



**DRAFT AGENDA**

**MONDAY, APRIL 17, 2023, 10:30 a.m.**

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL**

**VIRTUAL / PHYSICAL MEETING**

Join Zoom Meeting

<https://us06web.zoom.us/j/87676010617?pwd=ZXRUbDFmWmtpSWFXbFZlYU0zREdxZz09>

Meeting ID: 876 7601 0617

Passcode: 946450

Find your local number: <https://us06web.zoom.us/j/kbc957cpfQ>

- I. Pledge of Allegiance and Roll Call
- II. Welcome & Approval Council Agenda
- III. Interim Deputy Director / Executive Director Search Update
- IV. Action Items
  - A. Minutes of Previous Meetings
  - B. Financial Report
  - C. Consent: Comprehensive Plan Amendment Reviews (\*Property Rights)

Proposed

- Monroe County 23-01ACSC
- Town of Cutler Bay 23-01ESR
- City of Fort Lauderdale 23-01ESR
- City of Hallandale Beach 23-01ESR
- City of Key West 23-01ACSC
- City of Key West 23-02ACSC
- City of Miami 23-01ESR
- City of Miami 23-03ESR
- City of Miami Beach 23-01ESR
- City of Miami Beach 23-02ESR
- Miami Shores Village 23-01ER



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954-924-3653 Phone, 954-924-3654 FAX  
[www.sfrpc.org](http://www.sfrpc.org); [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com)

- Miami Shores Village 23-02ER
- City of North Miami 23-01ER

## **Public Hearing**

### Adopted

- Broward County 22-05ESR
- Broward County 22-06ESR
- Miami-Dade County 21-05ESR
- Miami-Dade County 22-01ER
- Miami-Dade County 22-06ESR
- City of Hollywood 21-02ESR
- Islamorada, Village of Islands 22-02ACSC
- Islamorada, Village of Islands 22-03ACSC
- City of Key West 22-04ACSC
- City of Key West 22-05ACSC
- City of Lighthouse Point 22-01ESR \*
- City of Miami 22-01ESR
- Miami Shores Village 22-01ER \*
- North Bay Village 22-01ER
- City of North Miami 22-02ESR \*
- City of North Miami 22-03ESR
- Village of Pinecrest 22-01ESR
- City of Sunny Isles Beach 22-02ER
- City of Sunny Isles Beach 22-03ESR

## **Public Hearing**

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. RLF Borrower Defaults: PHI Technologies and J. Stephens Construction
- F. FY 22 – 23 / 23 -24 Selected Programs and Projects Update
- G. FY 23 - 24 Council Dues
- H. KIMCO – SFRPC Lease Renewal
- I. Brainstorm Possible Topics for Regional Convenings / Work Plan

## **Public Comments**

### **V. Discussion Items**

- A. Executive Director’s Report
- B. Legal Counsel Report
- C. Councilmembers 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. Council Highlights

**VII. Announcements and Attachments**

- A. Attendance Form
- B. Correspondence and Articles
- C. Upcoming Meetings

- 1) Monday, May 15, 2023, 10:30 a.m. (Miami-Dade County)
- 2) Friday, June 16, 2023, 10:30 a.m. (Monroe County)
- 3) Monday, July 17, 2023, 10:30 a.m. (SFRPC)

**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](mailto: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](mailto:sfadmin@sfrpc.com).



# MEMORANDUM

AGENDA ITEM IV.A

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DATE: APRIL 17, 2023  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: MINUTES OF PREVIOUS MEETINGS

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Please find herewith the minutes from the Council's Board Meeting on January 23, 2023 for your review and information.

## Recommendation

Approve the minutes.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)



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

**January 23, 2023**

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 10:13 a.m. and reminded everyone of the meeting's procedures. Chair Geller welcomed the Councilmembers as well as those attending virtually. Chair Geller asked Legal Counsel, Sam Goren, 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 Joseph Corradino  
Councilmember Beam Furr  
Councilmember René García\*\*  
Councilmember Oliver Gilbert, III\*\*  
Councilmember Cary Goldberg  
Councilmember Denise Horland\*  
Councilmember Samuel Kaufman\*  
Councilmember Michelle Lincoln  
Councilmember Kionne McGhee\*\*  
Councilmember Greg Ross\*\*  
Councilmember Michael Udine\*

\* Virtually Present

\*\* Absent

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

The following Ex-Officio Member was present:

Lorraine Mayers representing the South Florida Water Management District

The following Ex-Officio Members were virtually present:

Jon Moore for Jason Andreotta representing the Florida Department of Environmental Protection (SE District) and Dat Huynh representing the Florida Department of Transportation, District VI

Legal Counsel, Sam Goren confirmed the presence of a legal quorum. Chair Geller welcomed new Councilmember Denise Horland, City of Plantation Councilmember, appointed by the Broward League of Cities to the Council. He then asked everyone present and virtually present to introduce themselves.

**II. Approval Council Agenda**

*Council Agenda was approved by unanimous consent.*

**III. Council Board Planning Session (Time Certain @ 11:30 a.m.)**

**IV. Action Items**

A. Minutes of Previous Meetings

- November 21, 2022 Minutes

*Chair Geller motioned to approve the Meeting Minutes for November 21, 2022. Councilmember Caplan moved the motion and Councilmember Furr seconded the motion, which was carried by a unanimous vote.*

B. Financial Report

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

*Chair Geller motioned to approve the Financial Report. Councilmember Lincoln moved the motion and Councilmember Bailey seconded the motion, which was carried by a unanimous vote.*

C. Consent: Comprehensive Plan Amendment Reviews (\*Property Rights)

Legal Counsel, Sam Goren, read the Comprehensive Plan Amendment Reviews, Proposed.

Proposed:

- Broward County 22-06ESR
- City of Doral 22-02ESR
- Islamorada, Village of Islands 22-03ACSC
- City of Key West 22-06ACSC
- City of Key West 22-07ACSC
- City of Layton 22-01ER
- City of Miami 22-01ESR
- North Bay Village 22-01ER
- City of Sunny Isles Beach 22-03ESR
- City of Sunrise 22-01ESR \*
- City of Sunrise 22-02ESR

**Public Hearing**

Chair Geller opened the Public Hearing and asked if there were any comments or questions.

**Public Comment**

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

Discussion ensued on the Islamorada, Village of Islands proposed amendment 22-03ACSC in which Councilmember Lincoln clarified that the amendment was about the evaluation criteria ordinance.

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

Legal Counsel, Sam Goren, read the Comprehensive Plan Amendment Reviews: Adopted.

Adopted

- Broward County 22-04ESR
- Monroe County 22-05ACSC
- Monroe County 22-07ER
- City of Coconut Creek 21-01ESR
- City of Cooper City 22-01ESR \*
- City of Deerfield Beach 22-01ER \*
- City of Hallandale Beach 22-02ESR
- City of Marathon 22-08ACSC
- City of Miami Beach 22-05ESR
- City of Miami Springs 22-01ER
- Town of Pembroke Park 22-02ESR \*
- City of Sweetwater 22-01ESR

**Public Hearing**

Chair Geller opened the Public Hearing and asked if there were any comments or questions.

**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, Adopted. Councilmember Caplan moved the motion, and Councilmember Cates seconded the motion. Roll was called and the item was carried by a unanimous vote.*

D. Regional Issues

Chair Geller stated that the SFRPC received a document regarding Miami-Dade County's 21-02ESR amendment, the Trade and Logistic Center, on December 22, 2022, at 8:29 p.m. Normally the Council would have 30 days to respond and/or comment. The issue is that there was no room to account for the holidays during this transmission. The Department of Economic Opportunity (DEO) acknowledged receipt of the document on December 27, 2022. Customarily, the SFRPC would review comments from other agencies during this timeframe, no comments were received from other agencies. The document received was 1,966 pages. No comments were received from other agencies as many agencies do not comment at the approved phase of a comprehensive plan amendment. Chair Geller suggested reviewing the item during the February 27, 2023, SFRPC Council Meeting if needed. Mrs. Carballo stated that she would follow up with the appropriate State Agencies.

Mr. Goren stated for the record that Chair Geller, through his actions and acknowledging the issue, the SFRPC was in the legal process. If nothing were done, this would have been a non-option. Therefore, the opportunity was legally bookmarked for comment in the future.

*Chair Geller motioned to postpone the topic of the Miami-Dade County amendment 21-02ESR, Logistic Center. Councilmember Furr moved the motion, and Councilmember Lincoln seconded the motion. Roll was called and the item was carried by a unanimous vote.*

E. Nominating Committee Report / Election of Officers

Councilmember Udine, Chair of the Nominating Committee provided an update on the meeting held on January 6, 2022. He stated that due to the Executive Director retiring in October 2023, the Nominating Committee recommends keeping the current Executive Committee in place for an additional year to facilitate the transition between directors.

*Chair Geller motioned to approve the decision of the Nominating Committee. Councilmember Udine moved the motion, and Councilmember Caplan seconded the motion, which was carried by a unanimous vote.*

**Public Comment**

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

V. **Discussion Items**

A. Executive Director's Report

Mrs. Isabel Cosio Carballo, Executive Director introduced Ms. Charlene Burke, SFRPC's new Senior Planner / LEPC Coordinator. She announced that intern Hailey Lazzaroni has accepted a full-time position as a Resiliency Planner. Ms. Christina Miskis, of Council staff, gave an update on the upcoming First-Last Mile Conference that will be held on March 17, 2023, at the Broward MPO. Ms. Miskis introduced Ms. Eralda Agolli, who has been integral in working with the CEDS group and will be coordinating the conference. If the Councilmembers have specific issues that they would like to be addressed at the conference, please forward them to the SFRPC staff. Mrs. Cosio Carballo mentioned that there would be an update on the MIRR Project.

B. Legal Counsel Report

Legal Counsel, Sam Goren, stated that Rule 29J was approved on December 20, 2022, by the Department of State. Mr. Goren stated that the SFRPC serves as a mediation arm for the areas it represents.

Chair Geller asked Mr. Goren and Ms. Cosio Carballo to jointly prepare a letter to the local governments within the SFRPC jurisdiction to remind each of their statutory duties to serve as the regional mediator between local governments.

C. Councilmembers Report

Chair Geller asked Ms. Iraida Mendez-Cartaya, Councilmember Garcia's Chief of Staff, to provide a brief overview of Senator Garcia's Resolution on Solid Waste Recycling of Garbage unanimously adopted by the County Commission. In summary, the Resolution directs the County Mayor or County Mayor's designee to collaborate with the SFRPC on strategies and plans related to solid waste management including identifying: 1) the challenges and opportunities to the regional approach to prevent the ever-growing supply of solid waste; 2) new technologies and best practice approaches; and 3) strategies to increase recycling to achieve a goal of 100%, but at a minimum, the State of Florida required rate of 75%. Additional provisions include: 4) development of a comprehensive waste reduction and recycling plan; 5) identification of recycling goals using both sustainable materials management and a waste diversion concept; 6) proposing recycling materials, market development, recycling education, and outreach; 7)

providing local government recycling and assistance; 8) identification of avenues and options to repurpose the recycled materials; and 9) ensuring the ability to offset the cost of energy at county facilities and identify any state or federal legislation that would be needed in order to make this come to fruition.

D. Ex-Officio Report

Mr. Dat Huynh, FDOT, District 6, announced that the regional information sessions regarding the Infrastructure, Investment, and Jobs Act as well as the Strategic and System Intermodal Update will be held in Miami on Feb. 15, 2023, and in Fort Lauderdale on February 16, 2023. He will provide a link.

Ms. Lorraine Mayers stated the upcoming SFWMD Governing Board Meeting will be on Thursday, February 9, 2023, at the Fort Lauderdale Marriott Coral Springs Hotel & Convention Center, beginning at 9:00 a.m.

**VI. Program Reports and Activities**

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report

Mr. Tart provided an update on the RLF and CARES RLF Programs. He conveyed that the DEO is seeking assistance from prospective lending partners to help the State of Florida deploy \$70 M to help minority-owned small businesses throughout the state. Separately, the SFRPC CARES Act RLF Program received an "A" rating from the Economic Development Administration and will continue to assist new businesses with future loans as existing borrowers repay their obligations. The Southeast Florida Community Development Fund, Inc's affordable housing program completed new construction financing on eight new single-family homes in the Lauderhill CRA and currently is financing two additional single-family homes in Hollywood, FL, and a new duplex renovation in the Dania Beach CRA. Chair Geller complimented Mr. Tart on his extensive work with the RLF Programs.

Mr. Goren stated that there is a litigation hearing on January 2023, regarding the Angela Dawson case. He then noted that the discussion on this case is private and cannot be updated further.

C. Southeast Florida Clean Cities Coalition

Ms. Alisha Lopez provided an update on the Council's upcoming re-designation appointment with the Department of Energy. She advised the Councilmembers that DOE asked her to host the Southeast Regional Clean Cities Meeting on February 27-28, 2023. It will be held at the Anne Kolb Center, starting at 9:00 a.m. on both days.

D. SFRPC / TCRPC Joint Council Meeting – Friday, February 17<sup>th</sup>

Chair Geller discussed the upcoming meeting that will take place at the Long Key Natural Area and Conference Center in Davie, Florida beginning at 10:00 a.m. until 3:00 p.m. Proposed topics are US 27 Rail Corridor, Restoring Reefs Act and a Coral Reef update, the Marine Research Hub, a lunch break with a speaker, statewide water infrastructure, legislative update, and open comments with each Council.

E. Florida Regional Councils Association Policy Board Meeting

Councilmember Caplan summarized the FRCA Policy Board meeting that was held in Tallahassee on January 11-13, 2023. He stated that there was a lot of continuity among the regional planning councils statewide and that FRCA is a worthwhile initiative.

**VII. Announcements and Attachments**

- A. Attendance Form
- B. Correspondence and Articles
- C. Upcoming Meetings

- 1) Friday, February 17, 2023, 10:30 a.m. (SFRPC/TCRPC Joint Meeting, TBD)
- 2) Monday, February 27, 2023, 10:30 a.m. (SFRPC, Hollywood)
- 3) Friday, March 17, 2023, TBD, (SFRPC First-Last Mile Connectivity Conference, TBD)
- 4) Monday, April 17, 2023, 10:30 a.m. (SFRPC, Monroe County)

Chair Geller reviewed the upcoming SFRPC meeting schedule. He stated that the February 27, 2023 meeting may move to an evening meeting if comments for the Miami-Dade amendment issue are necessary.

**Council Board Planning Session (11:55 a.m.)**

Chair Geller stated that a search to replace Mrs. Cosio Carballo should begin immediately. A national search is costly, and the initiative is to search locally within the State of Florida with a replacement that knows the area very well. He mentioned that her last day is October 31, 2023, and hopes to resolve the search by no later than May of this year.

Chair Geller reviewed the topics for the SFRPC/TCRPC Joint Meeting being held on February 27, 2023. He reminded the Councilmembers of the past meetings/conferences the SFRPC organized such as the Mayors' Affordable Housing Summit, the CEDS Strategic Plan, South Florida Military Installation Resilience Review, Solid Waste Management Conference, and the upcoming First-Last Mile Conference. He asked the Councilmembers to provide ideas for other topics and what they would like the SFRPC to work on in the next year or two.

**VIII. Adjournment**

Chair Geller adjourned the meeting at 12:01 pm.

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 January 23, 2023, meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 20<sup>th</sup> day of March 2023.

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Michelle Lincoln, Secretary  
Monroe County Commissioner, District 2

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Date



AGENDA ITEM # IV.B.

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DATE: APRIL 17, 2023  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: FINANCIAL REPORT

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Please find attached the Council's Financial Report comparing January 2023 through March 2023 for your review and information.

Recommendation

Approve the Financial Report.



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1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
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**SOUTH FLORIDA REGIONAL PLANNING COUNCIL  
COMPARATIVE BALANCE SHEET**

**March 31, 2023**

(unaudited)

	January	February	March	Increase (Decrease)
<b><u>General Fund</u></b>				
<b>Assets:</b>				
Cash GF	1,707,282	1,564,725	1,760,814	196,088
SBA - Investment Account	11,437	11,479	11,526	47
Accounts Receivable	106,202	111,087	185,654	74,567
Due From Other Funds	37,977	28,672	34,685	6,012
Prepaid Expenses	15,477	15,477	15,477	-
<b>Total Assets</b>	<b>1,878,374</b>	<b>1,731,441</b>	<b>2,008,156</b>	<b>276,715</b>
<b>Liabilities and Fund Balance:</b>				
Liabilities	1,426	510	522	12
Fund Balance	1,876,948	1,730,931	2,007,633	276,703
<b>Total Liabilities and Fund Balance</b>	<b>1,878,374</b>	<b>1,731,441</b>	<b>2,008,156</b>	<b>276,715</b>
<b><u>Federal, State &amp; Local</u></b>				
<b>Assets:</b>				
Accounts Receivable	94,291	100,149	175,337	75,188
<b>Total Assets</b>	<b>94,291</b>	<b>100,149</b>	<b>175,337</b>	<b>75,188</b>
<b>Liabilities and Fund Balance:</b>				
Liabilities	61,922	470	163,411	162,941
Due to General Fund	-	-	-	-
Fund Balance	32,369	99,679	11,926	(87,753)
<b>Total Liabilities and Fund Balance</b>	<b>94,291</b>	<b>100,149</b>	<b>175,337</b>	<b>75,188</b>
<b><u>Revolving Loan Funds</u></b>				
<b>Assets:</b>				
Cash RLF	2,458,964	2,109,738	2,198,530	88,792
Accounts Receivable	10,683,231	11,027,617	10,961,560	(66,057)
Allowance for Loan Losses	(1,088,554)	(1,088,554)	(1,088,554)	-
<b>Total Assets</b>	<b>12,053,641</b>	<b>12,048,801</b>	<b>12,071,536</b>	<b>22,735</b>
<b>Liabilities and Fund Balance:</b>				
Liabilities	23	23	23	-
Due To Other Funds	37,977	28,672	34,685	6,012
Fund Balance	12,015,641	12,020,106	12,036,828	16,723
<b>Total Liabilities and Fund Balance</b>	<b>12,053,641</b>	<b>12,048,801</b>	<b>12,071,536</b>	<b>22,735</b>
<b><u>Southeast Florida Regional Prosperity Institute</u></b>				
<b>Assets:</b>				
Cash	40,951	40,951	40,951	-
<b>Total Assets</b>	<b>40,951</b>	<b>40,951</b>	<b>40,951</b>	<b>-</b>
<b>Liabilities and Fund Balance:</b>				
Liabilities	37,079	37,079	37,079	-
Fund Balance	3,873	3,873	3,873	-
<b>Total Liabilities and Fund Balance</b>	<b>40,951</b>	<b>40,951</b>	<b>40,951</b>	<b>-</b>



**SOUTH FLORIDA REGIONAL PLANNING COUNCIL**

**March 31, 2023**

(unaudited)

<u>Description</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>Fiscal to Date</u>	<u>% Realized</u>	<u>Annual Budget</u>	<u>% of Budget</u>	<u>Remaining Budget</u>
<b><u>REVENUE REPORT</u></b>								
Membership Dues	\$ -	\$ -	\$ -	\$ 970,865	100%	\$ 970,866	29%	\$ 1
Interest & Other Income	1,493	3,639	1,485	7,925	528%	1,500	0%	(6,425)
Federal Funded Projects	31,357	51,486	363,399	741,282	47%	1,568,530	47%	827,248
State Funded Projects	-	-	-	25,067	31%	80,952	2%	55,885
Local Funded Projects	26,691	424	89,730	164,971	80%	207,000	6%	42,029
Trust Funds	55,628	33,137	51,477	248,222	50%	500,000	15%	251,778
<b>TOTAL Revenues</b>	<b>115,168</b>	<b>88,686</b>	<b>506,092</b>	<b>2,158,332</b>	<b>65%</b>	<b>3,328,848</b>	<b>100%</b>	<b>1,170,516</b>
<b><u>EXPENSE REPORT</u></b>								
<b><u>Operating Expenses</u></b>								
Staff Compensation	\$ 115,618	\$ 108,678	\$ 116,932	\$ 725,418	41%	\$ 1,766,494	53%	\$ 1,041,076
Occupancy	8,415	8,415	8,415	50,203	53%	95,000	3%	44,797
Utilities Electric/Sanitation	372	347	389	2,288	38%	6,000	0%	3,712
Janitorial Services	750	-	1,500	4,500	49%	9,180	0%	4,680
Repairs & Maintenance	-	-	168	168	3%	6,000	0%	5,832
Storage	498	498	498	3,219	59%	5,500	0%	2,281
Office Automation	4,023	3,900	2,740	26,864	38%	70,000	2%	43,136
Advertising, Notices, Supplies, Postage	2,983	8,826	5,785	26,922	91%	29,500	1%	2,578
Travel	1,470	76	-	2,018	18%	11,000	0%	8,982
Professional Development	5,170	-	-	13,844	46%	30,000	1%	16,156
Insurance	-	154	11,673	20,305	65%	31,320	1%	11,016
Miscellaneous Expenses	-	-	-	-	0%	5,500	0%	5,500
Legal Services (1)	1,526	-	4,928	14,788	33%	45,000	1%	30,212
Financial Services	287	277	419	5,963	11%	54,200	2%	48,237
Professional Consultants	260	335	1,152	10,307	21%	50,000	2%	39,694
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	<b>141,372</b>	<b>131,505</b>	<b>154,598</b>	<b>906,806</b>	<b>40%</b>	<b>2,239,694</b>	<b>67%</b>	<b>1,332,888</b>
<b>Pass Through Expenses:</b>	<b>57,965</b>	<b>82,591</b>	<b>-</b>	<b>470,770</b>	<b>38%</b>	<b>1,227,410</b>	<b>36%</b>	<b>756,640</b>
<b>TOTAL Expenses</b>	<b>199,337</b>	<b>214,096</b>	<b>154,598</b>	<b>1,377,576</b>	<b>40%</b>	<b>3,467,104</b>	<b>103%</b>	<b>2,089,528</b>
<b><u>OTHER REVENUES (Expenses)</u></b>								
Bad Debt- RLF Programs	-	-	-	-				
<b>Excess (deficit) Revenues over Expenditures</b>	<b>\$ (84,169)</b>	<b>\$ (125,410)</b>	<b>\$ 351,494</b>	<b>\$ 780,757</b>		<b>\$ (138,256)</b>	<b>-4%</b>	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 21,588				
<i>Note: Percentage of Fiscal Year lapsed</i>				50.00%				



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: APRIL 17, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

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

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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 as not causing adverse impact to state or regional resources / facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

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



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954-924-3653 Phone, 954-924-3654 FAX  
[www.sfrationalcouncil.org](http://www.sfrationalcouncil.org)

## **PROPOSED AMENDMENTS (\*Property Rights)**

- Monroe County 23-01ACSC: Airport Improvements
- Town of Cutler Bay 23-01ESR: Mixed Use Lakes-by -the-Bay
- City of Fort Lauderdale 23-01ESR: Mixed Use PFL VII, LLC
- City of Hallandale Beach 23-01ESR: Safe Neighborhood District Plans
- City of Key West 23-01ACSC: Workforce Affordable Housing Initiative
- City of Key West 23-02ACSC: Vision, Mission Statement, and Core Value
- City of Miami 23-01ESR: Buena Vista RAC
- City of Miami 23-03ESR: Neighborhood Enhancement Team
- City of Miami Beach 23-01ESR: Incentives for Replacing Transient Uses
- City of Miami Beach 23-02ESR: Incentive for Office Uses
- Miami Shores Village 23-01ER: Updating Comprehensive Plan prior to EAR
- Miami Shores Village 23-02ER: Resubmittal of 23-01ER, Council recommends addressing the DEO ORC Report
- City of North Miami 23-01ER: EAR Based Amendments

## **ADOPTED AMENDMENTS**

- Broward County 22-05ESR: Density Bonuses for Affordable Housing
- Broward County 22-06ESR: City of Sunrise, Golf Course Redevelopment
- Miami-Dade County 21-05ESR: TC MC Homestead, LLC (CDMP 20210007)
- Miami-Dade County 22-01ER: Water Supply Facilities Work Plan
- Miami-Dade County 22-06ESR: Terra137, LLC Application (CDMP20210006)
- City of Hollywood 21-02ESR: Oakwood Plaza
- Islamorada, Village of Islands 22-02ACSC: Building Permit Allocation System
- Islamorada, Village of Islands 22-03ACSC: Limit Transient Rental Uses
- City of Key West 22-04ACSC: White Street Density Changes
- City of Key West 22-05ACSC: Building Permit Allocation System
- City of Lighthouse Point 22-01ESR \*: Property Rights
- City of Miami 22-01ESR: Peril of Flood
- Miami Shores Village 22-01ER \*: Property Rights
- North Bay Village 22-01ER: EAR Based Amendments
- City of North Miami 22-02ESR \*: Property Rights
- City of North Miami 22-03ESR: Combing Floating Unit Pools
- Village of Pinecrest 22-01ESR: Pinecrest Parkway US 1 Vision Plan
- City of Sunny Isles Beach 22-02ER: Coastal Management
- City of Sunny Isles Beach 22-03ESR: FLUE and Recreation and Open Space



# MEMORANDUM

AGENDA ITEM IV.E

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DATE: APRIL 17, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: RLF BORROWER DEFAULTS: PHI TECHNOLOGIES AND J. STEPHENS CONSTRUCTION

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On March 13, 2023, the SFRPC Revolving Loan Fund (RLF) Board convened to address the respective borrower default status of 1) PHI Technologies Corp. and 2) J Stephens Construction LLC. (See attached supporting documentation for full details)

- 1) PHI Technologies Corp. – The RLF Board concurred and approved the loan administration team’s recommendation of engaging the Law Office of Goren Cherof Doody & Ezrol P.A. to represent the SFRPC and file a complaint to initiate a lawsuit for nonpayment against PHI Technologies Corp. and Andre McAden, owner, to enforce the notes and continuing guaranties.
  
- 2) J Stephens Construction LLC – The RLF Board concurred and approved the loan administration team’s recommendation of engaging the Law Office of Goren Cherof Doody & Ezrol P.A. to represent the SFRPC regarding the notice of assignment and reserves the right to pursue foreclosure on the secured additional real property collateral of the individual owners to repay any remaining outstanding obligations.

## Recommendation

Approve the engagement of the Law Office of Goren Cherof Doody & Ezrol P.A. to represent the SFRPC with legal matters pertaining to both PHI Technologies Corp. and J Stephens Construction LLC.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)



# MEMORANDUM

AGENDA ITEM # IV.F.

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DATE: APRIL 17, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: FY22-23 / FY 23-24 SELECTED PROGRAMS AND PROJECTS UPDATE

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Please find attached an update of the Council's Programs and Projects for FY 22-23 / FY 23-24. This update provides information on key programs and projects.

Recommendation

Information Only



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924-3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)



## **COUNCIL OVERVIEW**

### **SELECTED PROGRAMS AND SERVICES FY 22-23 / FY 23-24**

The South Florida Regional Planning Council (Council) is one of ten regional councils created by the Florida Legislature to address issues and plan solutions that are of greater than-local scope, assist in areawide cooperative activities of all levels of government, provide a regional perspective, plan intergovernmental solutions to growth-related problems and other challenges, provide technical assistance to local governments, enhance the ability and opportunity for of local governments to resolve issues and problems transcending their individual boundaries, and promote and facilitate economic development.<sup>1</sup>

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.”

The Council serves Monroe, Miami-Dade, and Broward counties with 71 municipalities and more than 4.8 million residents. Its mission is to identify the long-term challenges and opportunities facing Southeast Florida and assist the region’s leaders in the development and implementation of creative strategies that will result in prosperous and equitable communities, a healthier and cleaner environment, and a more vibrant economy. A strength of the Council is its unique public/private governing board consisting of county and municipal officials from Monroe, Miami-Dade, and Broward counties; gubernatorial appointees; and ex-officio members representing the South Florida Water Management District, and Florida departments of Transportation and Environmental Protection.

The Council works in partnership with the region’s public, private, nonprofit, philanthropic, and community stakeholders to advance job creation, regional prosperity, and a superior quality of life in Southeast Florida. Council staff conducts research studies, performs analyses, develops reports, conducts community engagement activities, and undertakes special projects as requested. Staff expertise includes, but is not limited to, the areas of Sea Level Rise Analysis, Adaptation, and Resiliency; Data and Data Analysis; Alternative Fuels; Economic Development; Emergency Preparedness; Environmental Resiliency; Health and the Built Environment; Housing; Mapping and Geospatial Analyses; Transit-Oriented Development; and Local Government Comprehensive Plan Review.

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<sup>1</sup> §186.502, Fla. Stat.

## MISSION – VISION – PURPOSE

**Mission:** The Council’s mission is to identify the long-term challenges and opportunities facing Southeast Florida and assist the Region’s leaders in developing and implementing creative strategies that result in more prosperous and equitable communities, a healthier and cleaner environment, and a more vibrant economy.

**Vision:** By the year 2050, Southeast Florida’s investment in its People, Places & Future has helped our Region mature into one of the great places in the world to live, work, play, and prosper.

### Supporting Values

- **Sustainability:** Investing in our People, Places & Future for a Livable South Florida
- **Connectivity:** Providing Linkages between People, Places & Opportunities
- **Responsibility:** Conducting Business for the Benefit of our Region

**Purpose (Statement of Organization):** To exercise the rights, duties, and powers of a regional planning council as defined in Chapters 186 and 163 and Section 403.723, Florida Statutes, as amended from time to time and of a regional planning agency as defined in Chapter 23, Section 403.723, and Chapter 380, Florida Statutes, as amended from time to time, including those functions enumerated by legislative finding and declarations of Chapter 186, Florida Statutes, as amended from time to time and other applicable federal, State and local laws.

1. To conduct the comprehensive regional planning process.
2. To provide regional coordination for the local governments in the South Florida Region.
3. To exchange, interchange, and review the various programs referred to it which are of regional concern.
4. To promote communication among local governments in the Region.
5. To identify and resolve regional problems and issues.
6. To cooperate with federal, State, local and non-governmental agencies and citizens.
7. To ensure the orderly and balanced growth and development of this Region, consistent with the protection of the natural resources and environment of the Region, and to promote safety, welfare and quality of life of the residents of the Region.
8. To encourage and promote communications between neighboring regional planning districts to ensure compatibility in development and long-range planning goals.
9. To establish, manage and maintain various revolving loan programs.

# Program Areas and Projects

## FY 22-23 / FY 23-24

### Regional Convenings (Completed)

- November 5, 2021: SFRPC / TCRPC Joint Council Meeting
- March 18, 2022: SFRPC / TCRPC Joint Council Meeting
- September 16, 2022: Regional Affordable Housing Conversation (Miami-Dade, Broward, and Palm Beach counties)
- October 21, 2022: SFRPC / TCRPC Joint Conference on Solid Waste Management
- February 17, 2023: SFRPC / TCRPC Joint Council Meeting
- February 27-28, 2023: Hosted Southeast United States Clean Cities Annual Meeting
- March 17, 2023: SFRPC Striding Forward: First & Last Mile Innovation in the Region

### Upcoming:

#### 2023

- Ongoing: Follow-up regional collaboration on Solid Waste Management
- Ongoing: Follow-up regional collaboration on Affordable Housing
- New: Update of Strategic Regional Policy Plan for South Florida
- New: CEDS Committee Meeting: Potential Topics: “Silver Tsunami”, other?
- SFRPC / TCRPC Joint Council Meeting (Date/Topic: TBD) (Could be 2024)
- October 20, 2023: SFRPC / TCRPC Joint Conference. (Topic: TBD)
- Clean Cities Coalitions National Meeting

#### 2024

- SFRPC / TCRPC Joint Council Meeting
- SFRPC Regional Conference
- SFRPC Regional Convenings / Work Groups
- SFRPC / TCRPC Joint Conference. Topic TBD

### Funding: County Dues

## REGIONAL POLICY

### 1. Strategic Regional Policy Plan\*

The Strategic Regional Policy Plan for South Florida was adopted by the South Florida Regional Planning Council on June 7, 2004, and became effective on July 12, 2004. The Strategic Regional Policy Plan for South Florida (SRPP) contains 22 goals that reflect the priority issues of the Region.



These issues, including affordable housing, school facilities, transportation, and natural resources, are addressed in the context of the SRPP’s supporting values: Sustainability, Connectivity, and Responsibility. Indicators and targets are provided for each goal to help determine progress, identify opportunities for improvement and collaboration, and recognize regional success. Section 507 of Chapter 186, Florida Statutes addresses Strategic Regional Policy Plans and their content. These plans “shall contain regional goals and policies that shall address affordable housing, economic development, emergency preparedness, natural resources of regional significance, and regional transportation, and that may address any other subject which relates to the particular needs and circumstances of the comprehensive planning district as determined by the regional planning council. Regional plans shall identify and address significant regional resources and facilities.” “Upon adoption, a strategic regional policy plan shall provide, in addition to other criteria established by law, the basis for regional review of developments of regional 5 §186.507(1), Fla. Stat. 17 impact, regional review of federally assisted projects, and other regional comment functions. ” Program Accomplishments: The Strategic Regional Policy Plan for South Florida serves the foundational document for Council activities and decision-making.

It is anticipated that the Strategic Regional Policy Plan for South Florida will be updated to reflect priorities added since its adoption in 2004.

**Funding: County Dues**

## REGIONAL COORDINATION

### **2. Coordination and Collaboration Activities\***

As discussed throughout this document, the Council is a member of numerous planning committees and organizations throughout the region. The topic areas include economic development and resiliency, life sciences, affordable housing, transportation / mobility, climate change and community resiliency, emergency preparedness, and alternative fuels among others. The Council works with local, state, and federal elected officials, local governments, economic development organizations, chambers of commerce, non-profits, the private sector, and other stakeholders to develop and advance regional priorities. It is anticipated that during FY 22-23 the Council will continue to expand its efforts in this area.

**Funding Source: County Dues / EDA**

### **3. Technical Assistance\***

Council staff provides technical assistance on every aspect of regional planning and actively participates as members of numerous work groups, task forces, and advisory boards.

**Funding Source: County Dues / EDA**

**4. Local Government Comprehensive Plan (LGCP) Amendment Review\***

The Community Planning Act (Chapter 163, Florida Statutes [Fla. State.], Part II) requires all cities and counties to adopt and maintain a comprehensive plan, which “provide[s] the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.”<sup>2</sup>

Regional Planning Councils are one of seven reviewing agencies, which “**may** provide comments regarding the amendment or amendments to the local government.”<sup>3</sup> “The regional planning council review and comments shall be limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council.”<sup>4</sup>

**Funding Source: County Dues**

**5. Intergovernmental Coordination and Review\***

Through this program the Council reviews and comments, on a regional level, on grant and permit applications submitted to various government agencies. The Program was initiated by Executive Order No. 12372 signed by President Reagan in 1982 and given direction in Florida by Executive Order No. 83-150 signed by Governor Graham in 1983. The Council’s is to be coordinated with the State Clearinghouse, located in the Department of Environmental Protection.

**Funding Source: County Dues**

## ECONOMIC DEVELOPMENT

**6. Economic Development and Finance / EDA EDD District (Jan 21 to Dec 23)**

Regional Convenings and Development of the 2022-2027 Comprehensive Economic Development Strategy

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<sup>2</sup> §163.3177(1), Fla. Stat.

<sup>3</sup> §163.3184(3)(b)2., Fla. Stat.

<sup>4</sup> §163.318(3)(b)3.a., Fla. Stat.

Ongoing technical assistance to regional partners to convene collaborative partnerships and develop competitive funding applications. Currently staff is working with regional partners to develop a grant application pursuant to the EDA Tech Hub / Innovation Centers grant opportunity.

**Funding Source: County Dues / EDA (50/50 Cost Share)**

## REVOLVING LOAN FUND PROGRAMS

### **7. Small Business Revolving Loan Fund**

Source of Capital: Economic Development Administration

### **8. CARES ACT Revolving Loan Fund**

Source of Capital: Economic Development Administration

### **9. Brownfields Clean Up Revolving Loan Fund**

Source of Capital: Environmental Protection Agency

### **10. Southeast Florida Community Development Fund Inc. (SFCDFI)**

Source of Capital: Urban League of Broward County & Lauderhill CRA

**Funding Source: Interest**

### **11. EMERGENCY PREPAREDNESS**

- a. Local Emergency Planning Committee (LEPC)
- b. Hazardous Materials Emergency Planning Training Grant (HMEP)
- c. Southeast Regional Domestic Security Task Force (SERDSTF)

Since 2010, the Council has worked with the SERDSTF through the Palm Beach Sheriff's Office to provide fiscal management for Regional Information Analysts. The Analysts are stationed at various Departments throughout the Region and provide support for domestic security activities.

**Funding Sources (a-c): Florida Department of Emergency Management, State Homeland Security Grant Program (SHSGP), and Urban Area Security Initiative (UASI)**

- d. SERDSTF Regional Exercise Planning Assistance Project (Heat Shield)

With support of the Council, the Operation Heat Shield regional exercise provides unique organizing drills to reduce the region’s vulnerability to a complex coordinated terrorist attack and further the ability of county and local partners to implement training programs and initiatives designed to improve terrorism response capabilities.

**Funding Source: City of Miami**

- e. Monroe Hazmat Analysis

**Funding Source: Department of Emergency Management**

## ENVIRONMENT AND MOBILITY

### CLIMATE CHANGE AND CONSERVATION

#### 12. Climate Change and Adaptation\*

As a member of the Southeast Florida Regional Climate Change Compact Staff Working Group, the Council actively participates in climate change related planning and coordination efforts across Monroe, Miami-Dade, Broward, and Palm Beach Counties. Activities include, but are not limited to, special meetings with members of the regional business community to discuss and plan for regional economic resilience, Climate Compact staff planning retreats and regular conference calls, critical infrastructure workshops, etc. to address social, environmental, and economic disturbances related to changes in climate, such as sea level rise, flooding and more.

In addition, Council staff works directly with local communities to enhance economic and community resilience which in turn increases economic and regional resilience. These technical assistance activities are described in point 6. Technical Assistance.

The City of Dania Beach is in the process of contracting with the SFRPC for assistance in conducting a “Peril of Flood” analysis in addition to other resilience planning activities.

**Funding Source: County Dues + Contracts (if secured)**

### **13. Southeast Florida Clean Cities Coalition (Redesignated March 2023)**

Required activities include, but are not limited to:

- Organize and hold regular stakeholder meetings (recommend 2 - 4 per year).
- Organize and participate in public education and outreach events, such as workshops, conferences, vehicle displays, ride and drives, and speaking engagements.
- Regularly communicate with stakeholders on topics related to Clean Cities, including alternative fuels, advanced technologies, energy efficient transportation, funding availability, etc., using emails, newsletters, social media, phone calls, etc.
- Maintain a well-rounded group of stakeholders that includes state, county and municipal agencies, public and private fleets, utilities, alternative fuel providers, vehicle dealers, equipment suppliers, and other key community business leaders.
- Track coalition progress and the local alternative fuels market and document by submitting an annual metrics report.
- Track local/regional retail alternative fuel prices and submit data for quarterly Alternative Fuel Price Reports. Keep up to date on area alternative fuel station openings and closings and update the Station Locator on a regular basis.
- Communicate coalition activities, opportunities, and challenges, and stay abreast of regional events and activities, by participating in monthly regional calls.

**Funding Source: County Dues (to date) + Department of Energy (upcoming)**

### **14. Reef Preservation and Restoration Southeast Florida Reef Tract\***

Following the October 2017 Joint Meeting of the South Florida and Treasure Coast Regional Planning Councils and adoption of Joint Resolution TCSF # 17-01, the Councils established a Joint Committee on the South Florida Reef Tract to coordinate and organize efforts of local staff and elected officials with local, state, and federal partners involved in the fight to address the coral disease outbreak. Since that time, the Councils have been working closely with the Florida Department of Environmental Protection, the region's counties, and other stakeholders to elevate and raise awareness of the crisis facing the Florida's Coral Reef to federal elected officials and the region's business leaders and develop grant applications to secure funding for marine research.

**Funding Source: County Dues**

### **15. Military Resilience: South Florida MIRR (Sept 2021 – September 2023)**

The South Florida Military Installation Resilience Review is building upon ongoing resilience work and initiatives in South Florida and assess current and projected vulnerabilities to infrastructure and operations from heat, rising seas, and extreme weather; identify potential regional synergies and civil-military collaborative opportunities; and generate a list of proposed mitigation and

adaptation investments.

The four installations that are the subject of this effort are:

1. Homestead Air Reserve Base (HARB), Miami-Dade County
2. United States Army Garrison-Miami (USAG-Miami), Miami- Dade County
3. USN Naval Surface War Center South Florida Ocean Measurement Facility (SFOMF), Broward County
4. United States Naval Air Station Key West (NASKW), Monroe County

**Funding Source:** Department of Defense OLDCC

**Total Budget:** \$1.1 million

**Council Income Net:** \$157,500

## MOBILITY AND COMMUNITY RESILIENCE

The Council works in partnership with the region’s private sector, counties, and transportation planning organizations including the Miami-Dade TPO, Broward County MPO, FDOT Districts 4 and 6, South Florida Regional Transportation Authority, and the Southeast Florida Transportation Council to enhance resiliency, connectivity, mobility, community quality of life, and economic prosperity.

### 16. South Florida Regional Transportation Authority

The Council provides planning services including land use analysis, community engagement and geographic information systems mapping, to maximize the symbiosis of regional transit and healthy, vibrant communities along the South Florida Rail Corridor. Council staff is involved with regional transit-oriented development (TOD) initiatives in partnership with the South Florida Regional Transportation Authority and the Treasure Coast Regional Planning Council. TOD is an integral tool to realize the Seven50 vision of a sustainable and resilient future for South Florida: prosperous, vibrant communities connected by an efficient multi-modal transportation network.

**Funding Source:** SFRTA

**Total Budget:** \$ 100,000

### **17. Florida Department of Transportation, District 6**

The South Florida Regional Planning Council (SFRPC) and the Florida Department of Transportation (FDOT) District 6 are creating a regional resilience database of ongoing, future, and planned resilience efforts. The intent of this initiative is to create a one-stop resource of resilience efforts within FDOT District 6 (Miami Dade and Monroe Counties) that is accessible to FDOT Central Office and other FDOT Districts, local governments, state and federal agencies, and community partners. Policies and plans will be assessed with a particular focus on transportation planning and adaptation strategies to maximize information sharing and best practices while furthering municipal, county, regional, and state resilience efforts.

**Funding Source:** FDOT

**Total Budget:** \$ 50,000

### **18. Miami-Dade TPO / Miami-Dade Affordable Housing Proximate to Transit Project (NEW)**

The South Florida Regional Planning Council (SFRPC) will provide technical assistance to the Miami-Dade Transportation Planning Organization with the aim of providing an overview of the County's existing Affordable Housing policies and comparing them with other similar areas locally or nationally, identifying strategies for developing or preserving affordable housing in proximity to transit hubs, convening local subject matter stakeholders for input and guidance, and distributing a list of resources on related issues that affect affordable housing near transit.

**Funding Source:** TPO

**Total Budget:** \$ 50,000

## **REGIONAL IMPACT ANALYSIS**

### **19. Developments of Regional Impact**

A Development of Regional Impact (DRI) is “any development that, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.”<sup>5</sup> Formerly, the Council was charged with the coordination of multi-jurisdictional agency review of DRIs, including review of proposed amendments to existing DRI Development Orders and Annual/Biennial Reports.

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<sup>5</sup> §380.06(1), Fla. Stat.

The Council maintains copies of DRI applications, development orders, and other documentation. Council staff provides technical assistance to local governments and developer representatives regarding DRI program implementation.

The 2018 Legislature substantially changed the DRI Program. Proposed developments that exceed statewide thresholds no longer are required to undergo DRI review, and the Council as well as state and regional review agencies are no longer required to coordinate the review proposed changes and Annual/Biennial Reports. The host local government is responsible for conducting these reviews based on their comprehensive plan and land development regulations.

The Council is currently coordinating a DRI Review Process for the City Park / Parkland Krome Groves DRI in Miami-Dade County aka "The Last DRI".

**Funding Source: Applicant Fees**





# MEMORANDUM

AGENDA ITEM IV.G

DATE: APRIL 17, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: FY 23-24 COUNCIL DUES

At its June 27, 2022 meeting, the Council adopted an increase of the SFRPC County Dues to 20 cents per capita the first year and 1.25 pennies per year until the dues reach 25 cents per capita in FY 26-27. Until the Council’s adoption of this new dues rate in June 27, 2022, the Council’s dues had not been increased in twenty-eight years. Established in 1994, the prior dues rate was 17.5 cents per capita. Prior to 1994, the dues rate was 13.57 cents per capita for a period of ten years.

Council staff is very grateful for the Council’s support in increasing the dues rate for FY 22-23. We would like to bring to the attention of the Executive Committee current staff vacancies and growing expenses for your consideration in advance of the Council’s adoption of an approved FY 23-24 dues rate later this year.

RPC	2022-23 Per Capita Rate
Apalachee	\$4,000 base; \$.07/capita; \$5,000 min (counties only)
Central Florida	\$0.30/capita (counties only); Increasing to \$0.37 in FY22-23
East Central Florida	\$0.2089/capita (counties only)
Emerald Coast	Varying base fees for counties & cities plus \$0.05/capita
North Central Florida	\$0.30/capita
Northeast Florida	\$0.41/capita (counties only)
South Florida	\$0.20/capita (counties only)
Southwest Florida	\$0.30/capita (see below)
Tampa Bay	\$2,000 base fee for cities; \$0.32/capita for counties
Treasure Coast	\$0.43/capita (counties only)

### Recommendation

Information Only.



## **Council Staffing as of March 2023**

A goal of the Council is to expand staff capacity and increase the amount of work the Council can undertake in support of the region and its communities, while continuing to invest in growing Council capacity. Investment in these categories, particularly staff recruitment and professional development is needed to strengthen the agency and support its mission.

A quick snapshot of the Council Staff and Program Areas provides insight to how the Council has evolved over time.

### **Council Staff / Program Areas**

#### **2003 – 25 Full-Time Positions**

- General Planners (11)
- Conflict Resolution Specialist (1)
- Support (9) including Administrative Staff, GIS / WEB / IT, Graphics, Finance, Census/Data/Demographic Analysis
- Program Managers (3) – LEPC, Eastward Ho! / Legislative and Externals Affairs, Revolving Loan Fund
- Executive Director (1)

#### **2011 – 19 Full-Time Positions**

- General Planners (4)
- Support (10) including Administrative Staff, GIS/WEB/IT, Graphics, Finance, Census/Data/Demographic Analysis, Economist, RLF Support;
- Program Managers (4) Emergency Management/LEPC, HUD Sustainable Communities / Legislative and External Affairs, Revolving Loan Fund, Clean Cities
- Executive Director (1)

#### **2016 – 12 Full-Time Positions; 2 Part-Time**

- General Planners (2) - 1 full-time General Planner; half-time Transportation Planner; half-time SLR / Resiliency / DataCommon / Planner
- Support (7) including Administrative Staff, Graphics, Web, Finance/RLF/CDFI, RLF Support
- Program Managers (1) – Clean Cities; (Note: RLF Program Management has been combined with Finance under the “Support” category; GIS / Emergency Management / LEPC Program Management is accounted under the “Deputy Director” category)
- Deputy Director / Emergency Management / GIS – LEPC (1)
- Executive Director (1) / Legislative and External Affairs

#### **2018 – 9 Full-Time Positions; 3 Part-Time**

- General Planners / Program Managers – (3) - 2 full time; 1 part time (shared responsibilities)
- Administrative support (5) including Finance Director, Director of Administration, RLF Finance Specialist, Administrative Staff

- RLF Senior Loan Officer – (1) part-time
- Social Media – (1) part-time / 10 hours per week
- Deputy Director / Emergency Management / LEPC (1)
- Executive Director / Legislative & External Affairs (1)

### **2023 – 12 Full-Time Positions**

- Executive Director (1)
- Director of Administration (1)
- Director, Finance / IT (1)
- Planners (3)
  - Principal Planner
  - Senior Planner and LEPC Coordinator
  - Regional Planner (Resilience / Transportation / GIS)
- Program Managers (3)
  - Director, Clean Cities Program
  - Senior Loan Officer, Revolving Loan Funds
  - Community and Economic Development
- Communications & Social Media Coordinator (1)
- Accounting Assistant (1)
- Revolving Loan Fund Assistant (1)

### **Missing Positions:**

- Deputy Director / Program Manager
- Senior Economic Development / Data & Research Manager (*Could be Deputy Deputy*)
- Senior Resilience Planner / GIS
- Senior Administrative Support (Potential Future Director of Administration)

### **Notes:**

- Census /Data / Demographic Analysis and DRI / General Planning support is available on a “on demand” contractual basis.
- IT maintenance services, website support contracted out.

South Florida Counties  
SFRPC Membership Fees

All Population Estimates are April 1, 2023 numbers which is "best available" data at this time.

Fiscal Year 2023-24

COUNTY	FY 2020-21(1)	FY 2021-22	FY 2022-23	FY2023-24	FY2024-2025	FY2025-2026	FY2026-2027
	Population	Population	Population Est.	Population Est.	Population Est.	Population Est.	Population Est.
	April 1, 2021	April 1, 2022	April 1, 2023	April 1, 2024	April 1, 2025	April 1, 2026	April 1, 2027
<b>Population Estimate (residents)</b>							
<b>Broward</b>	1,963,233	1,980,324	1,985,889	1,985,889	1,985,889	1,985,889	1,985,889
<b>Miami-Dade</b>	2,901,073	2,952,695	2,784,546	2,784,546	2,784,546	2,784,546	2,784,546
<b>Monroe</b>	74,683	76,376	83,893	83,893	83,893	83,893	83,893
<b>South Florida</b>	4,938,989	5,009,395	4,854,328	4,854,328	4,854,328	4,854,328	4,854,328
			<i>Current Rate</i>				
<b>County Contribution per Resident</b>	<b>\$0.175</b>	<b>\$0.175</b>	<b>\$0.200</b>	<b>\$0.2125</b>	<b>\$0.2250</b>	<b>\$0.2375</b>	<b>\$0.2500</b>
<b>Proposed Rate Increase / + 0.020</b>				<b>\$0.2200</b>	<b>\$0.2400</b>	<b>\$0.2600</b>	<b>\$0.2800</b>
<b>Proposed Rate Increase / + 0.025</b>				<b>\$0.225</b>	<b>\$0.25</b>	<b>\$0.275</b>	<b>\$0.30</b>
<b>Current Member Dues (+0.0125 / yr / 4 yrs)</b>							
	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>FY 24-25</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
Broward	\$343,565.78	\$346,556.70	\$397,177.80	\$422,001.41	\$446,825.03	\$471,648.64	\$496,472.25
Miami-Dade	\$507,687.78	\$516,721.63	\$556,909.20	\$591,716.03	\$626,522.85	\$661,329.68	\$696,136.50
Monroe	\$13,069.53	\$13,365.80	\$16,778.60	\$17,827.26	\$18,875.93	\$19,924.59	\$20,973.25
<b>South Florida</b>	<b>\$864,323.09</b>	<b>\$876,644.13</b>	<b>\$970,865.60</b>	<b>\$1,031,544.70</b>	<b>\$1,092,223.81</b>	<b>\$1,152,902.91</b>	<b>\$1,213,582.00</b>
<b>Alternative Scenario # 1 (+0.020 / yr / 4 yrs)</b>							
Broward				\$436,895.58	\$476,613.36	\$516,331.14	\$556,048.92
Miami-Dade				\$612,600.12	\$668,291.04	\$723,981.96	\$779,672.88
Monroe				\$18,456.46	\$20,134.32	\$21,812.18	\$23,490.04
<b>South Florida</b>				<b>\$1,067,952.16</b>	<b>\$1,165,038.72</b>	<b>\$1,262,125.28</b>	<b>\$1,359,211.84</b>
<b>Alternative Scenario # 2 (+0.025 / yr / 4 yrs)</b>				<b>FY 23-24</b>	<b>FY 24-25</b>	<b>FY 25-26</b>	<b>FY 26-27</b>
Broward				\$446,825.03	\$496,472.25	\$546,119.48	\$595,766.70
Miami-Dade				\$626,522.85	\$696,136.50	\$765,750.15	\$835,363.80
Monroe				\$18,875.93	\$20,973.25	\$23,070.58	\$25,167.90
<b>South Florida</b>				<b>\$1,092,223.81</b>	<b>\$1,213,582.00</b>	<b>\$1,334,940.21</b>	<b>\$1,456,298.40</b>





# MEMORANDUM

AGENDA ITEM #IV.H

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DATE: APRIL 17, 2023  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: KIMCO – SFRPC LEASE RENEWAL

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Council staff, in consultation with Council Member Goldberg and Legal Counsel, is working with Kimco’s Senior Director for Real Estate (Southern Region) on a proposed lease renewal. The new 5-year lease period will commence on November 1, 2023. The Council currently pays \$8,334.66 per month for 3,804 square feet, inclusive of rental and common area maintenance (CAM), for a total of \$100,015.93 per year. Under the new lease, this will gradually increase to \$8,700.37 per month during the fifth year of the lease for a total of \$104,404.44 per year. This represents a 5% annual increase in base rent. CAM increases by 4% per year.

At the request of the Council, KIMCO has agreed to add language to lease provision 8. Maintenance and Repairs. “8. Maintenance and Repairs: Tenant shall repair maintain, replace and perform any required alterations or improvements to the following: (i) the Leased Premises, (ii) Tenant's signs, personal property, fixtures and equipment, (iii) the electrical plumbing, sewerage, water gas lines and equipment exclusively servicing the Leased Premises (whether inside or outside the Leased Premises), (iv) the heating, ventilating and air conditioning system ("HV AC") exclusively serving the Leased Premises ( ) the storefront of the Leased Premises including the plate glass, windows, doors, hardware, trim or closure devices at the Leased Premises, and (vi) the fire sprinkler systems inside and/or exclusively servicing the Leased Premises, unless the damage requiring repair is caused by the Landlord or its contractors.”

KIMCO has agreed to assist the Council with some repairs within the office including sealing windows, repairing existing drywall damage in the conference room and back office, and replacing damaged ceiling tiles caused during roof repairs undertaken by KIMCO. Oakwood Plaza is scheduled to be redeveloped over the next few years. KIMCO does not have a redevelopment plan at this time but advises that if, and when, any redevelopment activity is forthcoming, it would be contained within the area where Regal Cinema is currently located. (Sighla Finazzo, 4/3/2023) Provisions regarding Shopping Center Redevelopment are contained in provision 20. of the lease and provided for your information.

## Recommendation

Authorize the Executive Director to sign the non-binding Letter of Intent to Renew Council’s lease for the next five years.



**OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP**

500 N. Broadway, Suite 201  
Jericho NY 11753

**Sighla Finazzo**  
**Senior Director-Real Estate**  
**Southern Region**

**Telephone: 954-956-2104**  
**E-Mail: [sfinazzo@kimcorealty.com](mailto:sfinazzo@kimcorealty.com)**

March 24, 2023 – **LL REVISED**

**VIA E-MAIL:** [isabelc@sfrpc.com](mailto:isabelc@sfrpc.com)

Isabel Cosio Carballo  
SFRPC

**RE:** Proposed Lease Renewal ("Renewal") between **OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP** as "Landlord", and **SOUTH FLORIDA REGIONAL PLANNING COUNCIL** as "Tenant", for space ("Premises") at **OAKWOOD BUSINESS CENTER #1, HOLLYWOOD, FLORIDA.**

**Building ID: 111510**

**Lease ID: 020811**

Dear Isabel:

The following are the Terms and Conditions for a proposed Lease Renewal at the above referenced shopping center.

**Landlord Legal Name:**

OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP

**Landlord Notice Address:**

c/o Kimco Realty Corporation  
500 North Broadway, Suite 201  
Jericho, NY 11753

**Tenant**

**Legal Name:**

South Florida Regional Planning Council

**DBA Name:**

SFRPC

**Tenant Notice**

**Address:**

3099 E. Commercial Blvd, Suite 200  
Fort Lauderdale, FL 33308  
E-mail: [sgoren@cityatty.com](mailto:sgoren@cityatty.com)

**Suite #:**

00022

**Premises Address:**

1 Oakwood Boulevard, #250, Hollywood, FL 33020

**Square Footage:**

3,804

**Renewal Term:**

Five (5) Years effective November 1, 2023

**Base Rent:**

Year 1 at \$20.07 per square foot with four (4) percent annual increases.

**Common Area Maintenance / Insurance:**

Fixed per existing Lease.

**Real Estate Taxes:** Tenant shall continue to pay its pro-rata share of the Real Estate Taxes per Lease.

**Rent Payment:** Tenant agrees to participate in Clickpay or other electronic transfer of funds payment method designated by Landlord.

**Landlord Work:** Landlord shall seal the windows in the north-rear office; repair the drywall damage under those windows; and replace the damaged ceiling tiles in the north-rear office.

Landlord shall also seal the windows and repair the drywall under the windows in the Conference Room.

Landlord shall repair the inside window where the deal has popped out at the top of the panel.

This Letter is to be treated as confidential in nature. Landlord and Tenant covenant to the other that the terms and conditions set forth in this Letter shall not be communicated in any manner to any party other than internally to Lessor, Lessee, and the respective brokers (if any).

The foregoing is intended as a summary of the business terms of the Lease Renewal Agreement to be entered into between the parties. It is expressly understood that the "Offer to Lease" does not constitute a formal Lease nor obligates either party and is subject to the execution of a mutually acceptable Lease Renewal Agreement which will contain substantially more provisions than set forth herein. There is no offer or acceptance on the part of either party, nor has either party made any reliance upon the terms outlined herein. No liability shall exist on the part of either party until formal documents are executed. **This proposal is contingent upon Landlord's approval of the terms and conditions stated above and same shall expire fourteen (14) days after the date hereof.**

This proposal is not intended to create any legal rights or obligations between the parties. Any agreement between the parties shall be subject to Landlord's REC approval, the approval of Landlord's JV Partner and/or Lender and to the full execution of a Lease Agreement.

If you should have any questions, please contact me at 954-956-2104. We look forward to your continued tenancy at **OAKWOOD BUSINESS CENTER #1!**

**OAKWOOD BUSINESS CENTER  
LIMITED PARTNERSHIP  
By: Kimco Realty Corporation  
As Agent for Landlord**

*Sighla Finazzo*

**Sighla Finazzo**  
Senior Director of Real Estate

*Agreed and Accepted*  
**South Florida Regional Planning Council**

By: \_\_\_\_\_

Print Name: Isabel Cosio Carballo

Title: Executive Director

Date: March 30, 2023

of Landlord's rights as to any subsequent Transfers and (ii) release the Tenant engaged in the Transfer (or its Guarantor) from any obligations, liabilities or covenants under this Lease (or the Guarantor's guaranty). Among other considerations, Landlord shall have the right to withhold consent to a Transfer if the amounts received by Landlord pursuant to this Lease would fail to qualify as "rents from real property" within the meaning of Section 856(d) of the Internal Revenue Code of 1986, as amended (the "Code"), or any similar or successor provision thereto or which would cause any other income of Landlord to fail to qualify as income described in Section 856(c) (2) of the Code. Notwithstanding any Transfer, unless specifically approved by Landlord, the Leased Premises shall continue to be used only for the Permitted Use. It will not be considered unreasonable if Landlord, as a condition to its consent to a Transfer, requires the Proposed Transferee to provide to Landlord adequate assurance of the financial ability of the Proposed Transferee to perform the obligations of the Tenant under the Lease, which may include, but are not limited to, Landlord requiring a guarantee by an individual or entity acceptable to Landlord or by Proposed Transferee depositing with Landlord additional sums that will be added to the Security Deposit at the time of the Transfer.

**17. Relocation.** Landlord may, at any time, require Tenant to relocate from the Leased Premises into other comparable space in the Shopping Center (the "New Premises"). Tenant will move its business operations, inventory, fixtures, equipment and signs to the New Premises within one hundred twenty (120) days after notice from Landlord. Landlord shall reimburse Tenant for the reasonable and actual costs incurred by Tenant in connection with preparing the new Premises to the extent the Leased Premises exists on the date Landlord notifies Tenant that Tenant will be required to relocate and moving Tenant's furniture, equipment, supplies and other personal property to the New Premises within thirty (30) days after Tenant has: (i) relocated to the New Premises, (ii) reopened the Permitted Use in the New Premises, and (iii) provided Landlord copies of the paid invoices for the costs. The New Premises will become the Leased Premises for purposes of this Lease and the provisions of this Lease shall apply to the New Premises from and after the date Tenant is required to move.

**18. Estoppel Certificates.** Upon ten (10) days written notice, Tenant shall deliver to Landlord a signed and acknowledged written statement addressed to Landlord (or such other parties as the Landlord may designate), on Landlord's form (or such other form reasonably acceptable to Landlord), certifying: (i) the date of this Lease, (ii) that this Lease is in full force and effect and unmodified (except as stated), (iii) the monthly Base Rent and Additional Rent payable during the Lease Term and the date to which the Rent has been paid, (iv) whether Landlord is in default, or if there are any offsets, defenses, or counterclaims against Landlord, and (v) any additional requested information.

**19. OFAC.** Tenant represents that neither Tenant nor any of its subsidiaries, officers, directors, employees, nor, to the knowledge of Tenant, any agent or affiliate or representative of Tenant is, or at any time during the Lease Term will be: (i) the target of any sanctions administered or enforced by the U.S. Government (including, without limitation, the Office of Foreign Assets Control of the U.S. Department of the Treasury or the U.S. Department of State) or designated a "specially designated national" or "blocked person" (collectively, "Sanctions"), or (ii) engaged in activities in violation of Sanctions, or has been convicted, pleaded nolo contendere, indicted, arraigned or detained on charges involving money laundering or predicate crimes to money laundering. A violation of this Article will be a Tenant Default, entitling Landlord, in addition to all other remedies at law or in equity, to immediately terminate this Lease on written notice to Tenant.

**20. Shopping Center Redevelopment.**

(A) Tenant acknowledges that Landlord may, but is under no obligation to, redevelop the Shopping Center at some time in the future. In the event Landlord undertakes such a redevelopment, Tenant acknowledges that the redevelopment process may disrupt the normal business activities of the Shopping Center. Tenant agrees to accept the Leased Premises subject to any inconvenience, disturbance or impact any such redevelopment may have upon the Leased Premises and Tenant's operations, however, Landlord agrees to provide notice prior to commencing a redevelopment and make commercially reasonable efforts not to materially and adversely affect Tenant's business operations at the Leased Premises during any such redevelopment.

(B) As used herein, the term "Approvals" shall mean all permits, approvals, variances, licenses and other determinations required under the provisions of applicable federal, state, county and local municipal laws, ordinances, regulations and administrative rulings to redevelop the Shopping Center, including any tax increment financing approvals (TIF), if applicable. In the event Landlord undertakes such a redevelopment, Tenant acknowledges that Exhibit A attached to the Lease may not remain as shown and Landlord may relocate, increase, reduce or otherwise change the number, dimensions, or locations of buildings, parking areas, drives, exits, entrances, walks and other Common Areas of the Shopping Center, or the location of the Leased Premises, as may be necessary, whether in order to obtain the Approvals in a timely manner, or in the event changes to the layout of the Shopping Center need to be made to accommodate the redevelopment of the Shopping Center in general, or the development or redevelopment of other tenants' spaces at the Shopping Center, without any calendar year construction blackout periods, construction limitations or building restrictions.

(C) Notwithstanding anything contained in the Lease to the contrary, Landlord shall have the right to terminate the Lease at any time, upon not less than two (2) years prior written notice to Tenant in the event Landlord needs the Leased Premises to accommodate a redevelopment of the Shopping Center as provided above. In the event the Lease is terminated pursuant to this Article, the Lease Term shall expire on the termination date provided in the notice as if that were the date of expiration originally provided in the Lease. Tenant will remain liable to Landlord for all payment obligations (including, without limitation, rent, additional rent, and tax, common area maintenance and insurance reimbursement, if any) and all other obligations under the Lease (including Tenant's obligation to insure the Leased Premises) accrued through (and including) the Lease termination date.

(D) If Landlord proceeds with the redevelopment and Tenant's Lease is not terminated as described above, during the course of the redevelopment Tenant shall, at its expense, erect a temporary sign or banner as directed by Landlord until the completion of the renovation. On or before the completion of the renovation, Landlord will provide Tenant with revised Shopping Center sign criteria and Tenant may be required, at Landlord's sole cost and expense,



to install a new sign that complies with the new sign criteria. Tenant's sign design drawings and specifications shall be submitted to Landlord for Landlord's written approval prior to the fabrication and erection of Tenant's sign. The sign shall be governed by all applicable provisions of this Lease, including, but not limited to, Tenant's duty to repair and insure the sign. The sign shall be subject to all governmental authorities' codes and restrictions.

## **21. Miscellaneous Provisions.**

A. The Lease contains the entire agreement between the parties and can only be modified by a writing signed by both Landlord and Tenant. All prior discussions, communications or statements (whether written or oral) between the Landlord and Tenant concerning the transactions in this Lease have been superseded by this Lease.

B. The Lease may be signed in counterparts or by fax, email, or other electronic methods acceptable to Landlord. If the Tenant is more than one individual or legal entity, they are all jointly and severally liable. This Lease (or any memorandum) may not be recorded in any public records.

C. Tenant represents that: (i) other than the Broker, it has not dealt with any broker or other person entitled to compensation in connection with this Lease, and (ii) the person signing this Lease as, or on behalf of, Tenant is duly authorized to execute this Lease on behalf of Tenant. In addition, Tenant hereby represents to Landlord that, as of the Effective Date and throughout the Lease Term (as the same be extended), it is not (i) an "employee benefit plan" as defined in Section 3(3) of the Employee Retirement Income Security Act of 1974, as amended ("ERISA"), that is subject to Title I of ERISA, (ii) a "plan" as defined in Section 4975(e)(1) of the Internal Revenue Code of 1986, as amended (the "Code"), that is subject to Section 4975 of the Code, or (iii) an entity deemed to hold "plan assets" of any such employee benefit plan or plan. In addition, Tenant represents, warrants and covenants to Landlord that it is not a "governmental plan" as defined in Section 3(32) of ERISA and is not subject to State statutes regulating investments of and fiduciary obligations with respect to government plans which would be violated by the transactions contemplated by this Lease.

D. Any Rent not paid when due shall bear interest at fifteen percent (15%) per annum from the date such amount was originally due until paid. In addition, Tenant shall pay Landlord a Fifty Dollar (\$50) late charge for each such late payment. No payment by Tenant or acceptance by Landlord of a lesser amount of Rent due from Tenant shall be deemed payment on account, and Tenant's payment of a lesser amount with a statement that the lesser amount is payment in full shall not be deemed an accord and satisfaction. Landlord's waiver of events that would be a Tenant Default, or the acceptance by Landlord of a partial, late or less than full payment or performance by Tenant of its obligations under this Lease is not a waiver by Landlord of any of the provisions of this Lease. Any waiver by Landlord (i) must be in writing; (ii) is limited to the scope and duration specified in the waiver; and (iii) is only valid if signed by Landlord. If any person other than Tenant shall pay Rent, the acceptance by Landlord of a payment from any person other than Tenant is not a waiver by Landlord of any provision of this Lease nor creates any relationship between the payor and Landlord. Landlord shall have the sole right to designate the manner in which Rent payments received from Tenant are applied to Tenant's Rent account. This Lease shall be construed in accordance with and governed by the laws of the jurisdiction where the Shopping Center is located, without giving effect to any conflict of laws provision thereof, and the venue for any legal action arising out of this Lease shall be in the appropriate state or federal court located in or encompassing Broward County, Florida. If a court determines any provision of this Lease (other than Tenant's obligation to pay Rent) is invalid, the remainder of this Lease shall not be affected.

E. Any occupancy of the Leased Premises by Tenant (or anyone claiming by, through, or under Tenant) after the Expiration Date shall be as a tenant at sufferance on the same terms and provisions of this Lease, but during such period the Base Rent will be double the Base Rent due on the day before the Expiration Date.

F. The liability of Landlord under this Lease is limited solely to its interest in the Shopping Center. No other assets of Landlord are subject to any claim of Tenant. This Lease is binding upon the permitted heirs, assigns and successors in interest to the parties. "Tenant" includes the persons named expressly as Tenant and its permitted transferees, successors and assigns. "Landlord" means only the then-owner of the lessor's interest in this Lease, and in the event of a transfer by Landlord of its interest in this Lease and the assumption of this Lease by the transferee, the transferor shall be automatically released from all liability and obligations as Landlord subsequent to the transfer.

G. Landlord will be excused from performing any obligation hereunder for such period of time it is delayed from doing so by an Act of God, inclement weather, war, civil commotion, casualty, terrorism, labor difficulties, government regulations, delays in obtaining governmental permits and approvals, including delays resulting from third party appeals, or other causes beyond its reasonable control. Nothing in this Lease shall excuse or permit delay of the time for Tenant to pay Rent or other money or to obtain and maintain insurance policies. If Landlord is unable to deliver the Leased Premises by the end of one (1) year after Landlord's execution of this Lease, then either party may terminate this Lease by giving thirty (30) days written notice to the other at any time thereafter and prior to tender.

H. Notices must be in writing and sent by certified mail return receipt requested, or by a nationally recognized overnight courier service to Tenant or Landlord at the addresses set forth above. Notices shall be effective on the earlier of (i) the date received, or (ii) the date delivery refused. Notices given by Landlord may be given by Landlord, its agent or attorney in any manner permitted by applicable law. In addition to the aforementioned notice methods, Landlord may provide notice to Tenant by posting at the Leased Premises or by means of hand delivery to any of Tenant's registered agents, officers, members, employees or other agents at either the address indicated above, the registered agent address or at the Leased Premises.

## **22. Option to Extend Lease.**

A. Provided Tenant is not in default under any provision of the Lease and has faithfully performed the terms or conditions of the Lease and Tenant is in actual physical possession of all of the Leased Premises (and operating and open for business as contemplated by this Lease, in all of the Leased Premises), Tenant shall have the right to extend



# MEMORANDUM

AGENDA ITEM # IV.I.

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DATE: APRIL 17, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: BRAINSTORM POSSIBLE TOPICS FOR REGIONAL CONVENINGS / WORK PLAN

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At its April 3<sup>rd</sup> meeting, the Executive Committee discussed possible topics for upcoming regional meetings including a CEDS Committee Meeting, SFRPC Regional Conference, and SFRPC / TCRPC Joint Meeting (October 20, 2023).

**Possible topics that were suggested for consideration by the full Board include:**

1. Silver Tsunami (e.g. Lack of pensions, retirement funds)
2. Mental Health / Housing (Current access to care and housing through Criminal Justice System)
3. Solid Waste Management / Follow-up
4. Water (e.g. drinking water, septic to sewer)
5. Resilience / Sea Level Rise
6. Affordable Housing
7. Seaports / US 27 Multi-Modal Corridor
8. Infrastructure Dollars / How do we work collaboratively as a region to ensure that state and federal dollars are being used to achieve the greatest positive impact?
9. Access to quality Health Care / Health Insurance
10. How do we get more creative with matching funds?

**Regional Convenings (Completed)**

- November 5, 2021: SFRPC / TCRPC Joint Council Meeting
- March 18, 2022: SFRPC / TCRPC Joint Council Meeting
- September 16, 2022: Regional Affordable Housing Conversation (Miami-Dade, Broward, and Palm Beach counties)
- October 21, 2022: SFRPC / TCRPC Joint Conference on Solid Waste Management
- February 17, 2023: SFRPC / TCRPC Joint Council Meeting



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924-3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)

- February 27-28, 2023: Hosted Southeast United States Clean Cities Annual Meeting
- March 17, 2023: SFRPC Striding Forward: First & Last Mile Innovation in the Region

**Upcoming:**

**2023**

- Ongoing: Follow-up regional collaboration on Solid Waste Management
- Ongoing: Follow-up regional collaboration on Affordable Housing
- New: Update of Strategic Regional Policy Plan for South Florida
- New: CEDS Committee Meeting: Potential Topics: “Silver Tsunami”, other?
- SFRPC / TCRPC Joint Council Meeting (Date/Topic: TBD) (Could be 2024)
- October 20, 2023: SFRPC / TCRPC Joint Conference. (Topic: TBD)
- Clean Cities Coalitions National Meeting

**2024**

- SFRPC / TCRPC Joint Council Meeting
- SFRPC Regional Conference
- SFRPC Regional Convenings / Work Groups
- SFRPC / TCRPC Joint Conference. Topic TBD

Recommendation

Identify and reach agreement on preferred topics for the Council’s Regional Convenings and Work Program.



# MEMORANDUM

AGENDA ITEM #VI.A

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DATE: APRIL 17, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

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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.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)

**Payment Status Report**

**Traditional RLF Payment Status Report**

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	12,366.82	03/01/23	0	02/09/23	04/01/23	03/22/02	11/09/25	performing
1022		300,000.00	300,000.00	240	7.0	2,990.47	295,252.17	03/01/23	0	02/24/23	04/01/23	01/08/04	09/01/39	performing
1023		301,586.50	301,586.50	120	5.0	350.00	161,715.88	03/01/23	0	03/01/23	04/01/23	07/19/06	03/01/29	performing
1034		300,000.00	300,000.00	120	5.0	250.00	260,365.24	02/01/23	31	12/09/22	03/01/23	12/21/06	11/15/28	performing
1039		125,000.00	125,000.00	84	5.0	500.00	120,082.53	03/01/23	0	02/17/23	04/01/23	11/24/08	12/31/15	performing
1040		200,000.00	200,000.00	84	5.0	1,472.32	73,067.68	03/01/23	0	03/01/23	04/01/23	02/02/09	08/01/28	performing
3024		189,043.88	189,043.88	144	0.0	500.00	102,033.29	02/01/23	31	02/09/23	03/01/23	07/26/99	12/01/16	Default Final Judgment
4008		300,000.00	300,000.00	0	5.0	750.00	164,940.95	03/01/23	0	02/14/23	04/01/23	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	2,647	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	163,656.84	03/01/23	0	02/07/23	04/01/23	04/16/14	05/01/26	performing
4027		149,500.00	149,500.00	120	5.0	1,590.98	60,999.57	03/01/23	0	01/03/23	04/01/23	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	1,431	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	1,431	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	03/01/23	0	03/01/23	04/01/23	09/28/17	08/01/28	performing
4032		300,000.55	300,000.55	120	7.0	3,577.27	210,541.19	03/01/23	0	03/01/23	04/01/23	10/24/18	11/01/28	performing
4033		254,999.57	254,999.57	84	7.0	1,548.47	189,582.65	03/01/23	0	02/16/23	04/01/23	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	212	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)	148,142.77	01/01/23	59	01/03/23	02/01/23	03/05/19	04/01/26	In Legal - Notice of Assignment
4036		549,223.30	549,223.30	84	7.0	(6,121.70)	484,719.60	01/01/23	59	01/03/23	02/01/23	03/05/19	04/01/26	In Legal - Notice of Assignment
4037		173,904.64	173,904.64	84	5.0	1,750.00	136,276.51	03/01/23	0	03/01/23	04/01/23	03/28/19	03/28/26	performing
4038		99,885.78	99,885.78	60	7.0	1,500.00	61,241.75	03/01/23	0	03/01/23	04/01/23	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	212	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	1,451.53	389,882.46	03/01/23	0	02/16/23	04/01/23	09/23/19	09/23/26	performing
4043		200,000.00	200,000.00	120	4.5	2,322.17	164,510.19	03/01/23	0	03/01/23	04/01/23	04/22/21	04/01/31	performing
4044		130,000.00	130,000.00	120	4.5	1,347.30	108,311.35	03/01/23	0	03/01/23	04/01/23	03/22/21	03/01/31	performing
4046		100,000.00	100,000.00	60	5.0	1,887.12	92,559.27	03/01/23	0	03/01/23	04/01/23	10/06/22	10/01/27	performing
4047		250,000.00	250,000.00	60	4.5	875.00	250,000.00	03/01/23	0	03/01/23	04/01/23	01/04/23	01/01/28	performing
4048		349,497.00	31,565.00	60	4.5	13,668.00	26,565.00	03/01/23	0	02/23/23	04/01/23	02/23/23	03/01/28	performing
4049		331,700.00	13,668.00	60	4.5	13,668.00	13,668.00	03/01/23	0	03/01/23	04/01/23	02/23/23	03/01/28	performing
4050		331,700.00	13,668.00	60	4.5	13,668.00	13,668.00	03/01/23	0	02/23/23	04/01/23	02/23/23	03/01/28	performing
<b>Totals</b>		<b>6,847,204.73</b>	<b>5,893,208.73</b>			<b>62,898.17</b>	<b>4,588,820.24</b>							



**LIST OF COMMITTED TRADITIONAL RLF FUNDS**  
**March 31, 2023**

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
4048	[REDACTED]	331,700	11/15/2021	13,668	3/2/2023	\$ 318,032.00
4049		331,700	11/15/2021	13,668	3/2/2023	\$ 318,032.00
4050		336,600	11/15/2021	13,668	3/2/2023	\$ 322,932.00
<b>TOTAL</b>		<b>\$1,000,000</b>		<b>\$ 41,004.00</b>		<b>\$ 958,996.00</b>

\*Committed Funds will be disbursed over an 8-month period

<b>Cash Available to Lend</b>						
Bank Balance as of		3/31/2023				\$ 867,624.72
Committed Funds						
Unfunded Loan Commitments	\$	958,996				
Administrative Fees		15,596.31				
Total Committed Funds						\$ 974,592.31
Total Uncommitted Funds						\$ (106,967.59)

Kerry L. Ezrol  
KEzrol@GorenCherof.com



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

April 4, 2023

**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 and #1042) 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

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3099 E. Commercial Blvd, Suite 200, Fort Lauderdale, FL 33308  
T 954-771-4500 : F 954-771-4923  
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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' requests for a continuance. The seventh 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 was 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. The settlement offer expired.

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 was 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 8<sup>th</sup> 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.

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.

On November 29, 2022, the Defendant filed a Motion to Join Indispensable Parties and a Motion for Leave to Amend Complaint to Add Parties. On November 30, 2022, the Defendant filed a Notice of Filing Proposed Fifth Amended Counter Claim as Exhibit for Motion for Leave to Amend Complaint to Add Alfred F. Andreu P.A., Benworth Capital Partners LLC, and Old Republic National Title Insurance Company. Shortly before the hearing on the SFRPC's Motion to Dismiss on December 2, 2022, Ms. Dawson called our office and the Judge's office informing she was in the hospital. The hearing did not proceed and the Court scheduled another Case Management Conference on December 8, 2022. On December 7, 2022, SFRPC filed its Response in Objection to Defendants Motions to Join Indispensable Parties and for Leave to Amend Counterclaim. On December 8, 2022, pursuant to the Court's direction at the Case Management Conference, a Notice of Hearing was filed, scheduling the pending motions for December 20, 2022. On December 9, 2022, SFRPC filed its Response to Defendant's Motion for Disqualification. On December 18, 2022, Dawson filed a Motion to Withdraw Counter Plaintiff's Third Amended Counter Claims dated May 24, 2022.

At the December 20, 2022 Special Set Hearing, the Court again requested that the matter be scheduled for a Case Management Conference on January 30, 2023. The Court denied Defendants Motion to Join Benworth as an indispensable party and denied Defendants Motion to amend complaint to add Benworth and Old Republic Title Co. The Court also directed both parties to prepare and submit proposed orders for the Court to review for determination on SFRPC's Motion to Dismiss Dawson's Fourth Amended Counterclaim. On December 21, 2022, SFRPC filed its Proposed Order granting SFRPC's Motion. On January 29, 2023, the Court entered an Order denying Ms. Dawson's Motion to Join Indispensable Parties and Motion to Amend Complaint. At the January 30, 2023 Case Management Conference, the Judge informed the Parties that he is working on his order on SFRPC's Motion to Dismiss Dawson's Fourth Counterclaim with prejudice. Once the order is entered, the case will be scheduled for another Case Management Conference. As of today's date, the order has been not entered by the Court.

Isabel Cosio Carballo, Executive Director

Page 5 of 5

April 4, 2023

SFRPC served Ms. Dawson its First Set of Interrogatories, Request for Production and Request for Admissions. Ms. Dawson responded and we are currently reviewing her responses. Also, we are drafting SFRPC's motion for summary judgment.

**2. SFRPC adv. Philip J. Van Kahle, Assignee (J. Stephens Construction, LLC)  
(Our File No. 9940631)**

On February 16, 2023, a Petition for Assignment for the Benefit of Creditors was filed, SFRPC was listed as a Secured Creditor. SFRPC's Proof of Claim is due by June 16, 2023. A Hearing for Motions to Approve Public Sale of Assets and Reject Lease of Non-Residential Real Property is scheduled for March 8, 2023. On March 13, 2023, the Court enter an Order approving the Public Sale of Assets "which shall conclude on or around August 25, 2022" [sic]. SFRPC's Proof of Claim was sent by certified mail on March 21, 2023 and confirmation of receipt was received on March 29, 2023.

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)  
Jeffrey Tart (via e-mail)  
Kathe Lerch (via e-mail)



# MEMORANDUM

AGENDA ITEM # VI.B

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DATE: APRIL 17, 2023  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: SFRPC CARES ACT RLF STATUS REPORT

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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 340 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 November 2022, the EDA completed their RLF Risk Analysis and conveyed the South Florida Regional Planning Council earned a current annual risk rating of an "A" for the fiscal year ending 9/30/2022.

To date, loan administration has approved thirty-four (34) new CARES ACT RLF loans totaling \$6,920,000 and saved and/or created 242 related jobs.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)

**CARES ACT REVOLVING LOAN FUND  
PAYMENT STATUS REPORT - APRIL 2023**

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	13,022.81	04/01/23	0	04/03/23	05/01/23	10/20/20	11/01/25	performing
5102		500,000.00	500,000.00	60	3.5000	12	1,604.01	1,604.01	499,951.40	04/01/23	0	04/03/23	05/01/23	11/11/20	01/01/31	performing
5104		85,000.00	85,000.00	84	3.5000	12	1,142.39	1,142.39	57,868.66	04/01/23	0	04/03/23	05/01/23	11/24/20	01/01/31	performing
5107		300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	236,582.22	04/01/23	0	04/03/23	05/01/23	11/20/20	11/01/30	performing
5110		500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	459,163.91	04/01/23	0	04/03/23	05/01/23	01/13/21	01/01/31	performing
5111		210,000.00	210,000.00	120	3.5000	12	2,076.60	2,076.60	169,204.56	04/01/23	0	04/03/23	05/01/23	12/31/20	01/01/31	performing
5112		500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	402,972.84	04/01/23	0	04/03/23	05/01/23	12/28/20	01/01/31	performing
5113		50,000.00	50,000.00	60	3.5000	12	909.59	909.59	31,074.70	04/01/23	0	04/03/23	05/01/23	02/25/21	03/01/26	performing
5114		150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	123,193.83	04/01/23	0	04/03/23	05/01/23	02/24/21	02/01/31	performing
5115		100,000.00	100,000.00	60	3.5000	12	1,594.07	1,500.00	77,780.70	02/01/23	0	03/31/23	03/01/23	02/02/21	02/01/26	performing
5116		293,000.00	293,000.00	120	3.7760	12	2,173.69	2,173.69	268,106.22	04/01/23	0	04/03/23	05/01/23	05/14/21	04/01/31	performing
5117		394,000.00	394,000.00	240	3.5000	12	2,285.04	2,285.04	366,988.98	04/01/23	0	04/03/23	05/01/23	05/13/21	05/01/31	performing
5118		500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	463,977.66	04/01/23	0	04/03/23	05/01/23	06/15/21	07/01/36	performing
5119		150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	133,225.86	04/01/23	0	04/03/23	05/01/23	08/12/21	08/01/31	performing
5120		180,000.00	180,000.00	120	3.5000	12	1,695.46	1,695.46	165,279.63	04/01/23	0	04/03/23	05/01/23	08/09/21	08/01/31	performing
5121		175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	149,658.90	04/01/23	0	04/03/23	05/01/23	08/24/21	08/01/31	performing
5122		500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	469,608.60	04/01/23	0	04/03/23	05/01/23	08/25/21	08/01/31	performing
5123		250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	225,770.01	04/01/23	0	04/03/23	05/01/23	10/15/21	10/01/31	performing
5125		500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	469,610.56	04/01/23	0	04/03/23	05/01/23	01/13/21	10/01/31	performing
5126		128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	102,603.27	04/01/23	0	04/03/23	05/01/23	02/15/22	02/01/27	performing
5127		200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	186,539.59	04/01/23	0	04/03/23	05/01/23	06/09/22	06/01/32	performing
5128		400,000.00	60,370.20	36	5.0000	12	276.70	276.70	60,370.20	04/01/23	1	04/03/23	05/01/23	10/20/22	11/01/25	performing
<b>Totals</b>		<b>6,090,000.00</b>	<b>5,765,370.20</b>				<b>48,752.51</b>	<b>48,658.44</b>	<b>5,132,555.11</b>							

## Portfolio Analysis

**Funds:** (37000)  
**Status:** All  
**City:** All  
**County:** All  
**Loan Officer:** All  
**Loan# From 0002 to 53005**

**Cutoff Date:** 4/3/2023  
**Run Date:** 04/04/2023  
**Run Time:** 11:51:58 am  
**Page 1 of 1**

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	21	5,054,774.41	98.48%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	1	77,780.70	1.52%
Past due 61-90 days	0	0.00	0.00%
Past due 91-120 days	0	0.00	0.00%
Past due 121-150 days	0	0.00	0.00%
Past due 151-180 days	0	0.00	0.00%
Greater than 180 days	0	0.00	0.00%
<b>Total Portfolio</b>	<b>22</b>	<b>5,132,555.11</b>	<b>100.00%</b>

Contaminated Portfolio 1 77,780.70 1.52%

Loans identified as being delinquent by 30 or more days and having a balance greater than zero as of the cutoff date.

Delinquent Loans 0 0.00 0.00%

Loans identified by delinquent status in Loan Master, and having a balance greater than zero as of the cutoff date.

Default Loans 0 0.00 0.00%

Loans identified by default status in Loan Master, and having a balance greater than zero as of the cutoff date.

Write-off Loans 0 0.00 0.00%

Loans identified by write-off status in Loan Master, and having a balance greater than zero as of the cutoff date.



# CARES ACT RLF FUNDING UPDATE

AS OF: 04/03/2023

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
33	\$100,000.00	Miami- Dade	Miami
34	\$50,000.00	Broward	Sunrise

TOTAL FUNDED: \$6,920,000.00





AGENDA ITEM # VI.C

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DATE: APRIL 17, 2023  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: COUNCIL HIGHLIGHTS

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

Recommendation

Information only

**APRIL 2023**

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## **CONGRATULATIONS TO THE SOUTHEAST FLORIDA CLEAN CITIES COALITION ON REDESIGNATION**

*For more information, please contact [alopez@sfrpc.com](mailto:alopez@sfrpc.com)*

The South Florida Regional Planning Council's Southeast Florida Clean Cities Coalition (SEFLCCC) was recently approved for redesignation through the U.S. Department of Energy. Through technical assistance, networking and sharing transportation and fuel options, SEFLCCC's mission is to reduce petroleum use in transportation in a four-county region. SEFLCCC was commended for its technical expertise, responsiveness and communication, and educational outreach. SEFLCCC has continued to meet with stakeholders and stress the importance of alternative fuels, fuel-saving technologies and practices, and new mobility choices.



This redesignation from the U.S. Department of Energy's Vehicle Technologies Office means that the South Florida region will continue to have access to Clean Cities tools, resources, and support network to help convert fleets to non-petroleum fuels that can help decrease harmful vehicle emissions, achieve suitability goals, and reduce long-term transportation costs. This redesignation signals national recognition of the continued efforts by local fleets and government entities to build a more sustainable transportation system in South Florida that supports local economy and quality of life.

[\[LEARN MORE\]](#)

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## **SFRPC HOSTED SOUTHEAST UNITED STATES CLEAN CITIES ANNUAL MEETING**

*For more information, please contact [alopez@sfrpc.com](mailto:alopez@sfrpc.com)*

The Southeast Florida Clean Cities Coalition hosted the U.S. Department of Energy and Clean Cities Coalition Directors from the Southeastern United States for a two-day information sharing and planning meeting on February 27-28 in Hollywood. At this meeting, the U.S. DOE announced the recertification of the Southeast Florida Clean Cities Coalition and lauded our Coalition as one of the best in the United States. The U.S. DOE has asked the Council and Coalition if we would be willing to host a National Conference later this year or early next year. [\[READ MORE\]](#)



## SFRPC COMMITS \$1,000,000 TO REMEDIATE FORMER CONTAMINATED SITE INTO AFFORDABLE HOUSING FOR MIAMI HEALTH DISTRICT

For more information, please contact [jtart@sfrpc.com](mailto:jtart@sfrpc.com)

The South Florida Regional Planning Council (SFRPC) has committed \$1,000,000 from its [EPA Brownfields Clean-Up Revolving Loan Fund](#) to help remediate and redevelop a 2.08-acre property located at 1960 and 1970 NW 27th Avenue in Miami, Florida. This regional project is a collaborative effort between the SFRPC, Goldstein Kite Environmental (GKE), the U.S. Environmental Protection Agency (EPA), Miami-Dade County Department of Environmental Resources Management (DERM) and the Florida Department of Environmental Protection (FDEP). [\[READ MORE\]](#)



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## SFRPC EXPANDS AFFORDABLE HOUSING INITIATIVE WITH \$1,000,000 COMMITMENT TO CONSTRUCT SINGLE FAMILY HOMES IN HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

For more information, please contact [jtart@sfrpc.com](mailto:jtart@sfrpc.com)

The South Florida Regional Planning Council (SFRPC) continues to expand its affordable housing initiative with a \$1,000,000 commitment from its [Revolving Loan Fund \(RLF\)](#), to help construct four (4) new single-family homes for first time homebuyers in the City of Homestead, FL. The project is a collaborative effort between the SFRPC, Homestead Community Redevelopment Agency (CRA), and the Minority Builders Coalition. The homes will be located at 705 SW 6<sup>th</sup> Street, 813 SW 6<sup>th</sup> Street, 829 SW 6<sup>th</sup> Street, and 704 SW 7<sup>th</sup> Street and reside in the Homestead CRA. [\[READ MORE\]](#)



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## OPERATION HEATSHIELD IV

For more information, please contact [cburke@sfrpc.com](mailto:cburke@sfrpc.com)

On Tuesday, March 7, 2023, the Southeast Regional Domestic Security Task Force (SERDSTF) and Urban Area Security Initiative (UASI) hosted Operation Heat Shield IV [\[get a glimpse\]](#), which focused on advancing whole community and regional partnerships. The SERDSTF is one of seven such task forces around the state, all dedicated to keeping Florida prepared for an attack.



With unrest across the globe, terrorist attacks can occur anywhere including, South Florida. Coordination among first responders to prepare for worse case scenarios is critically important to public safety. Planning exercises like Heat Shield IV provide an opportunity to conduct interagency risk assessments. The exercise is designed and conducted to test and demonstrate critical skills in multidisciplinary areas of expertise and to advance lessons learned during previous exercises. Training to test new capabilities in a controlled

environment helps to plan, prepare, prevent, respond, mitigate, and recover from potential terrorist incidents. In addition, the Heat Shield series provides the region’s partners with the opportunity to identify gaps for inclusion in future training exercises.

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## FIRST & LAST MILE INNOVATION IN THE REGION

*For more information, please contact [egolli@sfrpc.com](mailto:egolli@sfrpc.com)*

On March 17, 2022, the SFRPC hosted the “Striding Forward: First & Last Mile Innovation in the Region” event where more than 100 participants registered to learn about the economic and community benefits of improved first and last mile connectivity. Topics of discussion included what types of densities and land use policies support first last mile connectivity, the interrelationship of affordable housing and mobility, and an overview of South Florida’s regional vision for mobility. With transportation being the second highest expense in a high cost of living environment, there was a consensus amongst speakers that transit is key to a thriving economy with opportunity for all, and Transit Oriented Development and Transit Oriented Communities create “Live – Work –Play” communities that increase access to affordable housing, education, employment, and recreational opportunities.



Jonathan Hopkins, Principal & Founder of the Smart Mobility Associates, LLC stated in his presentation that: “[a] thriving city needs continuous progress towards integrated, highly utilized world- class mobility options. When traffic grinds to a halt, so does economic opportunity. The bottom line depends on getting people to their destinations — whether it’s to live, to work, to spend.”. Commissioner Oliver Gilbert III stated that there should be a concerted effort and collaboration between the public sector and the business community to achieve the desired public transit results. Our elected officials are calling for strong partnerships towards creating an accessible regional mobility network with safe and easy first/last mile connections.

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## WE ARE HIRING!

*For more information, please contact [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com).*

The SFRPC currently has one career opportunity 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.

### 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.



[Click here to view available positions.](#)



## MEMORANDUM

AGENDA ITEM #VII.A

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DATE: APRIL 17, 2023  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: ATTENDANCE FORM

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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](http://www.sfrationalcouncil.org)

2022/2023 ATTENDANCE RECORD

<b>COUNCILMEMBERS</b>	2/28	3/18 *	4/25 EC/CM	6/27	7/18 MDTPO	9/19 **	9/19	10/17	11/21	1/23/23
<b>BAILEY, Mario,</b> <i>Immediate Past Chair</i> Governor's Appointee	VP	*	VP	VP	V	VP	VP	VP	*	VP
<b>CAPLAN, Franklin,</b> Councilmember Village of Key Biscayne	–	–	–	–	V		P	P	VP	P
<b>CATES, Craig,</b> Monroe County Commission	VP	*	VP	*	P		VP	VP	VP	P
<b>CORRADINO, Joseph</b> Mayor, Village of Pinecrest	P	*	P	P	P		*	VP	P	P
<b>FURR, Beam, 2<sup>nd</sup> Vice-Chair</b> Broward County Commission	P	P	P	P	P	P	P	P	P	P
<b>GARCIA, René, Treasurer</b> Miami-Dade Co. Commission	VP	*	VP	VP	P	VP	VP	VP	*	*
<b>GELLER, Steve, Chair</b> Broward County Commission	VP	P	P	P	V	P	P	P	P	P
<b>GILBERT, III, Oliver</b> Miami-Dade Co. Commission	*	*	A	A	P		*	A	A	*
<b>GOLDBERG, Cary</b> Governor's Appointee	P	*	P	A	*		VP	P	VP	*
<b>HORLAND, Denise,</b> Commissioner, Plantation	–	–	–	–	–	–	–	–	–	VP
<b>KAUFMAN, Samuel,</b> <i>First Vice Chair</i> Commissioner, Key West	VP	*	VP	*	V	VP	VP	*	VP	VP
<b>LINCOLN, Michelle,</b> <i>Secretary</i> Monroe County Commission	P	P	P	*	P	P	P	VP	P	P
<b>McGHEE, Kionne</b> Miami-Dade Co. Commission	*	*	A	A	P		VP	VP	*	*
<b>ROSS, Greg</b> Mayor, Cooper City	VP	P	*	*	P	P	P	P	VP	*
<b>UDINE, Michael</b> Mayor, Broward County	VP	*	VP	VP	V		VP	VP	VP	VP

2022/2023 ATTENDANCE RECORD

<b>EX-OFFICIO MEMBERS</b>	2/28	3/18 *	4/25 EC/CM	6/27	7/18 MDTPO	9/19 **	9/19 CM	10/17	11/21	1/23/23
<b>ANDREOTTA, JASON</b> Florida Dept. of Environmental Protection	VP	P	VP	D	*		VP	D	D	D
<b>HUYNH, DAT</b> Florida Dept. of Transportation	VP	*	VP	VP	V		VP	VP	*	VP
<b>MAYERS, Lorraine</b> South Florida Water Management District	P	P	VP	*	V		VP	VP	VP	P
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

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DATE: APRIL 17, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CORRESPONDENCE AND ARTICLES

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Recommendation

Information only



# 7 Florida Cities That Could Be Headed For a Housing Crisis

BY JORDAN ROSENFELD



*TraceRouda / Getty Images/iStockphoto*

In order to find the Florida cities showing cause for concern, GOBankingRates looked at the largest 200 cities in terms of total housing units and some crucial factors such as the percentage of mortgages that are between 30 and 90+ days delinquent and homeowner and renter vacancy rates. Data was drawn from the Consumer Financial Protection Bureau, the Consumer Protection Bureau, and RealtyTrac.

[Here are seven most likely to end up with a housing crisis.](#)

7. Pembroke Pines, Florida
  - Homeowner vacancy rate: 0.9%
  - % of mortgages delinquent 90 days: 0.7%
6. Hollywood, Florida
  - Homeowner vacancy rate: 1.6%
  - % of mortgages delinquent 90 days: 0.6%
5. Jacksonville, Florida
  - Homeowner vacancy rate: 2.0%
  - % of mortgages delinquent 90 days: 0.6%
4. Miami, Florida
  - Homeowner vacancy rate: 2.2%
  - % of mortgages delinquent 90 days: 0.6%
3. Gainesville, Florida
  - Homeowner vacancy rate: 3.6%

- % of mortgages delinquent 90 days: 0.6%
2. Fort Lauderdale, Florida
    - Homeowner vacancy rate: 4.1%
    - % of mortgages delinquent 90 days: 0.6%
  1. Orlando, Florida
    - Homeowner vacancy rate: 5%
    - % of mortgages delinquent 90 days: 0.5%

Methodology: In order to find the Florida cities that could be poised for a housing crisis, GOBankingRates looked at the largest 200 cities in terms of total housing units across the following factors: (1) percent of mortgages 30-89 days delinquent by MSA as sourced from the Consumer Financial Protection Bureau; (2) percent of mortgages 90-plus days delinquent by MSA as sourced from the Consumer Protection Bureau; (3) homeowner vacancy rate as sourced from the 2020 American Community Survey; and (4) rental vacancy rate as sourced from the 2020 American Community Survey.

These four factors were then scored and combined with the highest score indicating the city most likely to be poised for a housing crisis. Factors (1) and (2) were weighted 2x and factor (4) was weighted 0.5x. The 100 cities most poised for a housing crisis were moved onto the next round of scoring. These 100 cities were then re-ranked and scored on the four factors above as well as (5) foreclosure rate as sourced from RealtyTrac. These five factors were scored and combined with the highest score indicating the city most likely to be poised for a housing crisis. For this second round of scoring, factors (1) and (2) were weighted 2x, factor (4) was weighted 0.5x, and factor (5) was weighted 1.5x. GOBankingRates then isolated those 10 cities in the Florida with the highest scores for final rankings.

All data was collected on and up to date as of May 23, 2022 and rankings were finalized on November 8, 2022.

**Read More:** <https://finance.yahoo.com/news/7-florida-cities-could-headed-120114061.html?guccounter=1>

# A \$1 billion deal? New plans afoot for trash and recycling in Broward

BY BRIAN BANDELL

A consortium of Broward's city leaders agreed Wednesday to plunge ahead with long time plans to build a trash and recycling program, growing more independent from relying on Waste Management's services.

By early June, both the county and the cities are each expected to vote at their own City Halls on creating what will be known as an interlocal agreement. That agreement will eventually develop a master plan, set up a taxing authority to pay for it all, and have the cities — based on population — share the cost of an estimated \$2 million in startup fees, such as renting an office and hiring a director. The county will foot half that bill.

Ultimately a recycling, composting and waste-to-energy plant will be built for a price tag that could hover around \$1 billion, officials said. Although the exact cost hasn't been calculated, that figure is "what will be expected," said County Commissioner Beam Furr.

Last week, cities were upset that Broward County would be speeding up the process in what was pitched as "parallel paths," when the county announced last week it would pursue the creation of the waste-to-energy incinerator on its own.

County commissioners didn't vote on the issue this week. Rather, Furr briefed his fellow commissioners on the plans Tuesday. He told the South Florida Sun Sentinel on Wednesday the requests for proposals to find the contractor or developer are expected to go out within months. It starts the process of gathering information about "what kind of disposal options we have."

[City leaders were furious](#) that the county seemed to be moving ahead without them, and it appeared they would "not hold hands and sing kumbaya," said Pompano Beach Mayor Rex Hardin.

But Wednesday, Furr assured the cities they would work together.

If all goes as envisioned, it will "change the way we are dealing with waste from our county," Hardin said. "It's a great opportunity to work together and see if we can get it over the finish line. This is the beginning of a journey."

A new group, which could be called the Broward County Solid Waste Disposal and Recyclable Materials Processing Authority, won't need a vote from every city to make sure plans keep moving forward.

On Wednesday, city leaders agreed that enough cities making up 75% of the county's population — and the county itself — will be needed for future decisions that affect the county's taxpayers. That prevents one city from having veto power on future votes or not participating and holding the process "hostage."

Officials said the new plant would burn waste to create electricity on whatever couldn't be recycled. And if the trash couldn't be burned, it would be sent to the landfill as a last resort.

The plant would likely be built at the site of the [Monarch Hill landfill](#), near Coconut Creek, or on county-owned land off U.S. Highway 27, near Southwest Ranches and Pembroke Pines.

The discussions to get into the trash business picked up in 2020 when city leaders revived their committee called the [Broward County Solid Waste and Recycling Working Group](#).

They were unhappy with Waste Management's monopoly after the [Company announced it would no longer accept mixed-paper](#) to recycle. Although the company eventually reversed course, county and city officials said they were still committed to creating their own waste and recycling system.

**Read More:** <https://www.sun-sentinel.com/local/broward/fl-ne-trash-deal-solid-waste-broward-20230315-y2t3qpxu5fdsdb4em6opydtza-story.html>

# County reverses decision to build new waste plant at Doral site of old one

BY RICHARD BATTIN



As white-shirted Doral-area residents filled the front and center seats of the Miami-Dade County Commission chamber Tuesday to ask how the county planned to handle the Doral solid waste plant fire that started Super Bowl Sunday and smoldered more than a week, commissioners rescinded a decision to build a new solid waste plant at the same site.

Former Doral mayor and now County Commission Juan Carlos Bermudez introduced the resolution to:

- Rescind the decision made last July to build a new facility on the same ground.
- Authorize the county mayor to explore other possible sites for the facility.
- Explore alternative technologies for disposing of solid waste without incinerators.
- Have Mayor Daniella Levine Cava within 90 days provide a new report.

After some debate, his resolution passed unanimously.

The crowd had signs, but Chairman Oliver G. Gilbert III asked them not to wave them and the orderly crowd complied.

After the first speaker stepped to the lectern to tell the commission how the fire and smoke from the burning Covanta plant hurt his health the audience applauded. Mr. Gilbert told the group clapping was not permitted.

Smiling broadly and raising his arms above his head, Mr. Gilbert rotated his hands back and forth and instructed the crowd, "This is how you show approval." Again, the orderly group complied.

More than a dozen Doral-area residents took their turns to express concern both about long-term health effects of the incident and how the commission was going to fix it.

The youngest was a 13-year-old who, with her mother, told of the skin rash she had developed in the wake of the week-long fire. She still has it, her mother said.

Several high school students were among speakers entreating commissioners for action as well as senior citizens who had resurrected their pandemic masks.

It wasn't the first fire at the facility, one of the few incinerator-based solid-waste disposal systems left nationwide. Last July the commission voted to build a new facility in the same location.

It was clear those attending wanted the new facility to rise somewhere else. That included Mr. Bermudez, who lives within a half-mile of the plant.

"There are other sites," Mr. Bermudez said, "even in the 12th District, that would be more appropriate."

Miami-Dade commissioners are seeking a recycling goal of 100% and earlier this year passed a resolution asking Mayor Levine Cava to pursue strategies to achieve that goal with the South Florida Regional Planning Council (SFRPC).

With two Miami-Dade recycling contracts expiring March 31 and the site for a new processing plant and incinerator a burning issue for the 1980s-vintage plant, the Feb. 7 resolution directed the mayor to collaborate with SFRPC on strategies and plans related to solid waste management.

**Read More:** <https://www.miamitodaynews.com/2023/03/07/county-reverses-decision-to-build-new-waste-plant-at-doral-site-of-old-one/>



# There's a plan to bring back Miami-Dade's ousted housing director in split with mayor

BY DOUGLAS HANKS

Weeks after being dismissed as [Miami-Dade's housing director](#), Michael Liu may be back in county government if a commissioner's plan to create a new position for him is approved.

Legislation by Commissioner Eileen Higgins would launch the Office of Strategic Housing Development, with a \$750,000 budget. The office would report to the commission chair and oversee housing projects assigned to it by the board, bypassing the current system of Mayor Daniella Levine Cava overseeing all county-funded development.

Higgins said she's spoken to Liu about the position and thinks he would be interested. He resigned his post last month after a break with Levine Cava after nine years as Miami-Dade's senior housing administrator, overseeing public housing complexes and the county's spending of local and state dollars on private-sector affordable housing projects.

"The departure of Director Liu leaves a huge gap in our affordable housing infrastructure," Higgins said. "His experience is unparalleled. He is the perfect person to lead this office." Liu and a representative for Levine Cava were not immediately available for comment.

Liu oversaw the redevelopment of Miami-Dade's oldest public housing complex, Liberty Square, which reopened in 2019, as well as multiple rebuilding efforts of other complexes run by Miami-Dade but dependent on federal funding for operations and maintenance. A former HUD administrator, Liu submitted a resignation letter to Levine Cava "[as requested](#)" on Feb. 10. He was first appointed by Levine Cava's predecessor, Carlos Gimenez, in 2014.

Levine Cava hasn't publicly addressed why she asked for Liu's resignation as the director of Public Housing and Community Development Department.

Now starting her third full year in office after the 2020 election, Levine Cava has replaced several of Gimenez's senior department directors, including at Aviation, Regulatory and Economic Resources and Water and Sewer. The commissioners have only sought to retain one, creating [a board budget office for Jennifer Moon](#), a deputy mayor under Gimenez whom Levine Cava demoted to budget director shortly after her term began.

A Liu deputy, Clarence Brown, is the [acting head](#) of Public Housing and Community Development while Levine Cava considers a new director.

Read more: <https://www.miamiherald.com/news/local/community/miami-dade/article272802280.html>

# Florida's Great Displacement

## The state's climate exodus has already begun

BY JAKE BITTLE

As many residents will be proud to tell you, the thousand-odd islands that make up the Florida Keys are one of a kind: there is no other place in the world that boasts the same combination of geological, ecological, and sociological characteristics. The islands have a special, addictive quality about it, an air of freedom that leads people to turn their backs on mainland life.

The Keys are also the first flock of canaries in the coal mine of climate change. Over the past few years, the residents of these islands have been forced to confront a phenomenon that will affect millions of Americans before the end of the century. Their present calamity offers a glimpse of our national future.

Nature is changing. Today's hurricanes tend to be stronger, wetter, and less predictable than those of the last century. They hold more moisture, speed up more quickly, and stay together longer. It's difficult to tell for certain what role climate change plays in any individual storm, but in the case of [Hurricane Irma](#) — which slammed the Keys in September 2017 — there is little doubt that the warmth of the Caribbean Sea made the storm more powerful, allowing the vortex to regain strength overnight as it barreled toward the islands. As global warming continues to ratchet up the temperature of our oceans, we can expect more storms like Irma. The danger to the Keys doesn't end with hurricane season, either: a slow but definite rise in average sea levels over the past decade has contributed to an increase in tidal flooding, leaving some roads and neighborhoods inundated with salt water for months at a time.

In the five years since Irma, the bill has come due. The hurricane made undeniable what previous floods had only suggested: that climate change will someday make life in the archipelago impossible to sustain. The storm was the first episode in a long and turbulent process of collapse, one that will expand over time to include market contraction, government disinvestment, and eventually a wholesale retreat toward the mainland. Irma may not have destroyed the Keys in one stroke, but the storm ran down the clock on life on the islands, pushing conches (the Keys' unique name for residents) into a future that once seemed remote. The impulse to stay, which once bespoke a conch's devotion to his or her adopted home, now looks a little more like denial. The decision to leave, on the other hand, which once signified surrender, now looks more like acceptance of the inevitable.

### Florida's Great Displacement

The term "climate migration" is an attempt to explain why people leave one place in favor of another; it assigns motivation to movements that may be voluntary or involuntary, temporary or permanent. Yet even if the primary cause for migration is clear, there are still countless other factors that influence when, where, and how someone moves in response to a disaster. It's this messiness that is reflected in the word "displacement": the migratory shifts caused by climate change are as chaotic as the weather events that cause them.

For some families the decision to depart the Keys was easy. The storm was a traumatic event, more than enough to convince many people that life on the islands was too dangerous to accept. They came back home, fixed up their houses, and got out. That was the case for Connie and Glenn Faast, who left the island city of Marathon for



the mountains of North Carolina after spending almost 50 years in the Keys. "It was pretty much immediate," Connie told me. "It's just too hard to start over when you get older. We couldn't risk it."

The Faasts had lived the kind of life you can only live in the Keys: Connie worked on commercial fishing boats and in a local aquarium, while Glenn owned a boat maintenance company and raced Jet Skis in his spare time. They had stuck it out in the Keys through several major storms, including 2005's Hurricane Wilma, which brought five feet of water to their little island and totaled three of their cars; Connie still shudders when she remembers the image of her husband wading through the water around their house with snakes climbing all over him, clinging to him for shelter from the flood. The Faasts had second thoughts after that storm, but the Keys were paradise, and besides, they didn't know where else they would go.

When Irma came 12 years later, though, the choice was much easier. During the evacuation, it took the Faasts a week to find a decaying hotel in Orlando where they could wait out the storm. As the hurricane passed over the center of the state, it knocked out their power, leaving them and their pets to spend the night in 100-degree heat without air conditioning. "That was it for us," she said. They had to get out — not just out of the Keys, but out of Florida altogether.

When they returned to Marathon, they discovered that their home was the only one in the neighborhood with an intact roof. They put the house on the market as soon as they could, but it took a year for the place to sell, in part because property values had risen so steeply that most people in the area couldn't afford to buy.

The storm had scared many people off, but it had also destroyed a quarter of the Keys's housing stock, which drove up prices for the homes that survived. In the meantime, the Faasts saw their friends start to leave as well: one moved to Sarasota, another to Orlando, and a third friend, who had been the first-ever mayor of Marathon, talked about moving to central Florida.

"We thought it would be devastating when we left," Connie said, "because we love the Keys. But when we pulled out of there, we were so, so relieved."

### **No more housing**

Hundreds of people like the Faasts left the Keys of their own volition in the years after Irma, deciding one way or another that the risks of staying there outweighed the benefits. But perhaps the more turbulent phenomenon after the storm was the involuntary displacement caused by the shortage of affordable housing on the islands. The storm destroyed not only the massive mobile home parks on islands like Big Pine, but also hundreds of so-called downstairs enclosures, small apartment-style units that sat beneath elevated homes.

It also wiped out dozens if not hundreds of liveaboard boats and older apartment complexes in island cities like Marathon. These trailer parks and apartment complexes had been havens for resort waiters, boat buffers, and bartenders, allowing them to get a foothold in an archipelago that had long ago become unaffordable for anyone who wasn't rich. Now all that housing was gone, and FEMA's [50% rule](#) — which prohibits improvements to structures that cost more than 50% of its market value — prohibited most trailers and downstairs enclosures from being rebuilt.

Many of those who had been lucky enough to own small homes or campers hadn't been able to afford insurance, which meant they missed out on the payouts that went to wealthy homeowners and part-time vacationers. To make matters worse, the government of the Keys couldn't build enough new homes to fill the gap created by the

storm: the state had long ago imposed a de facto cap on the number of building permits Monroe county — which encompasses the islands — could issue, an attempt to make sure the population did not grow too large to evacuate the islands in a single day. Thus it was impossible for most residents either to rebuild their old homes or to buy new ones.

Some of those who lost their homes were able to crash with friends and family, and others got by living in tents or trailers, but others resorted to a forest homeless encampment. The lack of housing made the storm survivors feel as though they were stuck in a permanent limbo: life on the islands became a game of musical chairs, in which only the highest bidders could end up with a seat.

### **Delaying the inevitable**

Debra Maconaughey, the rector at St. Columba Episcopal Church in Marathon, spent the years after Irma trying to forestall this involuntary displacement. When the storm hit, Maconaughey and much of her congregation were in Ireland, retracing the steps of the original St. Columba, and by the time they returned to the Keys it was clear that housing would be the defining challenge of the next few years. "Everybody's house was destroyed. That's what people would need the most."

We were speaking in the church's open-air pavilion, where Maconaughey had been delivering outdoor sermons even before the coronavirus pandemic. Irma had weakened the timbers that supported the roof of the central chapel, forcing the church to move worship outside.

In the first week Maconaughey was back, she helped transform St. Columba's campus into a massive shelter for boaters who had lost their homes in the storm, cramming two dozen air mattresses into a loft that had previously been used for an after-school program. The next week, Maconaughey and her congregation installed approximately two dozen trailers around Marathon, giving the boaters a long-term place to stay.

Maconaughey knew there was no chance the county government would restore all the housing that had been lost in the storm, but after a year went by, she found herself shocked at how little had been rebuilt. A nonprofit land trust had erected only a handful of new cottages and a \$50 million state program called Rebuild Florida had repaired only two homes, a pittance compared to the thousands of dwellings that had been swept away.

So Maconaughey called up the nonprofits who were funding St. Columba's relief efforts and made an unconventional proposal: the church, she proposed, would buy some derelict housing and fix it up. She had her eyes set on a leaky, mold-filled apartment complex in Marathon that had been condemned for sewage issues a few years earlier. The apartment complex finally opened in the summer of 2020, providing cut-rate housing to 16 families who had been staying on couches or in trailers since the day the storm hit.

### **Never coming back**

But for every person who found permanent shelter, there were more who could not afford to wait for the islands to recover. This wasn't only because people didn't want to return, but also because there were no homes to which they could return. Maconaughey told me with distaste that in several places along Marathon's beachfront, developers have built single large mansions on lots that once contained three or four small homes each.

The lack of affordable housing in turn created a labor shortage: fire and police departments couldn't find enough officers to fill their shifts, boat maintenance companies struggled to locate buffers and repairmen, and many

hotels went shorthanded through the on-season rush. When employers exhausted their hiring options on the islands, Maconaughey said, they started to hire workers from the mainland towns of Homestead and Florida City, who take a two-hour bus ride in either direction to work for minimum wage.

"I think people are really struggling, and it's just below the surface," she said. "We're a tourist area, so it's in our best interests to make it look nice from the highway, but there's hidden pain."

Maconaughey told me about the church sexton, Mike, who was driven out of the Keys by Irma. Mike showed up after the recession in a homeless shelter in Marathon. He was blind, and when he first arrived at the shelter he couldn't take a shower or put on clothes without assistance. After a year in the shelter, Mike started attending services at St. Columba, and soon displayed a great talent for weaving wooden canes and chairs, a craft he often practiced on the church pavilion after sermons. He also taught the kids in the after-school program how to play chess.

Mike was on the Keys as the storm approached, not with the congregation in Ireland. He first sought refuge in the massive Miami hurricane shelter, but by the time he got there, that shelter was full. As shelters in Florida all reached capacity, emergency officials herded evacuees from the Keys up toward Georgia, North Carolina, and Virginia, offering them bus transportation as far as they were willing to go. Mike was unsure when he would be able to return to the Keys, so he asked for a ticket to Minnesota, where he grew up. He was never able to get back.

"We kind of lost him," Maconaughey said. "He got on a bus to evacuate and now he's gone. He was a huge part of our community ... You have to ask yourself, do you ever recover from something like this?"

**Read More:** <https://www.businessinsider.com/florida-residents-moving-leaving-climate-change-refugees-hurricanes-flood-2023-2>

# Miami-Dade officials tout massive development opportunity at UM conference

BY BRIAN BANDELL



*Miami-Dade County issued a request for qualification seeking a development partner for these seven parcels at Government Center. / MIAMI-DADE COUNTY RECORDS*

More than 1,000 professionals recently attended the University of Miami Real Estate Impact Conference, which civic leaders touted as one of the largest development opportunities in Miami-Dade County's history.

The Metrocenter project is the planned redevelopment of the county's Government Center campus and mass transit hub in downtown Miami. The county issued the request for qualification (RFQ) bid packages on Feb. 10, the same day of the UM conference at the Loews Coral Gables. The project could total up to 23 million square feet.

"This is using the public's land to create a place where residents can afford to live, work and learn," County Commissioner [Eileen Higgins](#) said. "Our goal is not the highest and best economic use. It's the highest and best social use."

The county [announced](#) the start of the public-private partnership (P3) process for Metrocenter in August 2022. The site has 17 developable acres at 111 N.W. First St. Currently, the land houses the county's main administration building, commission chambers and courts, the Government Center Metrorail Station, public parking and some retail.

Higgins said the RFQ contemplates all of those uses remaining on the site, probably in redesigned buildings. She expects the private development to include at least 2,000 of affordable and workforce housing units. Other public uses would include a main library, the HistoryMiami Museum, a day care center, a K-12 school, and public gathering spaces.

Because the site is in a Rapid Transit Zone, being at the Metrorail station, the county controls the development process there.

Higgins said the county will first run an RFQ to qualify development teams to bid. After that, it will issue a request for proposals (RFP) seeking specific development programs and financial terms. She expects this will be a 10- to 15-year build given the challenge of rebuilding the public buildings and mass transit.

A key goal of Metrocenter is to create housing in downtown Miami that's affordable for the workforce and with some easy access to mass transit so that the workers don't need a car, Higgins said. "If we don't have a workforce here, we don't have an economy," she added.

[Eulois Cleckley](#), director of Transportation and Public Works for Miami-Dade, said the Government Center station is the "heartbeat" of mass transit in the county. It has the most Metrorail ridership and over 60 buses an hour drop people off there. He hopes the Metrocenter redevelopment will make the transit operation more efficient, including providing better links for pedestrians and bike riders, and an easier connection to the Brightline passenger rail station to the north.

He noted that Miami-Dade's public transit ridership has increased to 86% of pre-pandemic levels, which is one of the fastest recoveries in the nation.

Miami-Dade is aggressively looking to expand its mass transit system, and aims to use federal infrastructure funds to do so, Cleckley said. It's currently building an electric bus rapid transit system parallel to U.S. 1 from Dadeland to Florida City. It's working on plans for a long-promised northern extension of the Metrorail along Northwest 27th Avenue from Dr. Martin Luther King Station to the Broward County line. He said it's looking at an expansion of the Metro Mover from downtown Miami across the bridge to Miami Beach, plus more rail stations on the FEC line currently used by Brightline.

"The idea of what public transportation is has to change," Cleckley said. "It's not a social service. It's a consumer good. It's an amenity for your residents."

**Read More:** <https://www.bizjournals.com/southflorida/news/2023/02/12/officials-tout-massive-development-at-um-conferenc.html>



# South Florida to receive more than \$180 million for sea level rise projects

BY ALEX HARRIS



*A car pushes through floodwaters off Southwest Third Street and Eighth Avenue in the Little Havana neighborhood of Miami, Florida, on Saturday, June 4, 2022.*

South Florida is getting more than \$180 million of bigger pipes, stronger stormwater pumps and higher canals to deal with rising sea levels — the majority of this year’s state funds.

Governor Ron DeSantis announced the latest round of Resilient Florida grants on Monday afternoon. South Florida cities, which face the highest risk to life and property value from the [two feet of sea level rise expected in the state by 2060](#), took home most of the \$275 million pot.

“These awards will fund critical actions across inland and coastal areas to adapt legacy infrastructure and implement nature-based solutions that address current and projected sea level rise and flooding to minimize adverse impacts on Floridians and their families,” the state’s Chief Resiliency Officer, Wesley Brooks, wrote in a statement.

The cash will fund 75 projects ranging from raising the banks of the C-8 canal in North Miami-Dade to potentially turning a Miami Beach golf course into a park that holds floodwater to elevating roads in the Florida Keys. Broward County was the biggest winner with 16 projects topping \$66 million.

Miami won nearly \$10 million for flood improvements to the Auburndale neighborhood south of Little Havana. Sonia Brubaker, the city’s chief resilience officer, said in an email that the project will include new and bigger stormwater pipes and a reconstructed road that fights flooding in the area.

This is the third year that the Resilient Florida program, DeSantis’ major foray into climate adaptation funding, has given out grants. So far, the state has awarded more than \$1.1 billion in funding to react to the symptoms of climate change, like rising tides and more powerful hurricanes.

But the need is far bigger.

In the program's first years, Florida municipalities asked for \$2.3 billion in grants, with South Florida cities asking for the lion's share of that total at \$1.8 billion.

This year, the state received 233 eligible applications asking for nearly \$775 million, said Alexandra Kuchta, spokesperson for the Department of Environmental Protection. Additional projects will be selected for a new round of funding later this year for Florida's statewide flooding and sea level rise resilience plan, she said.

And experts say the state's funding, however welcome and necessary, only targets half the problem with climate change. It doesn't tackle the actual cause — unchecked burning of fossil fuels.

View the [complete list of grant-winning projects here](#).

**Read More:** <https://www.wlrn.org/news/2023-02-07/south-florida-to-receive-more-than-180-million-for-sea-level-rise-projects>

# All Green Energy Has 'Brown Costs': Former NASA Engineer

BY NINA NGUYEN



*Artisanal miners carry sacks of ore at the Shabara artisanal mine near Kolwezi on October 12, 2022. Demand for the metal is exploding due to its use in the rechargeable batteries that power mobile phones and electric cars. (JUNIOR KANNAH/AFP via Getty Images)*

While renewables are often hailed as a clean source of energy, they have bleak social and environmental costs compared to nuclear and natural gas, says a former NASA engineer.

Paul Vallejo, who worked as an aerospace engineer at NASA for eight years, said, “even wind and solar aren’t really renewable because you’re taking silica sand out of the ground” to construct solar panels and mining “rare earth” minerals for the magnets for wind turbines, which are not truly renewable.

“Recycling of solar panels is currently not really terribly practical. Both solar panels and wind turbine blades go into the dump,” he told The Epoch Times.

Former NASA engineer Paul Vallejo said media reports on renewable energy often don’t cover the “brown costs” associated with it. Vallejo also argued that the media coverage of energy tends to focus more on promoting a narrative than all the facts. “You start with the story, and most modern news outlets fit facts and find experts to run the particular story that they want to run.”

He said mainstream media outlets “call green energy ‘green’” but “ignore the mining that has to be done for that.”

“And that’s true for lithium, the amount of water you have to process in order to create the lithium, the terrible mining conditions for cobalt in the Congo, and for the silica and the rare earth mines in China,” he said.

“All green energy has ‘brown costs,’” he added. “And that’s true for other forms of energy as well.”

## Hidden Costs of Renewable Energy



Lithium is a metal used in rechargeable batteries that power electrical goods such as mobile phones, energy storage systems, and electric vehicles.

According to a report by Friends of the Earth (FoE), amid soaring demand for the mineral, the impact of mining activity has been “increasingly affecting communities where this harmful extraction takes place” including the surrounding soil and air.

The mining of cobalt, which is also used in lithium-ion batteries, has also been linked to child labour, corruption, and environmental pollution.

More than 40,000 children, some as young as six, are working in dangerous conditions in Congolese cobalt mines, according to UN agencies.

Meanwhile, silica dust exposure was the cause behind “substantially increased mortality among Chinese workers,” causing respiratory diseases and lung cancer, according to a 2012 study by Chinese researchers.

Silica is essential in the manufacturing of batteries, solar panels, and electric vehicles.

Currently, China is the biggest player in the rare earth market due to its loose environmental regulations, making up 85 percent of the global supply in 2016, followed by Australia, which accounts for just 10 percent.

A groundbreaking report from May 2021 titled “In Broad Daylight” revealed several solar manufacturers operating out of China had either been directly involved in Uyghur slave labour or sourced polysilicon—a primary material used in nearly all solar panels—from suppliers who were.

An investigation by The Epoch Times in April 2022, also uncovered that at least 60 percent of Australia’s biggest operating solar farms feature arrays of panels made by one of these companies.

### **Calls For Nuclear to Be Part of the Energy Mix**

In Australia, as the country charges towards net zero by 2050, calls are growing for the government to lift the ban on nuclear energy, which Vallejo called a “handicap” in the country’s effort to move away from carbon-emitting sources.

“Nuclear is a really good power source and partly because of energy density,” he said.

“It’s orders of magnitude higher energy density than any other form of chemical or fossil fuel. So, I would argue that nuclear is probably one of the cleanest options you have, and it also isn’t an intermittent source.”

Vallejo argued, “You can’t run a modern economy on a power source that has good days and bad days where you have blackouts on bad days.”

“It’s also not environmentally friendly to hamstring yourself from the only solution you could possibly use that isn’t a fossil fuel.”

He also noted that in terms of environmentally friendly power sources actually, natural gas is “quite a clean power source, as far as making less pollutants when you burn it.”

But the centre-left Australian Labor government has continued to shoot down attempts to remove the nuclear ban and instead banked on a wider roll-out of renewable energy sources costing the country billions.

Following the release of the October 2022 budget, federal Treasurer [Jim Chalmers](#) stood firm on the federal government's move towards net-zero.

“Renewable energy is not just cleaner energy; it's cheaper energy,” he told reporters on Oct. 25. “That's understood right around the world. It's also more reliable in the medium term and the long term when it comes to some of the geopolitical issues that we're dealing with.”

This is despite electricity and gas prices continuing to soar and election pledges from Prime Minister Anthony Albanese that Labor's Powering Australia plan would save households \$275 per year (US\$175.70).

Australians' electricity bills are predicted to rise by another 56 percent over the next two years—according to budget estimates.

**Read More:** [https://www.theepochtimes.com/all-green-energy-has-brown-costs-former-nasa-engineer-5031138.html?ea\\_src=ai&ea\\_med=search](https://www.theepochtimes.com/all-green-energy-has-brown-costs-former-nasa-engineer-5031138.html?ea_src=ai&ea_med=search)

# Everglades progress report: Scientists point to need for water storage, climate planning

BY AMY BENNETT WILLIAMS

The biggest environmental restoration project in the history of the planet just got a report card.

All in all, things are on track. No failing grades, but no raves either. There are plenty "needs to try harder" comments as well. As fishing guide-turned-nonprofit advocate Daniel Andrews of Captains for Clean Water puts it: "It's working but we have a long road ahead."

Put together by the National Academy of Sciences, the 318-page "[Progress Toward Restoring the Everglades: The Ninth Biennial Review](#)" is an independent look at how things are going as the [Comprehensive Everglades Restoration Plan](#) turns 23.

Regular evaluations of the \$10.5 billion-plus federal-state [effort to fix](#) 1.5 million acres of a World Heritage Site which provides drinking water to 8 million people and shelters a storied, one-of-a-kind ecosystem were written into the original plan signed into law in 2000. The goal: [repair damage](#) done by humans who replumbed the River of Grass to accommodate agriculture and development.

Each progress report is a huge production. The most recent involved dozens of scientists supported by 15 staffers. Thirteen others reviewed their report, and the authors include three pages of acknowledgements for those who supplied information, joined in discussions, led field trips or otherwise helped out.

But given the scope of the subject, it could hardly be otherwise. As Denice Wardrop, review committee chair writes, "There are the innumerable and varied visions of the Everglades as an extraordinary ecosystem, from the vastness of a 'River of Grass' to the incredible diversity of life that can be found in the smallest pocket of a hummock or beneath the seagrass blades in Florida Bay. There are the practical visions, too—its role in the very health and well-being of those who live near and those who visit from afar, to its powering of an economy and a way of life. Whatever vision we individually and/or collectively hold, we sense when it is at risk of being changed or lost. When many of us sense that loss ... we come together and willingly wrestle with the difficult question that asks what are we trying to restore and to what end."

Here's some of what Florida Everglades professionals who wrestle with those questions regularly are saying about the report:

## Daniel Andrews, Executive Director, Captains for Clean Water



**Proof of concept:** "It's working. Nature is responding and vegetation is coming back the way it used to be ... restoration works."

**However:** "It seems their biggest concerns are the capacity and health of stormwater treatment areas."

**And what about climate?** "Potential variability in precipitation is concerning ... On paper (the new Lake Okeechobee schedule) looks great but if your rainfall timing and distribution starts to become less predictable, then what? If they want to start sending a lot of water south they

have to do that between December and May (but) when you're facing the challenge of a future that doesn't look like the past ... there's a list of uncertainties. (The scientists) aren't saying 'Here's what we can do instead;' they're highlighting a list of challenges ... You can't operate your way out of a precipitation crisis, and they're saying the weather could get more unpredictable."

**John Cassani, Calusa Waterkeeper Emeritus**



**Water needs to get better amid unknowns:** "(This) review reflects the ongoing need to improve water quality flowing south from the stormwater treatment areas into the Everglades protection area and ultimately to Florida Bay. As emphasized in the review, climate change continues to be a bit of a wildcard for defining restoration objectives and progress toward Everglades restoration goals."

**Sean Cooley, South Florida Water Management District Communications Director**



**Unprecedented pace 'thanks to governor':** "The South Florida Water Management District welcomes the dialogue and science focus in the biennial report. This year's report highlights the tremendous progress and unprecedented pace of restoration, which will only increase over the next four years thanks to Governor Ron DeSantis' [Achieve Even More Now for Florida's Environment](#) Executive Order 23-06. We are especially excited to incorporate [RECOVER's](#) (REstoration COordination & VERification,, a multi-agency team of scientists, modelers, planners and resource specialists who help with restoration) update to the Monitoring and Assessment Plan to serve as a significant component of the Everglades

Restoration Science Plan update to inform the planning and operations of restoration projects. This is what doing more now looks like."

**Steve Davis, chief science officer of the nonprofit Everglades Foundation**



**Climate change:** "There have been nine of these reports so far. At least half of them have talked about the importance of climate change in restoration planning, sea level rise projections, what we're learning about changes in rainfall and warming ... In a warmer, drier situation or with sea level rise, we know that restoring, cleaning and flowing more freshwater south is to our benefit and builds resilience – not only for the ecosystem, but for our water supply in south Florida ... These things are occurring, We're warming. The drumbeat intensifies."

**The economy:** "People increasingly understand the importance of clean water to our economy. I think that message resonates more acutely with the business community because they have the most at stake ... people like to come to Florida for our natural beauty – our beaches, our bays, our rivers, our springs ... It's about protecting the environment which our economy depends on."

**Everglades' importance to Southwest Florida:** "There are various aquifers and sources of drinking water that are in one way or another connected to the greater Everglades ecosystem. One example is [Picayune Strand](#), where there's local aquifer recharge in addition to all the great habitat benefits that extend all the way down to the Ten Thousand Islands ... The more water we can send south, the less undesirable releases sent to the east and west coast (so communities get) less of that polluted Lake Okeechobee water. When you add in the C-43

project, you can modulate the timing and flow. Add to that a growing body of peer-reviewed scientific papers making a compelling connection between lake discharges and [exacerbation of red tide](#) ... that is also tied in with human health implications."

**Eve Samples, executive director, Friends of the Everglades**



**Shrinking stormwater treatment capacity:** "When the [Everglades Agricultural Area reservoir](#) (a \$2 billion project designed to send badly-needed water south to the 'Glades while also reducing harmful [Lake Okeechobee discharges](#) to coastal estuaries) was approved in 2017, it was proposed for 60,000 acres. But then it was reduced to 10,000 plus a 6,500 stormwater treatment area." Note: Stormwater treatment areas (STAs) are manmade wetlands designed to remove excess nutrients in the water.

**And looming deadlines:** "(The plan) was designed to make use of existing stormwater treatment areas – about 62,000 acres in STAs (which) have some court-mandated water quality deadlines coming up ... After 2027, you can't send water dirtier than 10 parts per billion phosphorous south (and) there are big questions about whether the state can meet these limits with the existing STAs. And if the EAA reservoir was designed to make use of the existing STAs but that's not possible if they're not meeting their court-mandated water quality limits, the benefits of the EAA reservoir could be greatly diminished, both in terms of reducing discharges to the northern estuaries and increasing flows south to the Everglades."

The takeaway? "It all points to the need for more STAs, which we've been talking about for a long time. We hope that this biennial review from very smart, independent scientists will be taken seriously by the water management district and the state of Florida as a signal that we need to be acquiring more land for more manmade marshes, more wetlands and more STAs."

And the risk: "So far, we're not hearing a lot of action on this ... In an ideal world, the state and the federal government would take these recommendations (but) they aren't mandated to do so. But it's really important that they take this insight seriously, because otherwise we're going to end up with an almost \$4 billion reservoir that doesn't do what the public thought it was going to do."

**Read More:** <https://www.palmbeachpost.com/story/news/environment/2023/02/01/10-5-billion-everglades-project-gets-a-check-up/69833589007/>

# Fuel Costs of Electric Vehicles Overtake Gas-Powered Cars: Study

BY ALLEN ZHONG



*A Tesla Inc. electric vehicle charges at a supercharger station in Redondo Beach, Calif., on Jan. 4, 2021. (Patrick T. Fallon/AFP via Getty Images)*

The cost to fuel electric vehicles (EV) in the United States is higher than the cost to fuel gas-powered cars for the first time in 18 months, a consulting company said.

“In Q4 2022, typical mid-priced ICE [Internal Combustion Engine] car drivers paid about \$11.29 to fuel their vehicles for 100 miles of driving. That cost was around \$0.31 cheaper than the amount paid by mid-priced EV drivers charging mostly at home, and over \$3 less than the cost borne by comparable EV drivers charging commercially,” Anderson Economic Group (AEG) said in an [analysis](#).

However, luxury [EVs](#) still enjoy a cost advantage over their gas-powered counterparts.

It costs luxury EV owners \$12.40 to drive every 100 miles on average if they charge their cars mostly at home, or \$15.95 if they charge their cars mostly at commercial charger stations, according to the fourth-quarter data. Meanwhile, the [fuel costs](#) for luxury gas-powered cars are \$19.96 per 100 miles on average.

AEG, a consulting firm based in Michigan, offers research and consulting in economics, valuation, market analysis, and public policy, according to the company’s website.

The fuel costs in the analysis are based on real-world U.S. driving conditions, including the cost of underlying energy, state taxes charged for road maintenance, the cost of operating a pump or charger, and the cost to drive to a fueling station, AEG said.

According to AEG’s methodology ([pdf](#)), Nissan Leaf, Volkswagen ID.4, Chevrolet Bolt EV, and Tesla Model 3 are labeled as mid-priced EVs, while the Porsche Taycan, Jaguar I-Pace, Audi e-Tron fall in the category of luxury-priced EVs.



Three Tesla models—S, X, and Y—are also regarded as luxury-priced EVs.

However, some EV owners said AEG’s cost calculation doesn’t match their experience.

David Kelly, who lives in Alabama and has owned a 2013 Tesla Model S 85 since December 2013, told The Epoch Times that the cost per 100 miles for his Tesla Model S is around \$5.94 per 100 miles, including the electric cost and tax, much lower than what AEG gives in the report.

### **Crashed Low-Mileage Teslas Often Too Expensive to Fix**

Insurance carriers are sending low-mileage Tesla Model Ys to salvage auctions because they’re too expensive to repair.

Of more than 120 Model Ys that were totaled after collisions and listed at auction in December and early January, the vast majority had fewer than 10,000 miles on the odometer, according to a Reuters analysis based on online data from Copart and IAA, the two largest salvage auction houses in the United States.

Copart and IAA auction listings note whether the vehicles were involved in front, rear, or side collisions, and typically include after-crash photos of each vehicle. But the listings don’t disclose specific details on the type of damage suffered.

Copart listings in some cases included the names of the insurance companies that had bought back the crashed vehicles before listing them at auction. Those companies include State Farm, Geico, Progressive, and Farmers. Geico is a unit of Warren Buffett’s Berkshire Hathaway Inc.

All the Model Ys in the Reuters analysis were 2022 or 2023 models that were built at either the Fremont plant in Northern California or the factory in Austin, Texas.

Insurance companies typically “total” a vehicle—which means to scrap it and reimburse the owner—when the estimated cost of repair is deemed too high.

An Austin-built 2022 Model Y Long Range involved in a front collision and listed by IAA in early January had a retail price of \$61,388 and an estimated repair cost of \$50,388. The vehicle’s owner wasn’t listed.

A second Austin-built Model Y that was involved in a side collision and listed by IAA, had a retail price of \$72,667 and an estimated repair cost of \$43,814.

**Read more:** [https://www.theepochtimes.com/fuel-costs-of-electric-vehicles-overtake-gas-powered-cars-study\\_5017783.html?ea\\_src=ai&ea\\_med=search](https://www.theepochtimes.com/fuel-costs-of-electric-vehicles-overtake-gas-powered-cars-study_5017783.html?ea_src=ai&ea_med=search)

## Billionaire Ken Griffin donates \$3M to find solutions for housing, climate change and more

BY ASHLEY PORTERO



*Ken Griffin, founder of hedge fund Citadel. / Paul Elledge*

Miami-Dade County raised \$9 million in seed funding for an initiative that will provide grants to businesses focused on solving some of the community's biggest challenges.

Mayor Daniella Levine Cava said the county directed \$3 million to the creation of the nonprofit Miami-Dade Innovation Authority during her State of the County speech on Wednesday night. The John S. and James L. Knight Foundation and Citadel CEO Ken Griffin each pledged \$3 million to the nonprofit, which will support startups working to address obstacles in housing, transit, health care and climate change.

"This work will advance innovation, entrepreneurship and economic growth in South Florida," Griffin said in a statement.

The legislation authorizing the county's grant to the Innovation Authority will go before the Board of County Commissioners for approval in March.

Lack of affordable housing, limited public transit and the looming threat of sea level rise are among the most pressing issues facing residents and businesses in Miami-Dade County. Supporters hope the formation of the Miami Dade Innovation Authority will position the area as a prime destination for businesses that want to pilot new technologies and scale with the help of local government.

Levine Cava is particularly focused on positioning the county as a hub for emerging climate technology startups. Last year, she announced multiple partnerships and initiatives to build sustainable businesses in the Miami area, including funding for Blue Action Lab, an ocean tech accelerator building solutions for coastal and ocean resilience.



"We are flipping the way government does business by inviting businesses to pilot their innovations with us," Levine Cava said. "We're saying to entrepreneurs everywhere that we're open for business, and we're inviting the private sector to join us as we unlock more streamlined, more cost-effective solutions to big public sector problems."

**Read More:** <https://www.bizjournals.com/southflorida/inno/stories/news/2023/01/26/billionaire-ken-griffin-gives-3m-to-solve-communi.html>

# Home prices, job losses: 4 predictions for Florida's economy in 2023

BY JAY CRIDLIN



*A worker pressure-washes a driveway at a new home in the Silver Ridge subdivision under construction in Palm Harbor on Dec. 28. Florida led the nation in population growth in 2022, and economists with the Florida Chamber of Commerce believe millions more will arrive in the next few years, buoying the state's economy if the U.S. enters a recession. / © Douglas R. Clifford/Tampa Bay Times/TNS*

It is the interest of the Florida Chamber of Commerce to advocate for keeping the state open for business, to keep people coming here and living here and spending as much money as possible.

But even a group like the chamber knows it might have its work cut out for it in 2023.

At the chamber's annual Florida Economic Outlook and Jobs Solution Summit on Jan. 12, a virtual slate of financial experts, housing officials and workforce leaders discussed how a recession could impact the Sunshine State this year, as the Federal Reserve weighs further increasing interest rates to slow down inflation.

On the whole, chamber leaders were predictably upbeat about Florida's future, as the state's top-ranked population growth and associated migration of wealth bode well for demand across industries. But some warned that Florida could be more susceptible to hiring challenges and housing affordability than other states.

Here are four economic predictions taken away from the summit.

New residents will continue to buoy Florida's economy.

In December, the U.S. Census Bureau pegged Florida's annual population growth at 1.9% from 2021 to 2022, leading the nation. It's the first time in 65 years that Florida has ranked No. 1 in U.S. population growth. Those new residents are bringing money from places like New York, California and Pennsylvania.

“By 2030 we’re going to add 3.5 million more residents on top of the 22 million that Florida already (has),” chamber president and CEO Mark Wilson said. That means the private sector will need to add about 1.5 million new jobs.

**Read More:** <https://www.msn.com/en-us/money/realestate/home-prices-job-losses-4-predictions-for-florida-s-economy-in-2023/ar-AA16yCe6?ocid=entnewsntp&cvid=57758bbafa064feeb4b1e807b2528f42>

# Cutler Bay Town Council approves U.S. 1 development with 760 housing units and retail

BY TESS RISKI



*A rendering of the 19500 S. Dixie Hwy. Cutler Bay project Courtesy of Cutler Bay*

Seven-story apartment buildings with rooftop pools could soon be a fixture on U.S. 1 in Cutler Bay after the Town Council on Wednesday night approved the application for a four-building mixed-use development, one of several projects that city leaders hope will spur an economic renaissance in the South Dade suburb.

The project will include two stories of retail and restaurant space below five stories of housing, including 274 apartments for people 55 and older, 338 market-rate apartments and 148 workforce housing apartments, a percentage of which will be reserved for military personnel and teachers and staff with Miami-Dade Public Schools, according to architect Erick Valle.

The project will also include a seven-story-high green wall, visible from U.S. 1, a lanai area, sculptures and open public green space, Valle said.

Mayor Tim Meerbott, who described the development as a “beautiful project,” noted Wednesday that Cutler Bay residents can be resistant to growth.

“And I say, ‘well, if we don’t want more growth we have to buy the property,’ ” Meerbott said. “If we’re not going to buy the property, I’m glad that at least there’s a nice project coming in.”

The project is one of several that are underway in the town of 45,000. This year, developers plan to break ground on the [\\$1 billion Southland Mall redevelopment](#). And in October, the Town Council approved a \$100 million, 196-unit senior housing development called “The Contemporary.”

The applicants for the U.S. 1 project are a group called A&E Partners Holding, connected to Aetna Realty, which is currently building mixed-use residential projects in New York and New Jersey, and has listings in Miami,

West Palm Beach, New York City, Baltimore and Chicago, according to a statement from the applicant's representative.

During a zoning workshop in December, attorney Miguel Diaz de la Portilla, who represents A&E Partners Holding, said the project will cost \$250 million.

At that workshop, Council Member BJ Duncan said the project is unique for the region.

"You're not gonna find that anywhere else on U.S. 1 in this area," Duncan said. "What's currently there is by no means attractive, so this is definitely a proposed improvement."

**Read More:** <https://www.miamiherald.com/news/local/community/miami-dade/article271348227.html>

# Miami-Dade's fight over farming, 'agrihoods' and the Everglades: A look at impacts

BY DOUGLAS HANKS



*Miami-Dade Mayor Daniella Levine Cava opposes a proposal to create 'agrihood' projects, which turns farmland into residential developments with small farms on the property. Backers say it will help preserve agriculture in Miami-Dade. JOSE A. IGLESIAS [jglesias@elnuevoherald.com](mailto:jglesias@elnuevoherald.com)*

Miami-Dade County's latest growth controversy involves a new trend in development: 'agrihoods,' the term for residential communities centered on farmland.

A [Coral Gables developer](#) wants to change county rules on developing farmland to allow for agrihoods, with lodging and restaurants in communities where 30% of the property would be reserved for farming. The county's mayor, Daniella Levine Cava, opposes the plan, calling it a backdoor into converting farms into suburban subdivisions and eroding Miami-Dade's agricultural industry.

Here is a quick look at some of the controversies surrounding the proposal:

- **Environmental concerns:** The proposal would allow residential and commercial developments outside the Urban Development Boundary, a planning buffer that divides the Everglades and some wetlands from Miami-Dade's suburbs. The Hold the Line Coalition calls the changes a way to make the development boundary obsolete. The legal team behind developer Rishi Kapoor calls the argument misleading because residential development is already allowed on agricultural land outside the UDB.
- **Damage to agriculture:** The proposed [agrihood](#) rules reserve 30% of a project's acreage to farming, while Miami-Dade's planning staff recommends requiring 80% still be used for agriculture.

By allowing a relatively small footprint for farming, Miami-Dade could see “the loss of ‘economies of scale’ currently enjoyed by the agricultural industry and its support services and undermine the industry’s economic viability,” county planning staff wrote in a November report.

The development team counters the changes would help farming survive by discouraging slow transformation of farmland into the five-acre residential lots already allowed under county rules.

- **Suburban sprawl:** The UDB is designed to keep residential and commercial developments closer to urban centers in order to reduce infrastructure costs and mitigate traffic. In a memo to county commissioners Wednesday, Levine Cava said the proposal would let developers “leapfrog” into areas well outside the UDB with mixed-used developments currently not allowed under county rules.

In a presentation to a county planning board in December, the development team called the administration “dismissive” of the agrihood concept while over-hyping the effect of “combining current residential densities with a modest expansion of ancillary agritourism activities “such as bed-and-breakfast lodging facilities and farm-to-table restaurants.

Read More: <https://www.miamiherald.com/news/business/real-estate-news/article271319542.html>



## When a farm becomes a lifestyle amenity: 'Agrihood' battle brewing in Miami-Dade

BY DOUGLAS HANKS



*Agricultural engineer Jameson Guedes checks on the condition of the corn growing at Alger Farms as the field is sprayed with water in preparation for a drop in temperature on Thursday, Jan. 16, 2014. MIAMI HERALD STAFF*

A high-end version of life on the farm could be the next trend in suburban real estate outside Miami if a developer can loosen limits for construction on agricultural land near the Everglades.

Legislation [up for a preliminary vote on Thursday](#) before the Miami-Dade County Commission would allow developers to create "agrihoods," a term for residential communities centered on farmland, with land for homegrown fruits and vegetables replacing golf courses or lakes as amenities for buyers.

"They're high-end homes. For people who like that lifestyle," said Tim Gomez, a lobbyist representing the developer who wants to build a 500-acre residential development with stables and horse trails on southern farmland if the agrihood changes pass. "People just want to get out of the city."

While pitched as a way to keep farming viable as land values soar, the proposal has sparked the latest fight over suburban sprawl, Everglades protection and holding back construction from thousands of acres of farmland outside the county's Urban Development Boundary. That's the imaginary line enshrined in Miami-Dade zoning law that separates the western and southern suburbs from farmland, wetlands and other areas that buffer the Everglades from large developments.

**TECHNICALLY NOT A UDB EXPANSION, BUT CRITICS STILL ALARMED**



The [agrihood proposal](#) wouldn't expand the UDB, but critics say the new rules would water down development restrictions enough that developers would find it much easier to build residential subdivisions on rural farms largely off-limits under current regulations in the southern half of Miami-Dade.

"This would make the Urban Development Boundary irrelevant in South Miami-Dade," said Laura Reynolds, a leader of the Hold the Line Coalition, which represents environmental groups and other organizations in UDB debates.

The UDB hadn't moved for nearly a decade before commissioners [last year voted to expand it](#) to allow a new warehouse complex in South Miami-Dade. Mayor Daniella Levine Cava opposed the expansion, and planning staff under her also are recommending against the agrihood proposal.

In a memo to commissioners released Wednesday afternoon, Levine Cava said the agrihood proposal incentivizes sprawl and promotes "the suburbanization of the Redland," a farming community in southern Miami-Dade. She also noted the new developments would be approved without affordable-housing requirements, and largely outside the county's public hearing process.

Developers have adopted the agrihood concept across the country as a way to attract high-end buyers. In Palm Beach County, pre-construction prices start at \$600,000 [in Arden](#), where the slogan is "Welcome to the Agrihood" and residents use the "Harvie" app to coordinate when they can pick up produce from the community farm. There are also pickleball courts, pools and a splash pad.

Outside Atlanta, townhouses start at \$650,000 in [Serenbe](#), a mixed-use development that has its own newspaper, the Serembe Hamlet, which noted [in a recent issue](#) on design trends that "Glam Farmhouse is in." The project includes an organic farm growing 300 types of vegetables, fruits and flowers that are sold within the community and to nearby restaurants.

## **RESTAURANTS, OTHER BUSINESSES COULD ALSO POP UP**

In a Nov. 23 report, the county's planning staff wrote the changes would dilute current restrictions on developing farmland by allowing hotels, restaurants and other commercial uses on agricultural land.

The report also criticized the proposal for requiring only 30% of an agrihood property to be reserved for farming, and half of the acreage allowed for residential. Developers would need 250 acres of farmland to qualify for the agrihood rules, which would only apply to land outside the UDB and south of Southwest 184<sup>th</sup> Street.

If approved, the plan would end up "relegating agriculture to a residential amenity," the report read. "Approval of the application could result in a proliferation of 'farm-themed subdivisions,' reducing the supply of land for true agriculture production and setting the stage for additional conflicts between agriculture and residential uses."

The agrihoods proposal comes from developer [Rishi Kapoor](#), founder of [Location Ventures](#), a development firm in Coral Gables that's behind a line of URBIN co-living projects in the Miami area and the Commodore Inn apartment project in Coconut Grove.

He wants to use the proposed rules to develop 500 acres of farmland outside the UDB and below Southwest 360<sup>th</sup> Street, with plans for a hotel, equestrian center and about 100 houses, according to a July 11, 2022, letter to

the county from a lawyer representing the venture. The project plans a privately run sewage facility to service the new construction located miles from Miami-Dade's existing water-and-sewer pipes.

Gomez said Kapoor's options with the land highlight the need for the agrihood legislation because existing rules already allow construction of one house for every five acres of farmland outside the UDB. There are no requirements to continue farming land in the agricultural zone under current rules, and septic tanks are allowed if approved by regulators.

"We can build 100 homes there now, by right," Gomez said. "On septic. And not be required to grow a single harvestable plant."

**Read More:** <https://www.miamiherald.com/news/business/real-estate-news/article271318697.html>

## Senate proposal earmarks \$20M for coral reef protections and more in the Keys

BY NEWS SERVICE OF FLORIDA



*Staghorn coral in the Florida Keys National Marine Sanctuary in 2019*

A Senate committee backed a proposal that would earmark up to \$20 million a year for environmental projects in the Florida Keys, a week after Gov. Ron DeSantis included protection of Florida’s coral reefs as part of his second-term environmental plan.

The Senate Environment and Natural Resources Committee unanimously approved a bill (SB 54) on Tuesday that calls for providing money each year from the state’s Land Acquisition Trust Fund, which receives real-estate tax dollars under a 2014 constitutional amendment aimed at land and water conservation.

The proposal by Sen. Ana Maria Rodriguez, R-Doral, would provide money to restore Florida Bay, the Florida Keys and ecosystems such as coral reefs and to acquire land within the Florida Keys Area of Critical State Concern.

State law already directs money from the trust fund for such things as Everglades restoration and springs protection. David Cullen, a lobbyist for the Sierra Club, voiced opposition to the proposal, which was amended Tuesday to remove a ban on using the money for wastewater projects.

“Sierra Club strongly believes ... the LATF (Land Acquisition Trust Fund) --- per the constitutional amendment passed in 2014 --- is for the acquisition, restoration, management and improvement of conservation and recreational lands,” Cullen said. “Not for pumps and pipes.”

Last week, DeSantis called for lawmakers to spend \$3.5 billion over the next four years on environmental projects such as restoring the Everglades and addressing water-quality problems. Among other things, he called for protecting coral reefs.

“We are also going to establish a coral reef restoration and recovery initiative to increase coral deployment, to enhance coastal-flood and storm-surge protections,” DeSantis said at the time. “That is something that is very, very important, and we are going to continue to make progress there.”

**Read More:** <https://www.wlrn.org/environment/2023-01-18/senate-proposal-earmarks-20m-for-coral-reef-protections-and-more-in-the-keys>

# Shocked by how high your monthly mortgage payment went up? Here's why it jumped

BY AMBER BONEFONT

Many homeowners across South Florida are having sticker shock when receiving notices of a shortage in escrow, after mortgage lenders notified them that their monthly payments would be going up.

It was the case for Kenneth Rankel, 58, and his husband when they received a notice from their mortgage lender last week that they had a shortage in escrow as a result of rising insurance costs, and therefore their monthly payment would be increasing by about \$323 a month.

"The insurance company sent us a notice in November that the insurance was going up," Rankel said. "I just wasn't too sure how much it was going to be."

The couple isn't alone. Mainly due to increasing insurance costs, and in some cases rising property taxes, many homeowners are receiving notices that their monthly payments will be significantly higher this year due to a shortage in escrow.

"I probably had personally so far in the last month half a dozen calls on what's going on," said Stephen McWilliam, president and broker of Florida State Realty Group & Florida State Mortgage Group. "They don't understand why it happened and they just see their mortgage payment going up."

## What exactly is an escrow shortage?

A homeowner's mortgage payment consists of two parts: the actual loan amount (principle and interest) and the escrow portion of the bill.

The escrow payment is the amount that goes toward costs such as property taxes, homeowners insurance and mortgage insurance, plus a little extra as a cushion to try and make sure that the account doesn't fall negative. The mortgage lender will collect the estimated amount of property tax and insurance each month in anticipation of the yearly bill.

"Typically the bank or servicers will send out an escrow analysis annually. That will show you how your escrow account did last year and whether you were escrowed enough to cover the costs of taxes and insurances or was it just enough," said J.C. de Ona, southeast Florida division president of Centennial Bank.

Some years there aren't much changes, but other years, homeowners can receive notices of a shortage in escrow, or a notice that there aren't enough funds in the account to cover that amount due, because of an unplanned increase in insurance or taxes.

Let's say a homeowner was saving \$200 a month in their escrow account because their insurance bill was \$2,400 a year. Now, when the new year hits, the insurance policy doubled on their home and it's now \$4,800 a year.

Not only does the lender have to pay the \$4,800 up front, they also have to start budgeting for the perceived cost for next year as well.

"It's almost going to be double because they were short for last year and they have to prepare for next year. A \$200 difference is going to increase to \$400 because you were short for last year," said Craig Garcia, president of Capital Partners Mortgage in Coral Springs.

### **Double increase: property taxes and insurance costs**

For homeowners who received notices of escrow shortages, the most likely reason is due to increased insurance costs.

"What I am seeing this year is the insurance costs going up," de Ona said. "Across the board, we are seeing about 10-20% increases in insurance premiums."

For Rankel, their homeowner's insurance premium shot up by over \$3,000 for the year to cost them a little over \$9,000.

And Rebecca Hawronksy and her husband, living in Cooper City, got a notice that their insurance would be going up by 40%.

According to state data, last year average annual premiums were over \$4,000 in five Florida counties, including Broward, Palm Beach, Miami-Dade and Monroe. [Many homeowners](#) have seen their insurance premiums double over the past five years to be about three times the national average.

Another reason — though less likely since many homeowners have a homestead exemption — could be an increase in property taxes. It's more likely to happen to a homeowner who purchased a home in the past year or two, or for those who might have an investment property.

"Something our office sees often is that a homeowner's first tax bill may reflect the exemptions accrued by the previous homeowner. The second property tax bill after the new resident has owned the property for a full year would reflect the current owner's exemptions, and often, those savings may be lower than the previous owner's," noted the Palm Beach County Property Appraiser's office.

### **How can homeowners be prepared?**

It's hard to prepare for an increase in insurance premiums, since it's unknown how much they might increase each year. If it's possible, experts suggest having some reserves set aside to account for any changes in the policy.

But for many homeowners, increased costs are causing them to have to cut back where they can to make up the difference. Rankel is reworking his monthly budget to cut back, including getting a less expensive phone plan.

"We're doing whatever we can to lessen the impact," Rankel said. For homebuyers in general, it's important to remember that it's likely the taxes will change on a property they buy and to take that into account when purchasing a home, said Patty DaSilva, broker with Green Realty Properties in Cooper City.

The Broward County Property Appraiser's office [has a calculator on its website to help homebuyers](#) figure out how much their taxes will be on the home they purchase, as does the Palm Beach County Property Appraiser's Office.

**Read More:** <https://www.sun-sentinel.com/real-estate/fl-bz-escrow-shortages-property-taxes-20230115-zsh43yx4wvafvj2zkduic5d26i-story.html>