ATTENDANCE RECORD

COUNCILMEMBERS	10/25	11/8 MC	01/24 MDC	2/28	3/18 *	4/25 EC/CM	6/27	7/18 MDTPO	9/19 **	9/19	10/17
BAILEY, Mario, <i>Immediate Past Chair</i> Governor's Appointee	VP	P	P	VP	*	VP	VP	V	VP	VP	VP
CAPLAN, Franklin, Councilmember Village of Key Biscayne	-	-	-	-	-	-	-	V		P	P
CATES, Craig, Monroe County Commission	-	-	P	VP	*	VP	*	P		VP	VP
COLDIRON, Michelle, <i>Secretary</i> Monroe County Commission	VP	P	P	P	P	P	*	P	P	P	VP
CORRADINO, Joseph Mayor, Village of Pinecrest	*	*	*	P	*	P	P	P		*	VP
FURR, Beam, 2nd Vice-Chair Broward County Commission	P	P	VP	P	P	P	P	P	P	P	P
GARCIA, René, Treasurer Miami-Dade Co. Commission	VP	*	VP	VP	*	VP	VP	P	VP	VP	VP
GELLER, Steve, Chair Broward County Commission	*	VP	P	VP	P	P	P	V	P	P	P
GILBERT, III, Oliver Miami-Dade Co. Commission	A	A	A	*	*	A	A	P		*	A
GOLDBERG, Cary Governor's Appointee	P	A	*	P	*	P	A	*		VP	P
KAUFMAN, Samuel, <i>First Vice Chair</i> Commissioner, Key West	VP	VP	VP	VP	*	VP	*	V	VP	VP	*
McGHEE, Kionne Miami-Dade Co. Commission	-	-	P	*	*	A	A	P		VP	VP
ROSS, Greg Mayor, Cooper City	*	VP	VP	VP	P	*	*	P	P	P	P
UDINE, Michael Mayor, Broward County	P	*	VP	VP	*	VP	VP	V		VP	VP
ZIADE, Ana M. Mayor, North Lauderdale	P	P	VP	P	P	P	P	P		P	P

2021/2022 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	10/25	11/8 MC	01/24 MDC	2/28	3/18 *	4/25 EC/CM	6/27	7/18 MDTPO	9/19 **	9/19 CM	10/17
ANDREOTTA, JASON Florida Dept. of Environmental Protection	D	*	D	VP	P	VP	D	*		VP	D
HUYNH, DAT Florida Dept. of Transportation	VP	VP	VP	VP	*	VP	VP	V		VP	VP
MAYERS, Lorraine South Florida Water Management District	*	VP	VP	P	P	VP	*	V		VP	VP
Department of Economic Development	-	-	-	-	-	-	-				

A majority of the meetings were physical/virtual meetings

P = Present

VP = Virtually Present

A = Absent

D = Designee Present

* = Excused Absence

- = Not Yet Appointed

MDC = MIAMI-DADE COUNTY

MC = MONROE COUNTY

MDTPO =Miami-Dade Transportation Organization

* *Joint Meeting March 18, 2022*

** Exec. Committee/Workshop only



MEMORANDUM

AGENDA ITEM #VII.B

DATE: NOVEMBER 21, 2022
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CORRESPONDENCE AND ARTICLES

Recommendation

Information only



South Florida Regional Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
www.sfregionalcouncil.org



MEMORANDUM

AGENDA ITEM #VII.B

DATE: NOVEMBER 21, 2022
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CORRESPONDENCE AND ARTICLES

Recommendation

Information only



South Florida Regional Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
www.sfregionalcouncil.org

Miami-Dade mayor vetoes project near Biscayne Bay, citing Hurricane Ian and flood risks

BY DOUGLAS HANKS



On Thursday, Nov. 10, 2022, Miami Dade County Mayor Daniella Levine Cava announced a veto of legislation to expand the Urban Development Boundary for a South Miami-Dade project. SYDNEY WALSH swalsh@miamiherald.com

Facing the [first expansion of the Urban Development Boundary](#) in nine years, Miami-Dade Mayor Daniella Levine Cava on Thursday vetoed legislation allowing a nearly 400-acre industrial complex to be built on farmland currently outside the boundary that divides the suburbs from agricultural land and the Everglades. The veto of the County Commission vote to move the Urban Development Boundary (UDB) sets up a final showdown on the proposed South Dade Logistics and Technology District.

[READ MORE: Miami-Dade commission OKs project that critics say threatens Everglades restoration](#)

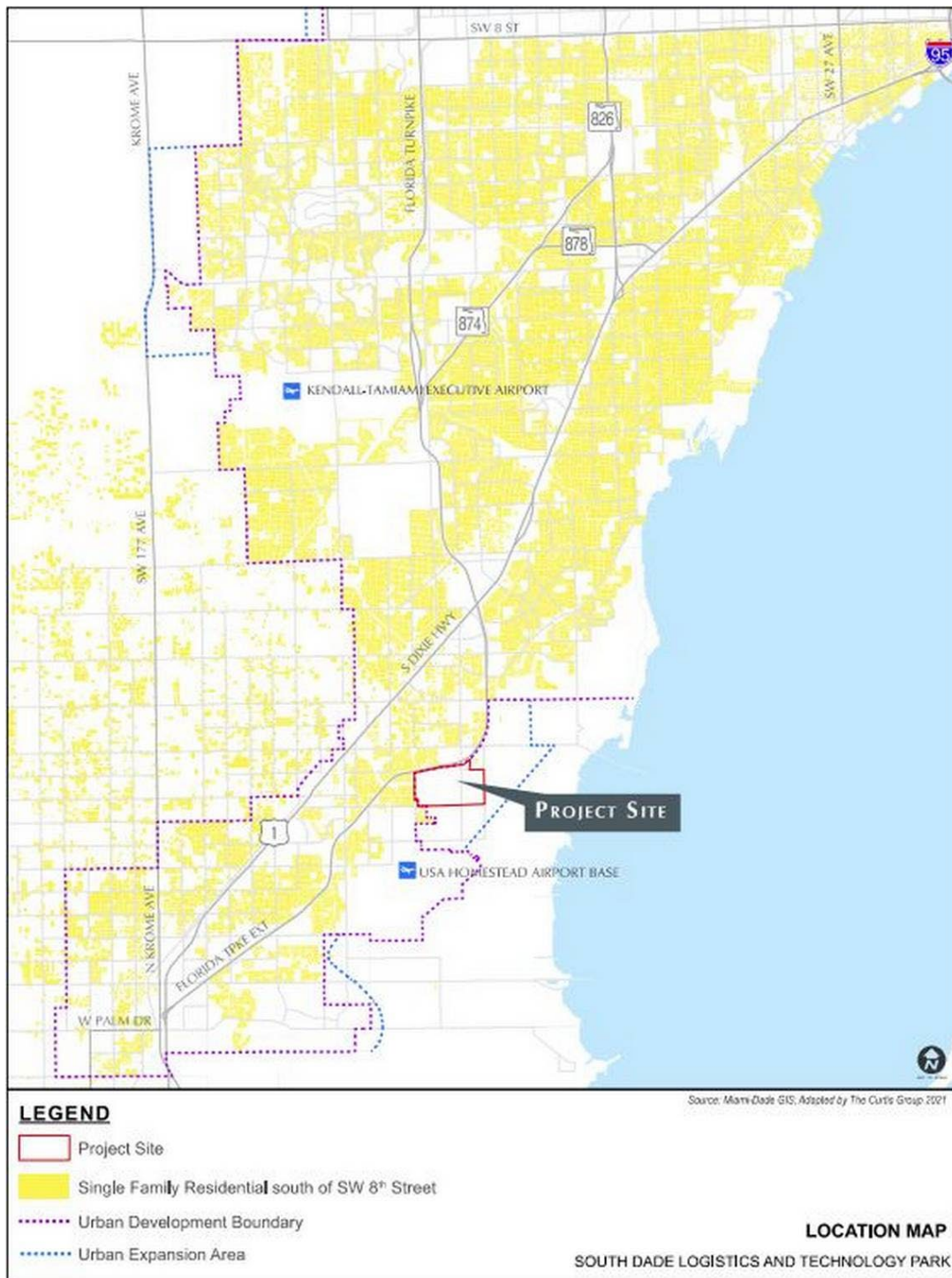
Commissioners approved the site on Nov. 1 with eight votes, which would be enough to overturn Levine Cava's veto when the board convenes for its regular meeting on Tuesday. But if a commissioner who voted yes doesn't show or switches their vote, the veto could be sustained.

Environmental groups fought the proposed project off Florida's Turnpike near Homestead as bad for Everglades revitalization because a federal group planning the next phase of wetlands restoration is considering that area for projects.

Levine Cava's planning staff recommended against it, saying enough industrial space already exists within the UDB to accommodate economic growth and the proposed development sits in a low-lying area about three miles west of Biscayne Bay that's vulnerable to severe flooding during a hurricane.

“It encourages development in areas at risk of storm surge, putting more properties at risk in the future, especially concerning in light of the devastation we just witnessed following Hurricane Ian,” Levine Cava said in a statement.

Developers behind the project touted it as a reasonable next step in Miami-Dade’s urban expansion, with elevated streets and buildings to mitigate flooding issues and the potential for more than 7,000 jobs that will provide alternatives to long commutes for residents in South Miami-Dade. The project site sits south of Florida’s Turnpike and north of Moody Drive (Southwest 268th Street).



This map depicts the site for the proposed South Dade Logistics and Technology District project, using the original 800-acre footprint. To win support of the Miami-Dade County Commission, developers have since shrunk the size of the project. South Dade Logistics and Technology Park

Throughout 2022, developers Stephen Blumenthal, David Brown and Jose Hevia [failed to win enough support](#) on the commission to move the UDB for the first time since 2013.

That [changed Nov. 1](#) when Commissioner Raquel Regalado switched from a no to a yes, citing the developers' new offer to purchase about 625 acres of environmentally sensitive land outside the UDB and donate it to a county preservation program.

That left four commissioners on the no side: René Garcia, Sally Heyman, Danielle Cohen Higgins, and Eileen Higgins.



Ashika Campbell, from Naranja, wears a "Bring the Jobs" shirt during a meeting discussing a vote on expanding the Urban Development Boundary before the Miami-Dade County Commission on Thursday, May 19, 2022, at the Stephen P Clark Center in Miami. Campbell was for expansion of the Urban Development Boundary. Alie Skowronski askowronski@miamiherald.com

Miami-Dade's charter requires a two-thirds vote of all sitting commissioners to move the UDB, and a two-thirds vote of all commissioners present at a meeting to override a mayoral veto.

To sustain her veto, Levine Cava likely needs to retain support from the four commissioners voting no and prevent one commissioner from the yes to vote to override. Commissioners on the yes side were: Jose "Pepe" Diaz, Oliver Gilbert, Keon Hardemon, Kionne McGhee, Jean Monestime, Regalado, Rebeca Sosa and Javier Souto. Miami-Dade's County Charter requires commissioners to take up the mayor's veto as their first item of business at Tuesday's meeting.

In a statement, the developers behind the project said Thursday that Levine Cava "chose to kill hope for thousands of South Dade residents...We look forward to the veto override vote."

In a press conference at County Hall, Levine Cava said she was reaching out to commissioners in hopes of moving a member to her side. "I'm working very hard to secure the votes needed to sustain the veto," she said. "I'm very hopeful commissioners will understand the gravity of the vote."

Read more at: <https://www.miamiherald.com/news/local/community/miami-dade/article268581832.html>

Don't expand Broward's landfill even more, planning council says. 'Find another solution.'

BY LISA J. HURIASH

A plan to expand Broward's landfill was rejected on its way to the County Commission this week, but Waste Management isn't giving up hope on its plans.

Waste Management has revived its proposal to expand its Monarch Hill landfill — known by some locals as Mount Trashmore — on a 24-acre parcel adjacent to the site by Florida's Turnpike since it's only a few years away from being completely full.

On Thursday, the Broward County Planning Council, a planning agency, unanimously voted to turn down the request, even though the County Commission will have the final say.

Waste Management had sought to re-designate the land use of a 24-acre parcel so it could add to the landfill on that adjacent land. And with a bigger base, the landfill would eventually go higher, too.

But the attempt upset some leaders, who said there is no place for growth.

"Where in this country do we see a landfill this close to a significant population base?" asked Wally Eccleston, the chief of staff to Broward County Commissioner Mark Bogen, speaking to the Planning Council on his behalf. "Where in this country do you see a government allowing an expansion of a landfill this close to a significant population base? The answer is nowhere."

That move to ask the county's planning council to sign off on the plan has been in the works for about a year, although it been stymied from ever getting on an agenda.

"They need their due process," said County Commissioner Beam Furr, who is leading a [consortium of cities](#) trying to figure out if they can manage without Waste Management at all.

"Most of the time we follow their recommendation," Furr said. "We give it the credit it's due."

He was pleased with the decision. "I think that was the right vote for the time being."

Waste Management's proposal

Monarch Hill is a 1965-era landmark that can be seen from miles away in an unincorporated part of Broward County bordering Pompano Beach, Coconut Creek and Deerfield Beach.

One way to get rid of some types of garbage is to [burn it to create electricity](#). But the landfill stopped using a section of the landfill that burned the waste in 2015, blaming a lack of trash when a handful of Broward cities decided to go elsewhere a few years earlier.

“The waste-to-energy facility has been decommissioned, is not operational and the equipment removed,” said Dawn McCormick, Waste Management spokeswoman.

So instead of an incineration site, today Waste Management uses that land as a “transfer station,” trucking in household garbage from northern Broward as a holding spot.

The plan now is to appeal to the county, state and federal level for permit and zoning and site-plan approvals to be able to use that land for trash as it expands the current landfill.

The current landfill only has enough space to take in trash for another eight or nine years, or 17.5 million tons, Waste Management attorney and lobbyist Bill Laystrom told the planning council Thursday.

The approval would mean adding another five or six years to the life expectancy.

The landfill is permitted to peak at 225 feet tall — 220 feet of waste and 5 feet of permanent capping. But now it’s just 200 feet, McCormick said.

Laystrom assured the Planning Council there are odor-control systems in place, and contracts with a bird service to use trained falcons and hawks “to create a hostile environment for avian pests” and prevent unwanted birds from roosting in the area.

But Eccleston told planning council members that the office gets emails and calls daily, and is “the most important” issue in the district.

“Again and again... [they] continue to ask for expansion,” he said.

“It is time to stop the unlimited expansion, which only poses a risk to our residents,” Eccleston urged.

Coconut Creek Mayor Josh Rydell pleaded with the planning council to say no. “It’s a self-constructed crisis by Waste Management to make more money,” he said.

The council heard them: Deerfield Beach City Commissioner and Planning Board member Bernie Parness said he wants the message to be: “We don’t support expanding landfills. Find another solution.”

“Adding another 24 acres is only going to make it worse for Coconut Creek and for Deerfield Beach,” Parness said. “Don’t those citizens count?”

[\[RELATED: Broward’s landfill is ‘fast approaching’ the need for more space. Here’s why neighbors are fighting the latest plan.\]](#)

The plan for change

Broward cities have been [organizing for years](#) to figure out if they can bypass [Waste Management](#), and handle their own garbage and recycling, possibly with the creation of a new taxing district.

The idea gained momentum in 2020 after Waste Management announced [it would stop some recycling](#). The company [quickly reversed course](#) after the decision outraged the community.

But it was too late: [There was an outcry](#), and the cities rallied.

A committee of local leaders, who call themselves the Solid Waste Working Group, agreed Wednesday to have “a framework for a master plan within 45 days,” Furr said.

“We have to give the committee a chance to operate,” Parness urged.

Read more at: <https://www.sun-sentinel.com/local/broward/fl-ne-waste-management-broward-county-plans-20221028-ufhq2o6ycnfexetz4obxqdcemq-story.html>

'Neither normal nor sustainable.' South Florida home prices finally fall, but key issue remains

BY MICHAEL BUTLER AND REBECCA SAN JUAN



South Florida's runaway housing market is showing signs of a slowdown. However, the region still struggles with a housing-affordability crunch. Downtown Miami is shown in May 2021. MATIAS OCNER \ mocner@miamiherald.com

[Housing prices fell again last month in Miami-Dade County](#) and dipped for the first time in months in neighboring Broward County, an uplifting sign for aspiring home buyers.

Miami-Dade's median sale price dwindled to \$551,250 for a single-family home in August, down from \$570,000 the prior month, according to the monthly sales report released Wednesday by the Miami Association of Realtors. [Condominium prices](#) also dropped to a \$375,000 midpoint from \$380,000 in July.

The price decreases in Miami-Dade represent the second consecutive month, after climbing steadily from September through June and reaching historic high marks of \$579,000 for a house and \$410,000 for a condo.

"Prices never go up forever," said Ana Bozovic, founder and real estate market analyst at Analytics Miami. "The steady ramp up we have had through mid-2022 was neither normal nor sustainable."

In August, Broward showed the first signs of a softening residential real estate market. Although condo prices held steady at a \$265,000 median, the midpoint sale price for a house fell to \$562,500 from \$600,000 in July.

The South Florida housing market has overheated during the two-year pandemic due to a tight supply of available homes and an influx of out-of-state buyers who decided to call the area their new home. That pushed demand and prices up since many of these newcomers outbid local residents and paid cash for houses and condos.

The pandemic-induced dramatic shift in the white-collar workplace from office buildings to homes allowing technology, finance, legal professionals and others to work remotely from anywhere during the pandemic has

sharply worsened [a housing-affordability crisis in South Florida](#) that began well before the coronavirus emerged in March 2020.

South Florida August housing activity

Median sales prices rose year-over-year in Miami-Dade and Broward counties.

County	Month	Houses median sales price	Annual percent change	Condo median sales price	Annual percent change
Miami-Dade	August 2022	\$551,250	10.1%+	\$375,000	11.9%+
	July 2022	\$570,000		\$380,000	
	August 2021	\$500,500		\$335,000	
Broward	August 2022	\$562,500	13.6%+	\$265,000	20.5%+
	July 2022	\$600,000		\$265,000	
	August 2021	\$495,000		\$220,000	

Table: Rebecca San Juan • Source: Miami Association of Realtors • [Get the data](#) • Created with [Datawrapper](#)

Natives and longtime residents in Miami-Dade and Broward have been waiting on the sidelines, betting the runaway housing prices would eventually settle down.

For now, South Florida still has slim pickings for people determined to buy a home. Miami-Dade has an available inventory of 3.3 months of houses and 3.4 months of condos. Broward has supplies of 2.5 months of houses and 2.1 months of condos. This is far from a balanced market, which typically has five to seven months of housing supply to purchase.

Total housing sale transactions did increase from July to August across the region. Miami-Dade reported 2,505 sales, up from 2,375, while Broward recorded 2,700 transactions, higher than the 2,575 in July. Keeping with a longer trend, nearly half of the buyers last month paid for homes in cash — to likely avoid rising interest rates on mortgages, experts say — in both Miami-Dade and Broward.

Florida Atlantic University finance professor Ken H. Johnson, an expert on the real estate market, said interest rates will continue increasing through the remainder of the year.

On Wednesday, the Federal Reserve announced its fifth bump in its benchmark interest rate in 2022, the third increase of three-quarters of 1% — aggressive moves to try to curtail lingering consumer price inflation. The Fed's rate hikes have pushed 30-year conventional mortgages to an average of 6%, double the mark from a year ago and the highest level since 2008.

Johnson thinks part of the Fed's inflation-fighting strategy to keep raising interest rates is to limit consumer buying power. One element of the Fed's thinking, he said, is that as mortgage rates go up fewer people will borrow against the equity in their homes via home equity lines of credit.

“The Fed is aware that we have the availability of credit being driven by the size of equities in our home and the Fed is worried about building bigger lines of credit,” Johnson said. “Many of us worry that this is creating another form of money supply that the Fed doesn’t have control over.”

Meanwhile, Joey Francilus, a North Miami native and digital strategist, has been shopping for a home but is reassessing the timeline due to interest rate jumps and protracted consumer price increases. The 32-year-old wants to buy by late 2023 a three-bedroom, two-bathroom house in North Miami, similar to the home where he grew up. His mother, Marie Severe Jean-Francois, emigrated from Haiti to New York City in 1979 and soon after moved to Miami. She bought her home in 1998 for \$88,000. Today, it’s valued at \$400,000.

Francilus fears the South Florida newcomers with deep pockets are continuing to force out longtime residents like him.

“We can have growth,” he said, of the housing market. “But if we’re pricing out the very people who make this town what it is, then what’s the cost? We’re losing our essence, if the people who make this town can’t afford to live here.”

George Washington University School of Business Professor Vanessa Perry studies the homeownership gap and thinks that aspiring first-time home buyers like Francilus are hindered more than others by higher mortgage rates.

“That’s a particular constraint we are dealing with now, because house prices are so high and we’re seeing such enormous rates of house price appreciation over the pandemic,” Perry said. “It makes it even more difficult for the first-time home buyer to enter the market, because they need a mortgage to buy a home and qualifying for that mortgage is even more difficult than it was a year ago.”

Read more at: <https://www.miamiherald.com/article266133821.html>

Four factors complicating final Urban Development Boundary vote in South Miami-Dade

BY DOUGLAS HANKS



View of a neighborhood next to a field located at 26100 SW 112th Ave, Homestead, that is included in a plan to expand the Urban Development Boundary by converting farmland into a 9 million-square-foot industrial park near Homestead. The project is up for a final vote on Thursday, Sept. 22, 2022. PEDRO PORTAL pportal@miamiherald.com

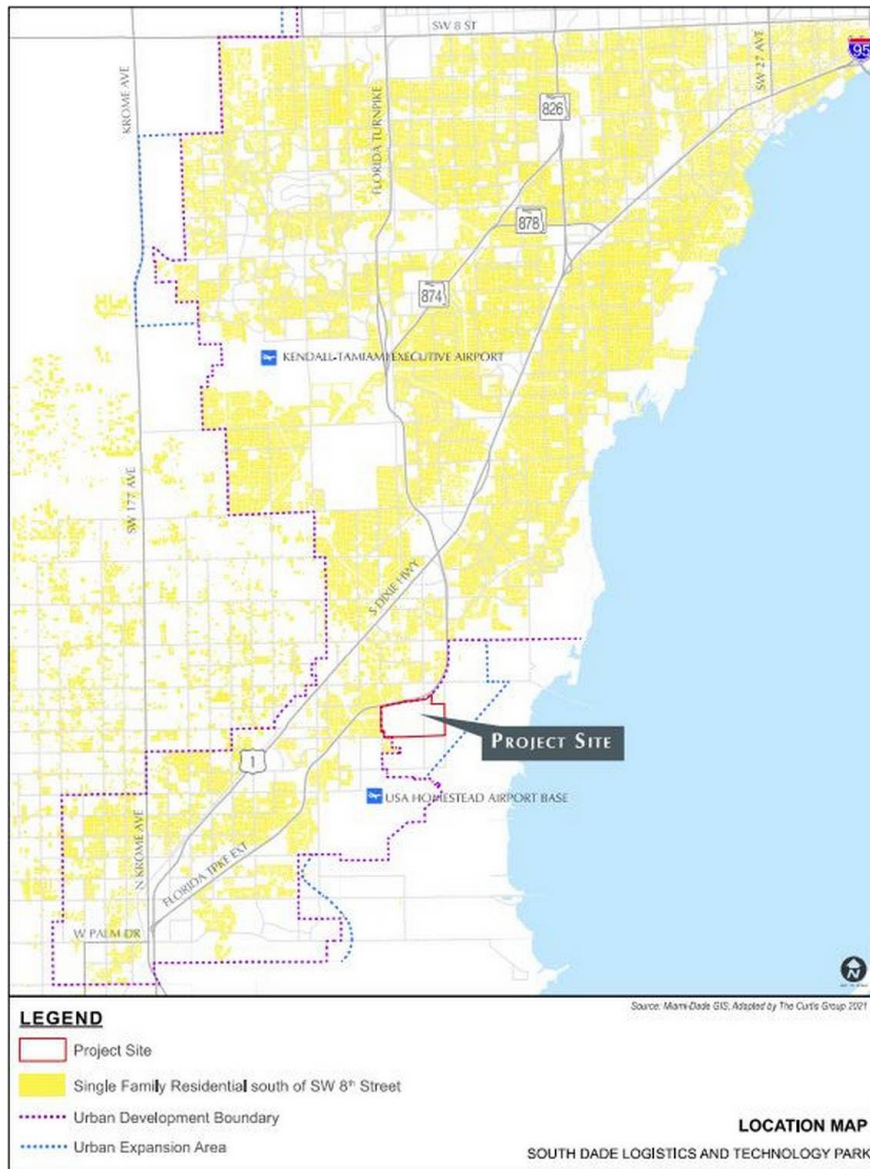
Unable to secure the votes to expand the Urban Development Boundary, developers of a proposed 793-acre industrial complex in South Miami-Dade are returning to county commissioners this week with a smaller project. The proposed South Dade Logistics and Technology District had forecast 11,762 full-time jobs directly created by the collection of warehouses, offices and other businesses to be built on farmland off of Florida's Turnpike. Now covering 380 acres, the project's job estimates are down nearly 40%, with about 7,300 full-time permanent positions on site in the developers' revised economic forecasts.

[READ MORE: Vote delayed on expanding Urban Development Boundary for industrial building complex](#)

The [Urban Development Boundary](#) (UDB) separates farmland and wetlands near the Everglades from most residential and commercial construction in Miami-Dade. Building the project requires Miami-Dade commissioners to expand the UDB for the first time since 2013.

It's a move developers say is overdue to provide an employment center for South Miami-Dade's commuting residents. Environmental groups insist it will create more urban sprawl at the expense of Biscayne Bay and the Everglades.

The site is south of Florida's Turnpike and north of Moody Drive (Southwest 268th Street), north of the Homestead Air Reserve Base and about three miles west of Biscayne Bay.



Miami-Dade County commissioners will vote on the proposed expansion of the Urban Development Boundary for the South Dade Logistics & Technology District, which is planned in an area categorized as a coastal high hazard zone. South Dade Logistics and Technology Park

Developers Aligned Real Estate Holdings and Coral Rock Development pitch the new plan as addressing criticism of the original project.

That criticism included the project being too large.

Despite the smaller footprint on land south of the turnpike, project lawyer Jeffrey Berrow wrote county planners Sept. 9, the project will still “bring much-needed jobs to South Dade, reducing excessive commutes for residents.”

Environmental groups say the original flaws remain, including risks to an ongoing Everglades restoration project and needing a rewrite of Miami-Dade’s ban of commercial development on flood-prone farmland to build the warehouses, hotel and call centers that would go there.

“The same conflicts still exist,” said Laura Reynolds, a leader of the Hold the Line Coalition, which lobbies to keep the UDB in place.

While the arguments for both sides remain largely the same, Thursday’s scheduled final vote on the UDB application faces new wrinkles. Among them:

FLORIDA POWER AND LIGHT’S LAND

A top objection to the proposal from the administration of Mayor Daniella Levine Cava involves the sizable portion of property included in the application to move the UDB but not cooperating with developers on the actual project.

Before the prior votes, a top landowner in the project footprint, billionaire banking mogul Leonard Abess, owned roughly 20% of the land and was fighting the UDB expansion. The revised proposal drops most of the Abess holdings from the project but not land owned by Florida Power and Light.

The utility’s vacant 84 acres would house about 25% of the scaled-down project’s planned six million square feet of construction, but FPL hasn’t applied for the zoning changes developers are seeking.

[READ MORE: To expand the UDB, developer needs Miami-Dade to change county policy on flood risks](#)

MARTINEZ SUSPENSION SCRAMBLES VOTE COUNT

Developers previously needed nine commissioners to vote their way in order to move the UDB but only secured support from seven board members when the project first was up for a commission vote on May 19. That’s put extra focus on five commissioners who voted against the project in May: René Garcia, Eileen Higgins, Danielle Cohen Higgins, Jean Monestime and Raquel Regalado, plus Sally Heyman, who didn’t attend that meeting.

But Tuesday’s [suspension of District 11 Commissioner Joe Martinez](#) means a new count. To move the UDB, Miami-Dade’s charter requires a two-thirds vote of commissioners “then in office” — a calculation that county lawyers say now means eight votes are needed, not nine.

That still means five commissioners can block a UDB move, and that’s how many commissioners opposed the project in May. One caveat: if Gov. Ron DeSantis appoints a replacement commissioner before the 9:30 a.m. meeting, that person would be eligible to cast a vote on the project.

Time is running short on the current vote count, with three term-limited commissioners backing developers — Jose “Pepe” Diaz, Rebeca Sosa, and Javier Souto — leaving office after the November elections.

UDB PROJECT NEAR PLANNED KENDALL PARKWAY ALSO UP FOR A VOTE

Because the commission held a public hearing in May on a different South Dade project, the public probably won’t be allowed to address board members again on that UDB application. But Thursday’s commission agenda includes another project proposed for land outside the current UDB, providing a chance for public comment on similar issues.

Developers Blue Heron and Terra137 (an entity that's not related to Miami development firm [Terra](#)) want to build a 41-acre commercial complex focused on parking, refueling and washing facilities for tractor trailers and large trucks.

The facility would go up on vacant land west of Southwest 137th Avenue, and south of where the 836 Expressway ends. That would put the project in an area between the current UDB and the proposed southern extension of the 836, a project known as the Kendall Parkway.

Developers are pitching it as a way to get large trucks out of parking lots, roadsides and other spots where truck drivers take breaks or store their vehicles. The Levine Cava administration opposes the project, saying truck depots can already be built outside of the UDB, and there is land available for similar facilities closer to the urban core.

The project is up for a preliminary commission vote Thursday that would authorize a state review of the application.

COUNTY STAFF'S LAST-MINUTE RECOMMENDATION ON UDB MOVE

Aligned Holdings submitted the new [project plans on Aug. 31](#), leaving about three weeks for county agencies to review the revised plans and update their recommendations to commissioners. As of early Wednesday afternoon, a final report hadn't been posted online ahead of Thursday's vote.

Levine Cava said this week a final recommendation was coming, but she didn't expect it to change much from her administration's original conclusion that the UDB shouldn't move. "We're still concerned about the environmental impact," she said Tuesday.

Read more at: <https://www.miamiherald.com/news/local/community/miami-dade/article266021951.html>