



DRAFT AGENDA

FRIDAY, JUNE 16, 2023

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

Please note that this meeting will be held in Monroe County at 10:30 am

MURRAY E. NELSON GOVERNMENT CENTER

102050 Overseas Highway
Key Largo, FL 33036

This is an in-person meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/82442578616?pwd=WWk2cEFaVTJUVkNqWDh6RjJlYXdRZz09>

Meeting ID: 824 4257 8616

Passcode: 923906

Find your local number: <https://us06web.zoom.us/u/kbnq8p6Nk5>

- I. Pledge of Allegiance and Roll Call
- II. Welcome by Chair Geller and SFRPC Council Member & Monroe County Commissioner Michelle Lincoln
- III. Approval of Council Agenda
- IV. Special Guests & Presentations

Conversation with The Honorable Jim Mooney, State Representative, 120th District

Monroe County Resilience Update: Rhonda Haag, Chief Resilience Officer, Monroe County Board of County Commissioners

Current state of Florida's Property Insurance Market: Paul Handerhan, MBA, CPCU, AIAF, President, Federal Association for Insurance Reform (FAIR) and FAIR Foundation

(Time Certain: 11:30 AM)



- V. Action Items**
- A. Minutes of the Previous Meeting
 - B. Financial Report & Audit Update
 - C. Consent: Comprehensive Plan Amendment Reviews

Proposed

- Town of Davie 23-01ESR
- City of Hollywood 23-01ER *
- City of Marathon 23-01ACSC
- City of Marathon 23-02ACSC
- City of Oakland Park 23-01ER *
- City of Plantation 23-01ER *

Public Hearing

Adopted

- Monroe County 23-01ACSC
- City of Hallandale Beach 23-01ESR
- City of Key West 22-07ACSC
- City of Miami Beach 23-01ESR
- City of Miami Beach 23-02ESR

Public Hearing

- D. Resolution 23-01 Homestead Air Reserve Base

Public Comments

VI. Program Reports and Activities

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

VII. Discussion Items

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

VIII. Announcements and Attachments

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

- 1) Monday, July 17, 2023, 10:30 a.m. (SFRPC)
- 2) August, Summer Break, no scheduled meeting
- 3) Monday, September 18, 2023, 10:30 a.m. (SFRPC)
- 4) Friday, October 20, 2023, Joint Conference (TBD)

IX. Adjournment

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

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

Agenda packets for upcoming Council meetings will be available at the Council's website, <https://sfrpc.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.

WELCOME & COMMENTS

The Honorable Senator Steve Geller
Broward County Commissioner, District 5
Chair, SFRPC



The Honorable Michelle Lincoln
Monroe County Commissioner
Secretary, SFRPC

GUEST PRESENTATIONS

The Honorable James V. Mooney, Jr.
State Representative, 120th District



Rhonda Haag
Chief Resilience Officer
Monroe County



Paul Handerhan, MBA, CPCU, AIA, AIAF
President, Federal Associations for
Insurance Reform (FAIR)
President, FAIR Foundation

GUEST PRESENTATIONS



The Honorable James V. Mooney, Jr.
State Representative, 120th District
Jim.mooney@myfloridahouse.gov

Representative Jim Mooney represents Monroe County and Part of Miami-Dade in the Florida Legislature. He was first elected to the Florida House of Representatives in 2020. Representative Mooney serves as the Republican Committee Whip on the Appropriations Committee and as Vice Chair of the State Administration & Technology Appropriations Subcommittee. He additionally serves on the Infrastructure Strategies Committee where he is a member of the Agriculture, Conservation & Resiliency Subcommittee. He is also a member of the Select Committee on Hurricane Resiliency & Recovery and the State Affairs Committee. A Florida native and resident of the Village of Islamorada, he is a business owner and realtor. Special areas of interest to Representative Mooney include water and resiliency issues.



Rhonda Haag
Chief Resilience Officer, Monroe County
Haag-Rhonda@monroecounty-fl.gov

Rhonda Haag is the Chief Resilience Officer for Monroe County in the Florida Keys. She has been with the County for twelve years and leads the County's resiliency and sustainability efforts to help prepare the County and its coastal communities for the effects of sea level rise in what is one of the most vulnerable regions in the country. To assist in these efforts, Ms. Haag serves as an active member of the Southeast Florida Regional Climate Change Compact Steering Committee. She also leads the County's environmental canal restoration program, restoring the numerous canals in the Keys that do not meet State water quality standards. She also leads the county's marine debris removal efforts for canals that have been affected by hurricanes. Ms. Haag's experience includes previous service with the Florida Department of Environmental Protection and the South Florida Water Management District, where she served in several roles including Service Center Director, Everglades Outreach Manager, and Contracts Manager. Ms. Haag is committed to improving the marine environment in the Keys, providing for the future livability of residents in these vulnerable island communities and ensuring the resilience efforts of the County continue to remain in the forefront and ahead of the cumulative effects of climate change.



Paul Handerhan, MBA, CPCU, ARe, AIAF
President, Federal Association for Insurance Reform (FAIR)
President, FAIR Foundation
pjh@federalinsurancereform.org

Paul Handerhan, President of the Federal Association for Insurance Reform (FAIR) and FAIR Foundation, is an expert on a variety of insurance issues including, underwriting, claims, and reinsurance. Mr. Handerhan has held senior executive leadership roles in the areas of operations, marketing, sales, governmental affairs, and corporate strategy development. He has spent nearly twenty years educating both state and national legislators and regulators about first-party property insurance. He has extensive

Serving Miami-Dade, Broward, and Monroe Counties

underwriting and claims experience, with specific knowledge of Florida's challenging insurance operating environments.

Mr. Handerhan received his bachelor's degree in political science and master's degree in business administration from Florida Atlantic University. Additionally, he has the following industry designations and licensure: Chartered Property Casualty Underwriter (CPCU), Associates in Reinsurance (ARE), and Associates in Insurance Accounting and Finance (AIAF).

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

May 15, 2023

The South Florida Regional Planning Council met virtually and in person on this date at the Miami-Dade Transportation Planning Organization (TPO), 150 West Flagler Street, Suite 1900, Miami, Florida 33130. Chair Geller, who was taking the Brightline Train was not physically present due to a gas spill which ceased all Brightline travel. Chair Geller joined virtually and called the meeting to order at 10:35 a.m. Councilmember Furr was asked to lead in the Pledge of Allegiance.

Mrs. Cosio Carballo introduced Mrs. Aileen Bouclé, Executive Director of the Miami-Dade Transportation Planning Organization. Mrs. Cosio Carballo stated that the SFRPC has been working with the TPO for many years. Chair Geller thanked Mrs. Bouclé for using the TPO Conference Room and welcomed her to the SFRPC meeting. Mrs. Bouclé thanked Chair Geller and had many accolades for Madam Director Isabel Cosio Carballo. She stated it was the TPO's pleasure to host and work with the Council on the region's critical issues.

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 Members were virtually present:

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

Sam Goren, Legal Counsel, stated that at this time there is not a quorum and the Council needed one more person physically present to legally create an Executive Committee to conduct public business. If so, the agenda items can be voted on and ratified at the next meeting. As of now, this meeting will be considered a workshop.

Since a quorum was not present, Chair Geller asked if there were any comments on the Minutes from April 3, 2023, and April 17, 2023. The Councilmembers did not have any corrections/comments. The other Action Items were not reviewed at this time.

IV. Action Items

D. Interim Deputy Director / Prospective Executive Director Search Update

Chair Geller summarized the search, interview process, and the decision for the Interim Deputy Director. Prior to formally extending an offer, the State of Florida Legislature extended the DROP Program for three more years. Chair Geller's recommendation was to cancel the Interim Deputy Director search and was in favor of reviewing Mrs. Cosio Carballo's annual performance (in September) with the expectation of renewing her contract this upcoming, and subsequent, year(s). He asked the other Councilmembers for their input. It was asked, "Does she want to stay?" The Councilmembers, both physically and virtually present complimented Mrs. Cosio Carballo's accomplishments and agreed she stay on as Executive Director for another three years. Continuing his summarization of the Interim Deputy Director search, Chair Geller stated that Ms. Kathleen Gunn, former City Manager of Tamarac, had the most votes during the interview process. Mrs. Cosio Carballo and Chair Geller offered Ms. Gunn the Deputy Director position, which she declined. There was a consensus that the search for a Deputy Director continues. Mr. Goren approved that the Chair could legally take action along with the guidance of the Councilmembers present for Mrs. Cosio Carballo to continue as Executive Director and review her contract accordingly. Chair Geller stated that the Deputy Director or another supervisory position is in the budget and one of those positions could be filled. Mrs. Cosio Carballo thanked Chair Geller and the Councilmembers for their kind words and support and stated that she loves her job, loves working with the Councilmembers, and would like to continue her work on those issues that are important to them. She complimented Ms. Gunn and stated that she was an excellent candidate. Chair Geller stated that Senator García is on his way, and soon there will be a quorum and the ability to vote on the agenda items.

E. FY 2023-24 Membership Fees Update

Mrs. Cosio Carballo summarized the April 17, 2023, Council Meeting discussion on increasing the Council dues. She stated that no Miami-Dade County Council Members attended the meeting, and their input is very important for this discussion. She recapped the history of the SFRPC dues, lack of state funding, legislative changes, statutory responsibilities, staffing, growing expenses related to increased regional meetings, etc. Chair Geller explained the other RPCs per capita, the increased dues choices, the decisions made at the Executive Committee Workshop on April 3, 2023 (.02 cents per capita), and April 17, 2023 Council Meeting (.025 cents per capita), the loss of SFRPC staff, leveraging and matching funds, etc., and stated that the SFRPC has the lowest dues of the RPCs. He opened the discussion on the dues.

Councilmember García arrived and a quorum was established. Chair Geller reiterated the previous information for Councilmember García. Councilmember García stated that he is generally opposed to increasing government dues but understanding what the SFRPC has been doing, has done in the past, what is planned for the future, and taking into consideration the other RPCs rates, he agreed to support the proposed increase to .025 cents per capita and will take this matter to the Miami-Dade County Commission for approval. Chair Geller noted that at the April 17th meeting the Board voted to support the increase to .025 cents for FY23-24.

Chair Geller designated Councilmembers Horland and Caplan as Executive Committee members for voting purposes.

The Agenda order was changed to accommodate the presentation.

III. South Florida Regional Military Update (Time Certain @ 11:15 a.m.)

Special Guest: Rick Miller, Captain, U.S. Navy (Ret); Executive Director, South Florida Defense Alliance; Founder & CEO, PHAROS Mission Critical Solutions

Captain Miller thanked Chair Geller and the Council for the opportunity to provide them with important updates on recent developments impacting South Florida's Military Community. The South Florida Defense Alliance is a local nonprofit organization focused on uniting, championing, and growing the national security and defense alliance in southeast Florida. He also represents South Florida at the State level as the Vice Chair of the Florida Defense Alliance, a state-chartered nonprofit. There were five main topics he detailed: South Dade Aerospace Technology Hub (SDATH); HARB Advocacy; Military Installation Resilience Review (MIRR); Florida Advanced Training Range (FATR); and Florida National Guard Bureau Expansion/Rebalancing. He thanked the Council for sponsoring and being a grantee with the Department of Defense's Office of Local Defense Community Cooperation which provided the funding for the MIRR. He highlighted the details of the MIRR, and the attention brought to the military installations' resiliency in the South Florida area. Due to Isabel's great leadership, three more studies are up and running, ours and two others in the state of Florida, and three more will probably be granted before the end of this Federal Fiscal Year. We have essentially blanketed all the defense concentration areas in the state of Florida, and we are the first state in the country to do that.

Captain Miller spoke on the importance of keeping the Homestead Air Reserve Base (HARB) located in Miami-Dade County and provided an overview of multiple issues including the pending retirement of multiple older legacy aircraft, the reduction of aircraft people and funding, the risk of maintaining the national guard footprint, Customs and Border Patrol aviation, the Coastguard, etc. He thanked the Monroe County Commissioners who recently passed a resolution of support related to HARB, and the Miami-Dade County Commissioners who will also have a resolution at their Commission Meeting. He spoke about the South Dade Aerospace Technology Hub (SDATH) and its work with the Beacon Council, Miami-Dade College, and Space Florida. Together they are reviewing the old Homestead Air Force Base land that has been vacant to see how to leverage and develop an industrial aerospace technology park hub. This will bring economic development to the area. The Florida Advanced Training Range is an effort to leverage the training military training ranges and complexes across the state to drive significantly more defense investment in the coming decade into the State of Florida. Florida is the only place in the world where you can train for a fight in the south China Sea with the joint forces you need at the range and scale needed to replicate conditions that would be encountered in the Pacific Ocean. He continued to detail information on the other main topics. The PowerPoint and recording can be found here: <https://sfregionalcouncil.org/meeting-materials/> or <https://www.youtube.com/watch?v=rRRpopTjltc>. Captain Miller stated that the MIRR vulnerability assessments are unclassified and publicly available. It was suggested that the Council send the assessments to each county. The subject of energy distribution systems, resiliency, and infrastructure were discussed. Chair Geller appreciated Captain Miller's presentation.

II. Approval Council Agenda

Chair Geller motioned to approve the Council Agenda. Councilmember Lincoln moved the motion and Councilmember Kaufman seconded the motion, which was carried by a unanimous vote.

III. South Florida Regional Military Update (Time Certain @ 11:15 a.m.)

Done earlier in the meeting.

IV. Action Items

A. Minutes of Previous Meetings

- Executive Committee Meeting Minutes, April 3, 2023
- SFRPC Meeting Minutes, April 17, 2023

Chair Geller motioned to approve the Meeting Minutes for April 3, and April 17, 2023. Councilmember Caplan moved the motion and Councilmember Ross 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 Udine moved the motion and Councilmember Ross seconded the motion. Roll was called and the item 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 23-01ESR
- Village of Biscayne Park 23-01ESR

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.

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

Adopted

- Town of Cutler Bay 23-01ESR
- City of Key West 22-03ACSC
- City of Tamarac 20-01ESR

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, Proposed and Adopted. Councilmember Ross moved the motion, and Councilmember Udine seconded the motion, which was carried by a unanimous vote.

D. Interim Deputy Director / Prospective Executive Director Search Update

Discussed earlier in the meeting.

E. FY 2023-24 Membership Fees Update

Discussed earlier in the meeting.

Public Comment

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

V. Program Reports

A. Southeast Florida Clean Cities Coalition to offer First Responders Training for EV Fires in South Florida

Alisha Lopez, Southeast Florida Clean Cities Coalition Director, explained that the Coalition and the Local Emergency Planning Committee (LEPC) have identified first responder training needs for LEPC Region 10, which includes Broward, Miami-Dade, and Monroe counties. The Coalition has partnered with Florida Transportation Systems, Inc., and the LEPC to bring two novel first responder training courses on alternative fuels and electric vehicles to the Region. The training will be provided by Florida Transportation Systems, Inc., Florida's only authorized Blue Bird™ bus dealer. The Broward County training will take place at the Hollywood Fire Rescue Training Center on May 18, 2023. The training will cover electric and propane school buses recently delivered to Broward County Public Schools. Opportunities for First Responder Training in Monroe County are being explored. The Coalition and Florida Transportation Systems, Inc., are working with the Miami-Dade County School District to move the training to coincide with the release of Miami-Dade County electric school buses later this year.

B. SFRPC Brownfields Program RLF Funds Cleanups in Miami-Dade County

C. SFRPC Revolving Loan Funds Status Report

D. SFRPC CARES Act RLF Status Report

Jeffrey Tart, Senior Loan Officer updated the Councilmembers on the Brownfields Program. The SFRPC committed \$1,000,000 from its EPA Brownfields Clean-Up Revolving Loan Fund to help remediate and redevelop a 2.08-acre property located in Miami, Florida. This project is a collaborative effort between the SFRPC, Goldstein Kite Environmental (GKE), the U.S. Environmental Protection Agency (EPA), the Miami-Dade County Department of Environmental Resources Management (DERM), and the Florida Department of Environmental Protection (FDEP). The SFRPC, in partnership with the Homestead CRA and other partners, prepared an application to the U.S. Environmental Protection Agency (EPA) for a new \$500,000 Community Wide Assessment Grant to help assess and remediate sites within the Homestead CRA. The Brownfields redevelopment projects are expected to support job creation and housing development, stimulate the economy, and promote economic diversification throughout Miami-Dade County. He summarized the SFRPC RLF Status Report and commended the attorneys at the Law Office of Goren, Doody, and Cherof for their participation in the legal proceedings/updates on the three collection items. He announced that the Affordable Housing Initiative resources provided by the Southeast Florida Community Development Fund, Inc. and the SFRPC Traditional RLF recently commenced a new duplex in Dania Beach, (Broward County) and four new homes in Homestead, Miami-Dade County.

VI. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo congratulated Miss Lopez and Mr. Tart for their excellent work in their respective program areas, which are bringing new resources and assistance to the region's communities. She is working with Councilmember Garcia's staff on updating the discussion on solid waste. At the April 17th meeting, it was decided that a letter would be sent to SFWMD Chairman Goss on the ad valorem rates and detailed the information in the letter. Councilmember Furr commented on the importance of increasing the millage rate and the funding for the Comprehensive Resilience Study for the C&SF Project. Chair Geller gave a brief update from the Broward County Advisory Board Meeting with the Palm Beach County Water Utilities Advisory Board and SFWMD in which he made a presentation on the urgency of

our flooding/water problems. At this time there is nothing to prevent the flooding. One is limited to trying to shorten the duration of flooded conditions. He summarized the structures needed, funding, the study, etc. He mentioned that he spoke with SFWMD Board Members who stated they saw and were appreciative of the letter. Mrs. Cosio Carballo announced that Armando Vilaboy is the Council's newly appointed SFWMD Ex-Officio Member. He will join the Council in June.

B. Legal Counsel Report

Mr. Goren detailed the passing of SB 1604 relating to land development and land use amendments. He also detailed SB 774 which affects municipal elected officials.

Mrs. Cosio Carballo announced that the next Council Meeting will be Friday, June 16th in Monroe County. She asked the Monroe County Councilmembers to contact her on subject matters they would like to be profiled at the meeting.

C. Councilmembers Report

Chair Geller announced that he presented the CEDS at the Broward Workshop Retreat at the Ocean Reef Club in Key Largo. Everyone loved the CEDS presentation.

D. Ex-Officio Report

Dat Huynh, FDOT, District 6, announced that Secretary of Transportation Jared Perdue was officially confirmed by the vote of the Florida Senate.

VII. Announcements and Attachments

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

- 1) Friday, June 16, 2023, 10:30 a.m. (Monroe County, Murray Nelson Government Center)
- 2) Monday, July 17, 2023, 10:30 a.m. (SFRPC)
- 3) August, Summer Break, no scheduled meeting

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 May 15, 2023, meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 16th day of June 2023.

Michelle Lincoln, Secretary
Monroe County Commissioner, District 2

Date



AGENDA ITEM #V.B

DATE: JUNE 16, 2023
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: FINANCIAL REPORT

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

Recommendation

Approve the Financial Report.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924-3653 Phone, 954.924-3654 FAX
www.sfregionalcouncil.org

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

May 31, 2023
(unaudited)

	March	April	May	Increase (Decrease)
<u>General Fund</u>				
Assets:				
Cash GF	2,989,526	2,920,414	2,690,120	(230,294)
SBA - Investment Account	11,526	11,574	11,626	51
Accounts Receivable	11,404	8,507	7,536	(971)
Due From Other Funds	34,685	33,892	29,937	(3,955)
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	3,062,617	2,989,865	2,754,696	(235,169)
Liabilities and Fund Balance:				
Liabilities	522	2,459	(1,910)	(4,369)
Fund Balance	3,062,095	2,987,406	2,756,606	(230,800)
Total Liabilities and Fund Balance	3,062,617	2,989,865	2,754,696	(235,169)
<u>Federal, State & Local</u>				
Assets:				
Accounts Receivable	175,337	147,938	165,393	17,456
Total Assets	175,337	147,938	165,393	17,456
Liabilities and Fund Balance:				
Liabilities	163,411	7,057	(492)	(7,550)
Due to General Fund	-	-	-	-
Fund Balance	11,926	140,881	165,886	25,005
Total Liabilities and Fund Balance	175,337	147,938	165,393	17,456
<u>Revolving Loan Funds</u>				
Assets:				
Cash RLF	2,198,530	2,305,075	2,303,460	(1,615)
Accounts Receivable	10,961,560	10,857,626	10,863,207	5,581
Allowance for Loan Losses	(1,088,554)	(1,088,554)	(1,088,554)	-
Total Assets	12,071,536	12,074,147	12,078,113	3,966
Liabilities and Fund Balance:				
Liabilities	23	2,441	23	(2,418)
Due To Other Funds	34,685	33,892	29,937	(3,955)
Fund Balance	12,036,828	12,037,814	12,048,153	10,339
Total Liabilities and Fund Balance	12,071,536	12,074,147	12,078,113	3,966
<u>Southeast Florida Regional Prosperity Institute</u>				
Assets:				
Cash	40,951	40,951	40,966	15
Total Assets	40,951	40,951	40,966	15
Liabilities and Fund Balance:				
Liabilities	37,079	37,079	37,079	-
Fund Balance	3,873	3,873	3,888	15
Total Liabilities and Fund Balance	40,951	40,951	40,966	15

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

May 31, 2023

(unaudited)

<u>Description</u>	March	April	May	Fiscal to Date	% Realized	Annual Budget	% of Budget	Remaining Budget
<u>REVENUE REPORT</u>								
Membership Dues	\$ -	\$ -	\$ -	\$ 970,865	100%	\$ 970,866	29%	\$ 1
Interest & Other Income	1,485	48	9,215	17,188	1146%	1,500	0%	(15,688)
Federal Funded Projects	442,149	26,575	274,265	1,120,872	71%	1,568,530	47%	447,658
State Funded Projects	-	-	-	25,068	31%	80,952	2%	55,884
Local Funded Projects	114,730	3,193	1,247	194,411	94%	207,000	6%	12,589
Trust Funds	51,477	37,295	37,829	323,346	65%	500,000	15%	176,654
TOTAL Revenues	609,842	67,111	322,556	2,651,751	80%	3,328,848	100%	677,098
<u>EXPENSE REPORT</u>								
<u>Operating Expenses</u>								
Staff Compensation	\$ 116,932	\$ 113,942	\$ 119,107	\$ 958,468	54%	\$ 1,766,494	53%	\$ 808,026
Occupancy	8,415	11,213	8,415	69,831	74%	95,000	3%	25,169
Utilities Electric/Sanitation	389	455	429	3,172	53%	6,000	0%	2,828
Janitorial Services	1,500	750	750	6,000	65%	9,180	0%	3,180
Repairs & Maintenance	168	850	-	1,018	17%	6,000	0%	4,982
Storage	498	498	498	4,215	77%	5,500	0%	1,285
Office Automation	2,740	4,970	3,494	35,328	50%	70,000	2%	34,672
Advertising, Notices, Supplies, Postage	5,785	985	1,503	29,410	100%	29,500	1%	90
Travel	-	65	1,288	3,371	31%	11,000	0%	7,629
Professional Development	-	5,589	902	20,335	68%	30,000	1%	9,665
Insurance	11,673	-	-	20,305	65%	31,320	1%	11,016
Miscellaneous Expenses	-	-	-	-	0%	5,500	0%	5,500
Legal Services (1)	4,928	-	19,265	34,053	76%	45,000	1%	10,947
Financial Services	419	409	778	7,150	13%	54,200	2%	47,050
Professional Consultants	1,152	5,710	-	16,017	32%	50,000	2%	33,984
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	154,598	145,436	156,430	1,208,671	54%	2,239,694	67%	1,031,023
Pass Through Expenses:	-	-	-	596,960	49%	1,227,410	36%	630,450
TOTAL Expenses	154,598	145,436	156,430	1,805,631	52%	3,467,104	103%	1,661,473
<u>OTHER REVENUES (Expenses)</u>								
Bad Debt- RLF Programs	-	-	-	-				
Excess (deficit) Revenues over Expenditures	\$ 455,244	\$ (78,325)	\$ 166,126	\$ 846,120		\$ (138,256)	-4%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 26,320				
<i>Note: Percentage of Fiscal Year lapsed</i>				66.67%				



MEMORANDUM

AGENDA ITEM #V.C

DATE: JUNE 16, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

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

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

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

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

Recommendation

Find the proposed and adopted plan amendments from the local governments listed 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



MEMORANDUM

AGENDA ITEM #V.D

DATE: JUNE 16, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: RESOLUTION 23-01 HOMESTEAD AIR RESERVE BASE

In late 2022, the South Florida Defense Alliance (SFDA) became aware that there was a risk of the U.S. Air Force (USAF) potentially beginning accelerated budget and force reductions at the 482nd Fighter Wing based at Homestead Air Reserve Base (HARB).

- Existing Block 30 F16s at the 482nd Fighter Wing have service life remaining to reach the end of this decade when in the ~FY30 timeframe, the next available basing decision for replacement F35 aircraft available to the Air Force Reserve Command is expected to occur.
- Due to budget constraints, indications were the USAF would accelerate reduction of the F16 inventory, personnel and funding in the FY 25-26 timeframe. No replacement aircraft or missions were being indicated.

Although there was no overt statement of intent to close HARB, accelerating the F16 retirements on this timeframe would essentially leave HARB as an empty airbase with no Air Force aviation mission for multiple years. In the anticipated budget environment, this outcome makes HARB a likely target for base closure in the later '20s timeframe.

In Dec 2022 – Jan 2023, the SFDA alerted various Miami-Dade County officials to the situation and partnered with the Greater Miami Chamber of Commerce (GMCC) and their Military Affairs Committee (MAC) to apply for a state grant from the Florida Defense Support Task Force (FDSTF) to provide support in Washington DC to advocate for mission sustainment and expansion at HARB. This engagement has rallied support across multiple South Florida organizations and communities. Engagement is ongoing with members of Congress and Air Force officials.



Current indications are that the Air Force has restored funding for HARB and the 482nd Fighter Wing in their draft FY25 budget, but reductions in FY26 and beyond are still at a high level of risk. To date, there is no stated commitment or identified plan by the Air Force for replacement aircraft at HARB regardless of when the F16s are retired.

Vigilance and engagement by the South Florida community over the next several federal budget cycles is critical. HARB provides many benefits:

- Key strategic location for the U.S.
- Support to not only the USAF, but many tenant commands and other supporting activities.
- Serves as the main economic engine in deep south Miami-Dade County.

It is vital that the South Florida region present a united and resolute front to federal officials about the importance to South Florida of sustaining viable aviation, national security, and regional support through the Homestead Air Reserve Base.

Recommendation: Adopt Resolution 23-01



RESOLUTION 23-01

RESOLUTION URGING THE U.S. CONGRESS, DEPARTMENT OF DEFENSE, AND FLORIDA STATE OFFICIALS TO SUPPORT RETENTION AND INCREASED MILITARY, HOMELAND SECURITY, INTERAGENCY, AND NATIONAL GUARD USE OF HOMESTEAD AIR RESERVE BASE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Florida Regional Planning Council (Council) supports a robust and diversified South Florida economy of which the military sector is an integral part; and

WHEREAS, the Comprehensive Economic Development Strategy for South Florida identifies a diversified economy as a mark of resilience for competitiveness and identifies Defense as a key contributor to South Florida's economy; and

WHEREAS, the Council supports the critical mission of military installations in South Florida that ensure the safety and security of our stakeholder communities and the United States; and

WHEREAS, The U.S. Air Force and Air Force Reserve Command operates Homestead Air Reserve Base as the home of the 482nd Fighter Wing currently utilizing Block 30 F-16 aircraft ready to support combatant command missions around the globe; and

WHEREAS, Homestead Air Reserve Base is ideally positioned near multiple training ranges, associated airspace, and in an environment with favorable year-round weather conditions supporting military aviation training and readiness for mission assurance; and

WHEREAS, Homestead Air Reserve Base was evaluated in an Environmental Impact Study to support F35 basing and was compared favorably to other potential sites in the United States; and

WHEREAS, Homestead Air Reserve Base is the southernmost air base in the continental U.S. with a large runway, and, as such, is strategically located with the shortest air distances to the Caribbean, Central/South America, and Africa; and

WHEREAS, Homestead Air Reserve Base is also ideally located for air defense missions for the Southern U.S.; and

WHEREAS, Homestead Air Reserve Base currently provides basing for the 24x7 alert for U.S. Northern Command (NORTHCOM) and North American Air Defense Command's (NORAD) air defense mission for the southeastern United States provided by Detachment 1 of the 125th Fighter Wing (Florida Air National Guard) which will be transitioning to F35 aircraft operations; and

WHEREAS, Homestead Air Reserve Base and adjacent property provides basing support to multiple federal joint and interagency operations and missions including: the headquarters facility and support for the Special Operations Command, South; aviation operations for the Customs and Border Patrol's Miami Air and Marine Branch; basing and training facilities for the United States Coast Guard's Maritime Safety and Security Team, as well as other tenant organizations; and

WHEREAS, Homestead Air Reserve Base also serves as home to the 50th Regional Support Group (Florida Army National Guard) and the base is the focal point for a major National Guard force rebalancing across the state to reposition more assets in South Florida with nearly \$65 million in planned construction and approximately 500 jobs to be added over the next decade; and

WHEREAS, Homestead Air Reserve Base is an important logistics and supporting location for contingency plans and response operations conducted by the Commander, U.S. Southern Command; Commander, Homeland Security Task Force Southeast; and The Adjutant General of the Florida National Guard; and

WHEREAS, Homestead Air Reserve Base is part of an ongoing South Florida Regional Military Installation Resilience Review (MIRR) Study, undertaken by the South Florida Regional Planning Council and funded by the Department of Defense's Office of Local Defense Community Cooperation, with matching funds from the State of Florida, that is identifying ways the surrounding community can further enhance the resilience and mission assurance of the base and its tenant commands; and

WHEREAS, sustaining and enhancing Homestead Air Reserve Base is important to the regional economy particularly South Miami-Dade, because it already contributes 4,700 direct and indirect jobs, nearly \$400 million in direct expenditures each year and estimated at more than twice that in total economic benefits when indirect impacts are considered; and

WHEREAS, planning and development efforts are underway by the South Dade Aerospace Technology Hub Consortium and Miami-Dade County to further develop aerospace industries adjacent to Homestead Air Reserve Base that leverage the air base proximity and can further generate mutually beneficial economic activity with industries that support national defense missions and civilian employment for Air Force Reserve technicians that serve at Homestead Air Reserve Base; and

WHEREAS, the South Florida Regional Planning Council recognizes that continued operation of Homestead Air Reserve Base is important to national security as well as the local and regional economy, and that its future operational capacity should be protected; and

WHEREAS, these recommendations involve actions and support by the U.S. Congress, the Florida Congressional delegation, the Florida Cabinet, and the Florida Legislature;

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL:

Section 1. That support for retention, sustained military aviation operations, including F35 basing, and increased military, homeland security, interagency, and national guard uses of Homestead Air Reserve Base be added as one of the SFRPC's priorities.

Section 2. Urges the U.S. Congress, the Governor, the Florida Cabinet, the Florida Legislature, and the Florida Defense Support Task Force to take actions that would support retention and increased military, homeland security, interagency, and national guard uses of Homestead Air Reserve Base.

Section 3. Urges the U.S. Congress to convert Homestead Air Reserve Base into a Joint-Interagency facility, co-owned and operated by the Department of the Defense and the Department of Homeland Security and supporting both defense and homeland security operations.

Section 4. Urges the U.S. Congress and the Florida Legislature to continue and increase annual funding for infrastructure improvements for Homestead Air Reserve Base.

Section 5. Urges the Florida Legislature and the Florida Cabinet to support the development of the property adjacent to Homestead Air Reserve Base that is available for military, homeland security, and national guard purposes.

Section 6. Directs Council Staff to provide copies of this resolution to each member of the Florida Congressional Delegation, the Governor and members of the Florida Cabinet, South Florida’s County Mayors, Commissioners, and County Administrators; the Chairs and Members of South Florida’s state Legislative Delegations, Miami-Dade and Broward County Leagues of Cities; and Secretaries of the U.S. Departments of Defense, Homeland Security, and Justice.

Section 7. This resolution will become effective upon adoption.

DULY ADOPTED by the Board of the South Florida Regional Planning Council this 16th day of June 2023.

Chair Steve Geller

Senator Steve Geller, *(Chair), Commissioner, Broward County*
Samuel Kaufman, *(First Vice Chair), Vice Mayor, Key West*
Quentin “Beam” Furr, *(Second Vice Chair), Commissioner, Broward County*
Senator René García, *(Treasurer), Commissioner, Miami-Dade County*
Michelle Lincoln, *(Secretary), Commissioner, Monroe County*
Mario J. Bailey, *(Immediate Past Chair), Governor’s Appointee Miami-Dade County*
Frank H. Caplan, *Councilmember, Village of Key Biscayne*
Craig Cates, *Mayor, Monroe County*
Joseph Corradino, *Mayor, Village of Pinecrest*
Oliver G. Gilbert, III, *Chair and Commissioner, Miami-Dade County*
Cary Goldberg, *Governor’s Appointee Broward County*
Denise Horland, *Councilmember, Plantation*
Kionne McGhee, *Commissioner, Miami-Dade County*
Greg Ross, *Mayor, Cooper City*
Michael Udine, *Commissioner, Broward County*

Ex Officio Members

Jason Andreotta, *Florida Department of Environmental Protection*
Dat Huynh, *Florida Department of Transportation, District Six*
Armando L. Vilaboy, *South Florida Water Management District*

Isabel Cosio Carballo, *Executive Director*
Sam Goren, *Legal Counsel*

PROPOSED AMENDMENTS

- **Town of Davie 23-01ESR**
(Transit-Oriented Corridor Revisions)
- **City of Hollywood 23-01ER***
(Property Rights Element)
- **City of Marathon 23-01ACSC**
(Protect Established Live Aboard Vessels)
- **City of Marathon 23-02ACSC**
(Modification of Program for Transfer of Density and Building Rights)
- **City of Oakland Park 23-01ER***
(Property Rights Element)
- **City of Plantation 23-01ER***
(Evaluation & Appraisal Report Based Amendments & Property Rights Element)

ADOPTED AMENDMENTS

- **Monroe County 23-01ACSC**
(Airport Improvements)
- **City of Hallandale Beach 23-01ESR**
(Safe Neighborhood District Plans)
- **City of Key West 22-07ACSC**
(Incorporation of a Water Supply Facilities Work Plan Update and Amending Associated Elements)
- **City of Miami Beach 23-01ESR**
(Incentives for Replacing Transient Uses in R-PS4 District)
- **City of Miami Beach 23-02ESR**
(Incentives for Office Uses in C-PS1 District)

*Property Rights Amendment

Staff Note: No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.



MEMORANDUM

AGENDA ITEM #VI.A

DATE: JUNE 16, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

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

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

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

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

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



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
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**LIST OF COMMITTED TRADITIONAL RLF FUNDS
May 31, 2023**

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Disbursed	Disbursement Date	Remaining Commitment
4048		336,600	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	\$ 317,988.25
4049		331,700	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	\$ 313,088.25
4050		331,700	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	\$ 313,088.25
		\$1,000,000			\$ 41,004		\$ 14,831.25	

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

Cash Available to Lend								
Bank Balance as of		5/31/2023						\$ 882,483.41
Committed Funds								
Unfunded Loan Commitments	\$	944,165						
Administrative Fees		16,342.22						
Total Committed Funds								\$ 960,506.97
Total Uncommitted Funds								\$ (78,023.56)

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	8,816.98	05/01/23	0	05/09/23	06/01/23	03/22/02	11/09/25	performing
1022		300,000.00	300,000.00	240	7.0	3,343.55	291,999.56	05/01/23	0	05/19/23	06/01/23	01/08/04	09/01/39	performing
1023		301,586.50	301,586.50	120	5.0	350.00	161,715.88	06/01/23	0	06/01/23	07/01/23	07/19/06	03/01/29	performing
1034		300,000.00	300,000.00	120	5.0	250.00	260,365.24	05/01/23	0	05/19/23	06/01/23	12/21/06	11/15/28	performing
1039		125,000.00	125,000.00	84	5.0	500.00	120,082.53	05/01/23	0	05/30/23	06/01/23	11/24/08	12/31/15	performing
1040		200,000.00	200,000.00	84	5.0	1,472.32	69,569.90	06/01/23	0	06/01/23	07/01/23	02/02/09	08/01/28	performing
3024		189,043.88	189,043.88	144	0.0	500.00	100,533.29	05/01/23	0	05/12/23	06/01/23	07/26/99	12/01/16	Default Final Judgment
4008		300,000.00	300,000.00	0	5.0	2,250.00	162,690.95	05/12/23	0	05/15/23	06/12/23	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	2708	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	163,261.54	04/01/23	31	04/25/23	05/01/23	04/16/14	05/01/26	performing
4027		149,500.00	149,500.00	120	5.0	1,590.98	58,602.37	05/01/23	0	05/03/23	06/01/23	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	1492	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	1492	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	06/01/23	0	06/01/23	07/01/23	09/28/17	08/01/28	performing
4032		300,000.55	300,000.55	120	7.0	3,577.27	203,535.46	06/01/23	0	06/01/23	07/01/23	10/24/18	11/01/28	performing
4033		254,999.57	254,999.57	84	7.0	250.00	189,082.65	05/15/23	0	05/24/23	06/15/23	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	273	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	120	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	120	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	132,753.33	06/01/23	0	06/01/23	07/01/23	03/28/19	03/28/26	performing
4038		99,885.78	99,885.78	60	7.0	1,500.00	57,802.70	06/01/23	0	06/01/23	07/01/23	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	273	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	250.00	389,882.46	05/15/23	0	05/24/23	06/15/23	09/23/19	09/23/26	performing
4043		200,000.00	200,000.00	120	4.5	2,322.17	159,416.63	06/01/23	0	06/01/23	07/01/23	04/22/21	04/01/31	performing
4044		130,000.00	130,000.00	120	4.5	1,347.30	105,504.62	06/01/23	0	06/01/23	07/01/23	03/22/21	03/01/31	performing
4046		100,000.00	100,000.00	60	5.0	1,887.12	88,062.02	06/01/23	0	06/01/23	07/01/23	10/06/22	10/01/27	performing
4047		250,000.00	250,000.00	60	4.5	968.75	250,000.00	06/01/23	0	06/01/23	07/01/23	01/04/23	01/01/28	performing
4048		349,497.00	36,508.75	60	4.5	108.50	31,508.75	06/01/23	0	06/01/23	07/01/23	02/23/23	03/01/28	performing
4049		331,700.00	18,611.75	60	4.5	58.53	18,611.75	06/01/23	0	06/01/23	07/01/23	02/23/23	03/01/28	performing
4050		331,700.00	18,611.75	60	4.5	58.53	18,611.75	06/01/23	0	06/01/23	07/01/23	02/23/23	03/01/28	performing
4051		300,000.00	18,611.75	60	4.5	20.94	18,611.75	06/01/23	0	06/01/23	07/01/23	05/22/23	05/01/28	performing
Totals		7,147,204.73	5,926,651.73			21,587.50	4,578,555.01							

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

June 1, 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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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 8th St. Fort Lauderdale. On July 6, 2022, SFRPC

filed a response to the Emergency Motion. On July 7, 2022, Dawson filed a Notice of Production from Non-party for Old Republic National Title Insurance Company and Alfred Andreu. On July 7, 2022, SFRPC filed a request for copies of records for Alfred Andreu and Old Republic National Title Insurance Company. On July 8, 2022, Ms. Dawson submitted a Public Records request to SFRPC. SFRPC has responded to Ms. Dawson. Ms. Dawson had until July 13, 2022 to send SFRPC the requested deposit of \$600.00 in order for SFRPC to start retrieving and reviewing documents. As of today's date, Ms. Dawson has not paid the deposit.

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.

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. On May 29, 2023, the Court entered its Order regarding SFRPC's Motion to Dismiss Dawson's Fourth Amended Counterclaim as follows: Granting in part with prejudice as to Count 1, Breach of Contract; Count 2, Detrimental Reliance; Count 3, Promissory Estoppel; Count 9, Unjust Enrichment; Count 10, Equitable Estoppel; and Count 11, Modification and Count 12, Retaliation; and denying in part as to Count 4, Negligent Supervision; Count 5, Negligence Retention; Count 6, Negligence; Count 7, Fraudulent Inducement; Count 8, Fraudulent Misrepresentation; and Count 13, Slander of Title. SFRPC's answer to the remaining counts of the Fourth Amended counterclaim is due within 20 days. On May 30, 2023, the Court entered a Uniform Case Management Order which is scheduled for August 21, 2023. Once we Answer, we will complete SFRPC's Motion for Summary Judgment and also set this matter for trial.

**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 was 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]. On March 15, 2023 the Court amended its Order and scheduled the sale for March 24, 2023. SFRPC's Proof of Claim was sent by certified mail on March 21, 2023. Confirmation of receipt was received on March 29, 2023 and assigned claim No. 6. The Assignee shall file a report of the results of the Auction with the Court within 30 days of the completion of the Auction. As of today's day, this report has yet to be filed. A Notice of Default and Demand for Payment Letter was sent to the guarantors on May 18, 2023, demanding payment within 10 days.

**3. SFRPC adv. PHI Technologies Corp and Andre McAden
(Our File No. 9940629)**

Complaint was filed with the Court on April 18, 2023. Verified Return of Service was filed on May 25, 2023 for PHI Technologies Corp. and Andre Mcaden. Awaiting responsive pleading.

Isabel Cosio Carballo, Executive Director

Page 6 of 6

June 1, 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

DATE: JUNE 16, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC CARES ACT RLF STATUS REPORT

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

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

Since the program was launched on August 5, 2020, the SFRPC has received approximately 350 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-five (35) new CARES ACT RLF loans totaling \$7,170,000 and saved and/or created 249 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

**CARES ACT REVOLVING LOAN FUND
PAYMENT STATUS REPORT - JUNE 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	12,186.67	06/01/23	0	06/01/23	07/01/23	10/20/20	11/01/25	performing
5102		500,000.00	500,000.00	60	3.5000	12	1,506.80	1,506.80	499,951.40	06/01/23	0	06/01/23	07/01/23	11/11/20	01/01/31	performing
5107		300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	231,999.12	06/01/23	0	06/01/23	07/01/23	11/20/20	11/01/30	performing
5110		500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	451,917.06	06/01/23	0	06/01/23	07/01/23	01/13/21	01/01/31	performing
5111		210,000.00	210,000.00	120	3.5000	12	2,076.60	2,076.60	166,017.06	06/01/23	0	06/01/23	07/01/23	12/31/20	01/01/31	performing
5112		500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	395,384.16	06/01/23	0	06/01/23	07/01/23	12/28/20	01/01/31	performing
5113		50,000.00	50,000.00	60	3.5000	12	909.59	909.59	29,431.28	06/01/23	0	06/01/23	07/01/23	02/25/21	03/01/26	performing
5114		150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	120,930.44	06/01/23	0	06/01/23	07/01/23	02/24/21	02/01/31	performing
5115		100,000.00	100,000.00	60	3.5000	12	1,594.07	250.00	77,461.77	05/01/23	0	05/01/23	07/01/23	02/02/21	02/01/26	performing
5116		293,000.00	293,000.00	120	3.7760	12	2,173.69	2,173.69	265,413.49	06/01/23	0	06/01/23	07/01/23	05/14/21	04/01/31	performing
5117		394,000.00	394,000.00	240	3.5000	12	2,285.04	2,285.04	364,520.12	06/01/23	0	06/01/23	07/01/23	05/13/21	05/01/31	performing
5118		500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	459,645.71	06/01/23	0	06/01/23	07/01/23	06/15/21	07/01/36	performing
5119		150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	131,103.63	06/01/23	0	06/01/23	07/01/23	08/12/21	08/01/31	performing
5120		180,000.00	180,000.00	120	3.5000	12	1,695.46	1,695.46	162,833.02	06/01/23	0	06/01/23	07/01/23	08/09/21	08/01/31	performing
5121		175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	147,052.37	06/01/23	0	06/01/23	07/01/23	08/24/21	08/01/31	performing
5122		500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	466,497.84	06/01/23	0	06/01/23	07/01/23	08/25/21	08/01/31	performing
5123		250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	222,277.78	06/01/23	0	06/01/23	07/01/23	10/15/21	10/01/31	performing
5125		500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	465,415.55	06/01/23	0	06/01/23	07/01/23	01/13/21	10/01/31	performing
5126		128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	98,554.25	06/01/23	0	06/01/23	07/01/23	02/15/22	02/01/27	performing
5127		200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	183,764.28	06/01/23	0	06/01/23	07/01/23	06/09/22	06/01/32	performing
5128		437,136.20	81,999.90	36	5.0000	12	329.02	329.02	81,999.90	06/01/23	1	06/01/23	07/01/23	10/20/22	11/01/25	performing
Totals		6,042,136.20	5,701,999.90				47,565.23	46,221.16	5,034,356.90							

Portfolio Analysis

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

Cutoff Date: 6/1/2023
Run Date: 06/08/2023
Run Time: 3:34:07 pm
Page 1 of 1

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	21	5,034,356.90	100.00%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	0	0.00	0.00%
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%
Total Portfolio	21	5,034,356.90	100.00%

Contaminated Portfolio 0 0.00 0.00%

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: 06/01/2023

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
29	\$100,000.00	Broward	Plantation
30	\$50,000.00	Broward	Lauderhill
31	\$400,000.00	Palm Beach	Riviera Beach
32	\$100,000.00	Miami- Dade	Miami
33	\$50,000.00	Broward	Sunrise
34	\$250,000.00	Broward	Sunrise

TOTAL FUNDED: \$7,170,000.00



AGENDA ITEM # VI.C

DATE: JUNE 16, 2023
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: COUNCIL HIGHLIGHTS

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

Recommendation

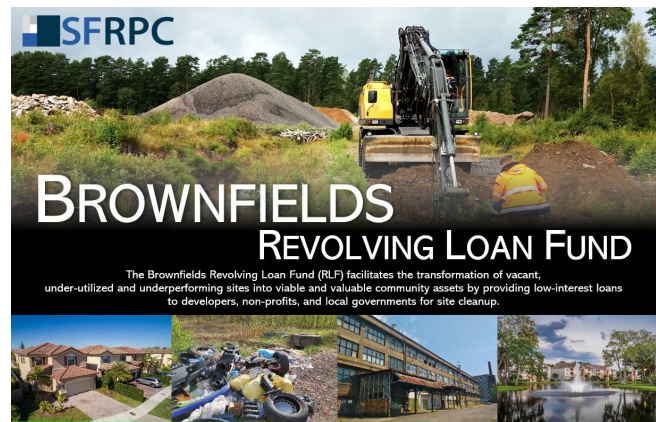
Information only

JUNE 2023

EPA AWARDS \$1.00MM BCRLF AND \$500K ASSESSMENT GRANT

For additional information, please contact Senior Loan Officer, Jeff Tart at jtart@sfrpc.com

The **South Florida Regional Planning Council** has been selected for a \$500,000 Brownfields Assessment Grant. Community-wide grant funds will be used to conduct eight Phase I and six Phase II environmental site assessments. Grant funds also will be used to develop a site inventory, prepare seven cleanup plans and five reuse plans, and conduct community outreach activities. The target area for this grant is the City of Homestead's southwest neighborhood, which was developed in the 1930s to serve African American agricultural workers, but went into decline when passenger rail service ceased along the FEC Railway in the 1960s. Priority sites include the 3-acre Triangle property, which is the gateway to the southwest neighborhood, a 0.9-acre former storage yard for railroad ties, and a 4.2-acre former residential community that was leveled by Hurricane Andrew.



The **South Florida Regional Planning Council** has also been selected for a \$1,000,000 Brownfields Revolving Loan Fund (RLF) Grant that will be funded by the Bipartisan Infrastructure Law. The grant will be used to capitalize a revolving loan fund from which the South Florida Regional Planning Council will provide at least three loans and one subgrant to support cleanup activities. Grant funds also will be used to market the RLF program and conduct community engagement activities. RLF activities will focus on central Miami, an area that was physically separated from the predominantly white area east of 12th Avenue until 1985 by an 8-foot-high concrete wall stretching for six blocks and was nearly destroyed by a fire after riots broke out in 1979. Priority sites include the 2-acre former Orkin Site, the 20-acre Poinciana Industrial Center assemblage property, and the 4.3-acre Northside Transit-Oriented Development property.

[\[READ MORE\]](#)

ICE MECHANICS' INTRODUCTION TO EV MAINTENANCE APPROVED FOR PILOT

For additional information, please contact Southeast Florida Clean Cities Coalition Director, Alisha Lopez at alopez@sfrpc.com

The Southeast Florida Clean Cities Coalition partnered with West Virginia University and Sheridan Technical College on a U.S. Department of Energy grant application to develop an electric vehicle (EV) technician program. The "Internal Combustion Engine (ICE) Mechanics Introduction to EV Repair: a national franchise training model for diversifying the expertise of today's auto



technician” was recently approved for funding through the U.S. Department of Energy. The “ICE Mechanics Introduction to EV Repair” envisions the development and deployment of a sustainable, scalable model for delivering a standards-driven, continuing education, focused on EV maintenance for employees who do not work for Original Equipment Manufacturer dealership networks. The project strategically targets four locations across the country to pilot a hybrid EV course for 60 hours to be delivered to approximately 40 to 60 workers who want EV maintenance and repair skills.

The partners will develop a novel delivery model with the goal of making the course financially accessible for individuals and employers. To support a diverse workforce, accessibility will be assessed to reduce or eliminate barriers. Lessons learned from this pilot will be used to scale the program nationwide.

Alisha Lopez, the Clean Cities Director at the South Florida Regional Planning Council, will lead the Coalition’s involvement in the project in coordination with Barrett Goldman, Assistant Director, at Sheridan Technical College. The Coalition and Sheridan Technical College will be responsible for coordinating stakeholder engagement, outreach, and education planning and activities with Justice40 Initiative planning in the Southeast Florida market.

SOUTHEAST FLORIDA CLEAN CITIES AND SOUTH FLORIDA LOCAL EMERGENCY PLANNING COMMITTEE HOST ELECTRIC & PROPANE SCHOOL BUS FIRST RESPONDER TRAINING

For additional information, please contact Southeast Florida Clean Cities Coalition Director, Alisha Lopez at alopez@sfrpc.com, and/or LEPC Coordinator, Charlene Burke at cburke@sfrpc.com

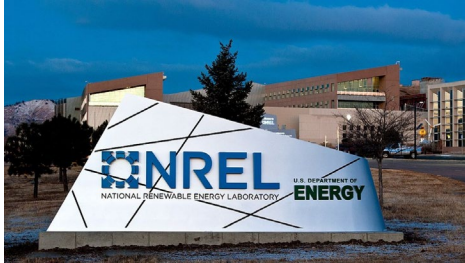


The Southeast Florida Clean Cities Coalition and the South Florida Local Emergency Planning Committee (LEPC) identified first responder training needs for the LEPC Region 10, which includes Broward, Miami-Dade, and Monroe counties. To meet this need, the Coalition and the LEPC hosted an introductory training and informational session for electric and propane school buses on May 18, 2023. The introductory training and informational session took place at the City of Hollywood Training Fire Training Facility in Broward County. The Coalition worked with Florida Transportation Systems, Inc., and the LEPC to bring this novel training course to LEPC Region 10.

This training is a partnership. Training was provided by Florida Transportation Systems, Inc., Roush, Blue Bird with support provided by the City of Hollywood Fire Rescue & Beach Safety. The electric vehicle and propane training helps to ensure public safety continues to be a priority.

BROWARD COUNTY AND THE SOUTHEAST FLORIDA CLEAN CITIES COALITION SELECTED BY THE NATIONAL RENEWABLE ENERGY LABORATORY FOR THE CLEAN ENERGY TO COMMUNITIES COHORT

For additional information, please contact Southeast Florida Clean Cities Coalition Director, Alisha Lopez at alopez@sfrpc.com



Broward County applied to the U.S. Department of Energy's Clean Energy to Communities (C2C) cohort titled, "Planning and Funding for Electric Vehicle Charging Infrastructure Deployment" with Southeast Florida Clean Cities named as a partner. The National Renewable Energy Laboratory (NREL) and World Resources Institute (WRI) recently approved participation in this peer-learning cohort. This is the first pilot for integrating Clean Cities Coalitions into C2C programming. The Southeast

Florida Clean Cities Coalition is excited to work with Broward County and NREL to support our local communities.

The cohort will consist of six sessions between July and December 2023 and supplementary collaboration between the Southeast Florida Clean Cities Coalition and Broward County between sessions. Broward County and the Southeast Florida Clean Cities Coalition will work together to provide information and insights for tangible outcomes for communities. The Cohort will support the partners to prepare electric vehicle infrastructure plans, apply for funding, and deploy a strategic network of EV infrastructure.

EDA TECH HUBS PROGRAM: COUNCIL CONTINUES TO ORGANIZE AND CONVENE REGIONAL STAKEHOLDERS TO DEVELOP SOUTH FLORIDA PROPOSAL

For additional information, please contact Community and Economic Development Program Manager, Eralda Agolli at eagolli@sfrpc.com

On May 12, 2023, the Economic Development Administration (EDA) published the Tech Hubs Phase 1 Notice of Funding Opportunity (NOFO). The Tech Hubs Program is an economic development initiative designed to drive regional technology- and innovation-centric growth by strengthening a region's capacity to manufacture, commercialize, and deploy critical technologies.



The Council is working with approximately one hundred stakeholders who represent the region's Economic Development Organizations, municipalities, universities, and business leaders to develop an economic development proposal focused on the EDA Tech Hubs program. The proposal will highlight the region's assets and resources, including its strong research and development community, its diverse workforce, and its strategic location. The proposal will also outline a plan for how the region will use the EDA funding to strengthen its innovation ecosystem and create good jobs.

The deadline for submitting proposals is August 15, 2023. The Council is confident that the region's proposal will be successful, and that the [EDA Tech Hubs](#) program will help to create a more prosperous future for the region.

SFRPC PARTNERING WITH MIAMI-DADE TPO TO STUDY NEXUS BETWEEN AFFORDABLE HOUSING AND TRANSIT

For additional information, please contact Principal Planner, Christina Miskis at cmiskis@sfrpc.com, and/or Community and Economic Development Program Manager, Eralda Agolli at eagolli@sfrpc.com

The South Florida Regional Planning Council Comprehensive Economic Development Strategy (CEDS) identified affordable and workforce housing as a critical issue. The CEDS implementation phase is supportive of ensuring that affordable housing options are strategically developed around transit hubs, creating sustainable and inclusive communities. This summer, the South Florida



Audrey Edmonson Transit Village, Liberty City

Regional Planning Council (SFRPC) and the Miami-Dade Transportation Planning Organization (TPO) are partnering to study the nexus between affordable housing and transit hubs. The study, which will be led by SFRPC staff members Christina Miskis and Eralda Agolli, will examine the following:

- Existing policies on the nexus between affordable housing and transportation;
- Existing and projected affordable housing demand and supply in proximity to SMART Program hubs and corridors;
- Two station areas case studies to analyze projected affordable housing availability in the future (to include proposed developments);
- A fact sheet comparing Miami-Dade County's affordable housing policies with other areas locally and nationally; and
- A Resource Library for special Issues that affect the nexus, such as climate.

Council staff has convened an Advisory Group with subject matter experts to collect input and provide updated guidance. The Advisory Group will meet regularly to review the study's progress and provide feedback. The study is being conducted in preparation for the 2050 Long Range Transportation Plan and will help to inform the Miami-Dade Long Range Transportation Plan (LRTP) and ensure that the region's transportation system is efficient and accessible.

Benefits of the Study

The study is expected to be completed by August 2023 and will provide a number of benefits, including:

- A better understanding of the relationship between affordable housing and transportation
- A more comprehensive approach to planning for transportation and affordable housing
- Improved coordination between transportation and affordable housing agencies
- Increased access to affordable housing for all residents



MEMORANDUM

AGENDA ITEM #VIII.A

DATE: JUNE 16, 2023
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: ATTENDANCE FORM

Information only.



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

2022/2023 ATTENDANCE RECORD

COUNCILMEMBERS	6/27/22	7/18/22 MDTPO	9/19/22 **	9/19/22 CM	10/17/22	11/21/22	1/23/23	2/17/23	4/17/23	5/15/23
BAILEY, Mario, <i>Immediate Past Chair</i> Governor's Appointee	VP	V	VP	VP	VP	*	VP	*	*	*
CAPLAN, Franklin, Councilmember Village of Key Biscayne	–	V		P	P	VP	P	P	P	P
CATES, Craig, Mayor, Monroe County Commission	*	P		VP	VP	VP	P	VP	VP	VP
CORRADINO, Joseph Mayor, Village of Pinecrest	P	P		*	VP	P	P	P	P	VP
FURR, Beam, 2nd Vice-Chair Broward County Commission	P	P	P	P	P	P	P	P	P	P
GARCIA, René, Treasurer Miami-Dade Co. Commission	VP	P	VP	VP	VP	*	*	*	*	P
GELLER, Steve, Chair Broward County Commission	P	V	P	P	P	P	P	P	P	P
GILBERT, III, Oliver Miami-Dade Co. Commission	A	P		*	A	A	*	*	*	*
GOLDBERG, Cary Governor's Appointee	A	*		VP	P	VP	*	P	P	VP
HORLAND, Denise, Commissioner, Plantation	–	–	–	–	–	–	VP	VP	VP	P
KAUFMAN, Samuel, <i>First Vice Chair</i> Commissioner, Key West	*	V	VP	VP	*	VP	VP	VP	VP	VP
LINCOLN, Michelle, <i>Secretary</i> Monroe County Commission	*	P	P	P	VP	P	P	P	P	VP
McGHEE, Kionne Miami-Dade Co. Commission	A	P		VP	VP	*	*	*	*	*
ROSS, Greg Mayor, Cooper City	*	P	P	P	P	VP	*	P	P	VP
UDINE, Michael Broward County Commission	VP	V		VP	VP	VP	VP	VP	VP	VP

2022/2023 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	6/27/22	7/18/22 MDTPO	9/19/22 **	9/19/22 CM	10/17/22	11/21/22	1/23/23	2/17/23	4/17/23	5/15/23
ANDREOTTA, JASON Florida Dept. of Environmental Protection	D	*		VP	D	D	D	*	*	D
HUYNH, DAT Florida Dept. of Transportation	VP	V		VP	VP	*	VP	*	*	VP
MAYERS, Lorraine South Florida Water Management District (retired)	*	V		VP	VP	VP	P	-	-	-
VILABOY, Armando L South Florida Water Management District	-									*

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 #VIII.B

DATE: JUNE 16, 2023
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CORRESPONDENCE AND ARTICLES

Recommendation

Information only

200,000 gallons of sewage quietly leaked in the Florida Keys — some during a hurricane

BY DAVID GOODHUE



The treatment plant for the Cudjoe Regional Wastewater System was completed in 2017. Documents obtained by the Miami Herald reveal that parts of the Lower Keys wastewater treatment system leaked sewage only three years after construction was completed. FKAA

In late September, as Hurricane Ian brushed the Florida Keys on its way to hitting the state's southwestern Gulf coast, nearly 200,000 gallons of raw sewage from the island chain's billion-dollar wastewater treatment system — not even 10 years old — leaked into the porous ground and nearshore waters.

The “unauthorized discharges” weren't disclosed to the public or the five-member board that oversees the wastewater utility. The leaks were revealed in two February “warning letters” issued by the Florida Department of Environmental Protection.

The letters to the utility — the Florida Keys Aqueduct Authority — were obtained by the Miami Herald/FLKeysNews.com this week. A month ago, [the Herald obtained documents](#) revealing that the state environmental agency flagged the Keys utility in January 2022 because the Lower Keys portion of the centralized wastewater treatment system leaked more than 90,000 gallons of sewage between June 2020 and February 2021.

The Miami Herald also obtained a memo from April 2023 written by the utility's engineering chief revealing that repairs to parts of the system on Cudjoe, Ramrod, Sugarloaf and Big Coppitt Keys are estimated to cost consumers more than \$16 million.

Greg Veliz, executive director of the Florida Keys Aqueduct Authority, said the problems with the Lower Keys portion of the system pre-date his tenure leading the utility, which began about two years ago. The issues, he said, are due to flaws in the way the system was constructed in 2017.

“Some of the stuff didn’t get done right, and we’re correcting that,” Veliz told the Miami Herald/FLKeysNews.com this week. Veliz added that the Keys utility found and reported the leaks to the state.

“For the record, all of these issues were self-reported and we are in constant contact with [Florida Department of Environmental Protection] to ensure that we are moving toward eventual compliance,” he said. “We are currently on schedule for all remediation tasks set in our consent orders.”

Cara Higgins, the only one of the five Aqueduct Authority board members to respond to repeated requests for comment on the issues with the system, said she and her colleagues were “not made aware of the specifics of the spill.” However, she said repairs and improvements to the system are an ongoing process.

“We have been told by staff that, along with occasional mechanical issues, our climate, heavy rainfall and king tides are to blame for a majority of the problems,” Higgins said in an email.



This is the Cudjoe Key sewer treatment plant.

Sewage in the Keys is transported via a series of pipes and pump stations to centralized locations on Cudjoe and Big Coppitt. Once there, it is treated to remove harmful pathogens and other waste, and the remaining water is injected into a deep well.

‘NOT TOILET-TO-STREET’

Veliz, the utility’s executive director, said that the system in Cudjoe Key, the portion responsible for the majority of the leaks, was designed to handle 500,000 gallons of water a day. During heavy storms, however, a deluge of rain can force up to three million gallons of water into the system.

“We’re not prepared to hold that,” he said. He added that most of the water that overflows from the system is rain, not pure sewage. “It’s not toilet-to-street,” Veliz said. “Two-thirds of that is rainwater.”

The majority of the leaks included in the state's Feb. 7, 2023, warning letter occurred at the Cudjoe Key Wastewater Treatment Plant, about 23 miles northeast of Key West. There were five "unauthorized discharges or unpermitted sanitary sewage overflows," according to the letter:

- The largest was 126,000 gallons that leaked on Sept. 29.
- The second-largest leak during that window of time from the Cudjoe plant was 24,600 gallons on Sept. 27, wrote Jason Andreotta, director of FDEP's southeast district.
- There were also six "unauthorized discharges" from the system that were not related to Hurricane Ian between October and January, including a large leak of 63,604 gallons on Oct. 7, Andreotta said.

It was not immediately clear where the sewage water ended up. Jon Moore, spokesman for the Florida Department of Environmental Protection, said Wednesday that he was working to gather that information.

The FDEP also sent a warning letter to Keys utility on Feb. 7 about more than 33,000 gallons that discharged in a total of three leaks during Hurricane Ian, as well as more than 1,850 gallons from two leaks not related to the hurricane in October and January.

Veliz said the immediate fixes the utility is working on includes replacing manhole covers and sealing rings and exporting capacity from the Big Coppitt plant, most of which he said comes from the Navy base, to the city of Key West.

Much of that work has been done, Veliz said, but it's not immediately clear how effective it's been. "Unfortunately, it's going to take another heavy rain to see if it's working," Veliz said.

AGING WATER PIPE INFRASTRUCTURE

The Aqueduct Authority's sewer woes are compounded by the revelation earlier this year that the 40-plus-year-old freshwater underground pipe system is in disrepair and in need of replacing.

That problem became evident in March [when three water pipe breaks](#) in a week threatened to cut off the fresh water supply the island chain receives from Florida City on the mainland. The cost to completely [replace all the pipes exceeds \\$1 billion](#), and Veliz said the utility doesn't have that money on hand.

For now, the utility is in the process of a \$42 million project in the Upper Keys Village of Islamorada to replace five miles of pipe. The project began in April and is expected to be completed in early 2025, according to the Aqueduct Authority. It's being funded with with \$35 million in grants and \$7 million in low-interest loans, the utility said in a statement.

ALREADY UNDER INVESTIGATION

The Florida environment department informed the Keys authority in May that it was investigating the utility for not keeping up with the aging freshwater infrastructure. In a May 5 letter, Andreotta, the same state official who wrote the warning letters over the sewer leaks, said the Keys utility "failed to maintain its system in good operating condition so as to function as intended, and that the piping infrastructure is "a very deteriorating water system that has not undergone assessment until recent years."

Andreotta added a reverse osmosis desalinization plant on Stock Island in the Lower Keys, which augments the fresh water supply that comes from the mainland in Florida City, is also deteriorating.



Water pipes are propped up on the side of U.S. 1 at mile marker 79 in the Florida Keys Tuesday, March 14, 2023. The pipes are part of a \$42-million project to replace aging infrastructure in the Upper Keys. David Goodhue/dgoodhue@miamiherald.com

Veliz said that he and other utility officials are negotiating with the state to resolve all of the issues. He said part of coming into compliance includes the construction of another reverse osmosis plant, which he said is 80% complete. He said the utility has about \$115 million of projects underway.

“No one can say that right now,” Veliz said. “To say we’re not looking to improve our infrastructure is not exactly true.”

Read more at: <https://www.miamiherald.com/news/local/community/florida-keys/article276128836.html#storylink=cpy>

10 states sue US government over steep flood insurance rate increases

BY KEVIN MCGILL



*U.S. Coast Guard Petty Officer 1st Class Stephen Lehmann / U.S. Coast Guard
FILE - An aerial view taken from a Coast Guard helicopter showing the continuing effects of flooding caused by Hurricane Joaquin in areas surrounding Charleston, S.C., Oct. 5, 2015.*

Louisiana and nine other states filed a lawsuit against the federal government Thursday to block sharp increases in national flood insurance rates that are slated to be phased in over the coming years, saying the steeper price could cost some people their homes.

Dozens of local Louisiana governments and flood control districts also are plaintiffs in the lawsuit, which was filed in U.S. district court in New Orleans. The Department of Homeland Security and the Federal Emergency Management Agency are among the defendants.

Louisiana Attorney General Jeff Landry joined several local officials and business leaders at a news conference announcing the suit Thursday morning.

FEMA has said its new premium system is an improvement over past methods, incorporating data that wasn't used in the past, including scientific models and costs involved in rebuilding a home. The agency has said the old method could result in people with lower-valued homes paying more than a fair share while those with higher-value homes pay relatively less.

However, Louisiana officials have been complaining for months about the coming rate hikes, saying they could impose impossible financial burdens on some in the state.

Increases are capped at 18% annually. But when they are fully implemented, some residents will be paying significantly more.

An April analysis of Louisiana rates by The Times-Picayune/The New Orleans Advocate put the average increase in the state at 134%. But officials have been pointing to various individuals facing eventual tenfold increases in their annual premiums, including some whose homes have never flooded.

In a lawsuit filed in April seeking access to information and data used to calculate rates, St. Charles Parish officials said the average cost of flood insurance policies there will increase from \$815 to \$2,766 annually.

At Thursday's news conference, state and local officials renewed complaints that federal officials have refused to divulge methodology and data used in computing the new rates. And, they said, the new premium rates fail to take into account individual homeowners' flood mitigation efforts, such as house raising, or local governments' construction of levees and other flood protection measures.

The high rates could drive some people from their homes, bring on foreclosures and contribute to Louisiana's loss of population, Landry said. "We want reasonable, reliable premiums so that Louisiana can grow and thrive," he said.

Florida, Idaho, Kentucky, Mississippi, Montana, North Dakota, South Carolina, Texas and Virginia are the other states listed as plaintiffs by Landry's office. "It's not just a coastal issue, although it does deeply, deeply impact our coastal communities," Louisiana Solicitor General Elizabeth Murrill said. "It impacts working communities. It impacts anybody who lives near water."

FEMA declined comment in an email, citing a policy of not commenting on pending litigation.

Read More: <https://www.southcarolinapublicradio.org/sc-news/2023-06-02/10-states-sue-us-government-over-steep-flood-insurance-rate-increases>

Miami-Dade sets home price record, yet sales tumble. Broward reports similar housing trend

BY REBECCA SAN JUAN & MICHAEL BUTLER



*Home prices increased in April throughout South Florida, breaking a record for single-family homes in Miami-Dade, according to data from the Miami Association of Realtors. Above is an aerial view of North Bay Village on Nov. 11, 2022. MATIAS J. OCNER
mocner@miamiherald.com*

Home prices hit a record in Miami-Dade County last month, despite 12 consecutive months of double-digit declines in sales activity. The figures point to a wildly imbalanced residential real estate market, experts said, one in which many local buyers still can't afford to buy homes.

The median price for single-family houses in Miami-Dade reached \$600,000 in April, up from \$565,000 a year ago and surpassed the former [record median](#) of \$579,000 in June 2022, according to the [housing market update](#) released Thursday by the Miami Association of Realtors. In neighboring Broward County, the single-family home midpoint price rose to \$575,000 from \$560,000 in April 2022, while home sales plunged for 14 straight months.

"It is not a healthy market. It is not balanced. It is a market that is still a seller's market," said Kim Henderson, an aspiring homeowner and CEO of Neighborhood Housing Services of South Florida, a community development group assisting people to attain homeownership. "We need the inventory freed up. There's not much inventory in the attainable price range, around \$450,000 to \$600,000. For the basic middle class person, there's not a lot of inventory."

The two counties condominium markets saw the same upward pricing trend. Miami-Dade reported an April median of \$414,900, higher than \$390,000 a year ago, while the median in Broward increased to \$270,000, from \$245,000. Meanwhile, April home sales fell steeply in both counties. Miami-Dade posted 2,222 total sales last month, down 35.5% from 3,445 closings a year ago. Broward saw a 31.4% annual drop, to 3,489 from 4,006 closings a year ago.

Many aspiring buyers wonder if and when they can expect home prices in South Florida to fade. Real estate [experts predicted](#) a dip in condo prices later this year, to go along with the sales slowdown. However, the

market's slim number of available homes is expected to enable sellers to keep the upper hand. Investors, newcomers from across the country and cash buyers also continue to prop up home prices.

The regional housing supply remains another stark indicator of the imbalanced housing landscape. Miami-Dade has 3.3 months of houses and 4.9 months of condos available, but a balanced market consists of six to nine months of inventory. Broward has 2.5 months of houses and 3.3 months of condos.

Blame the tight supply on corporate expansions, digital nomads and the continued stream of transplants, said Tingyu Zhou, a professor of real estate at Florida State University. Many have chosen to call South Florida home during the pandemic that emerged in March 2020. They jump on the trend of remote work, trading high-tax states — like New York, Massachusetts and Connecticut — for the warm climate, loose COVID-19 public health rules and zero Florida and local income taxes.

The migration here has slowed since early in the pandemic, but outside buyers offering cash deals or offers above asking prices on homes still have a profound effect on the regional housing market. In South Florida, close to half of the home deals closed in cash in April. In Broward, 42.4% of sales last month were handled in cash. In Miami-Dade, 37.9% of all home transactions were done without financing. The U.S. average in April was 28% cash home sales.

Overall, the housing market still confounds would-be buyers and renters. Henderson started house hunting in January 2022. Since then, she's made 10 offers and gotten beaten by competitors every single time. Usually, it's investors, out-of-towners making cash purchases or bidders up to \$100,000 over list prices. Many of her clients face similar conditions.

"Other people's money can shove you out of your neighborhood and city," Henderson said, recalling the same trend in Washington, D.C., where she lived and worked until 2018. "If you want to stay, you've got to buy. You have to find a way to purchase a property, so you can live in the community of your choice. There's a transformation going on. It's heartbreaking when people say, 'I'd like to stay and be near my mother and my abuela, but I can't.'" Mortgage rates are part of the problem. They tumbled to 2.65% on a fixed 30-year mortgage in January 2021, according to Freddie Mac data. Many aspiring buyers rushed to buy and homeowners refinanced.

South Florida's April housing activity

Median sales prices rose for single-family homes in Miami-Dade and Broward counties.

County	Month	Houses median sales price	Annual percent change	Condos median sales price	Annual percent change
Miami-Dade	April 2023	\$600,000	6.2%+	\$414,900	6.4%+
	March 2023	\$570,000		\$400,000	
	April 2022	\$565,000		\$390,000	
Broward	April 2023	\$575,000	2.7%+	\$270,000	10.2%+
	March 2023	\$565,000		\$269,500	
	April 2022	\$560,000		\$245,000	

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

Today, however, Freddie Mac reports a 6.39% rate for a 30-year, fixed-rate mortgage, compared to 5.25% a year ago.

South Miami resident Kyle Payne moved eight months ago from Philadelphia, the nation's fifth-largest city, and considers Miami's housing market far more expensive than he expected. Payne, 30, paid \$900 in monthly rent for a one-bedroom apartment in Philadelphia. Now, he pays \$2,850 a month for a one-bedroom apartment he rents with his girlfriend.

"I got denied originally for two different spots and they each charged a \$600 [rental] application," Payne said of the nonrefundable \$1,200 he spent during his home search. "After getting denied for the second spot, my girl and I said we're not going to force it. We had thoughts of giving up."

Payne has spent several years working as a DJ and event producer and he wanted to live in Midtown to be closer to Miami's nightlife hot spots. The competitive housing market to buy or rent has not allowed that. When his lease expires in September, Payne hopes to move to Midtown or nearby.

Real estate experts said they see hope for waiting buyers that prices could at least stabilize. [More U.S. bank failures](#) and new [Florida legislation](#) are expected to lead to a further slowdown in home sales around the country and possibly price dips here, at least in certain pockets of Miami-Dade.

Earlier this month, Gov. Ron DeSantis signed into law bill SB 264, which limits the property buying power in Florida of citizens from Russia, China, North Korea, Syria, Iran, Cuba and Venezuela. Neighborhoods in Miami-Dade shaped by these international communities, such as Sunny Isles Beach by Russians and Doral with Venezuelans, are expected to have more home inventory, less demand and maybe cheaper pricing.

"I am cautiously optimistic about this new measure," said Henderson of Neighborhood Housing Services. "My worries are that the most pressing factors defeating low- and moderate-income buyers is the ... [out-of-state] buyers and heavy presence of institutional buyers of single-family homes."

Read more at: <https://www.miamiherald.com/news/business/real-estate-news/article275468081.html#storylink=cpy>

Flood insurance costs are about to explode. ZIP codes closest to the coast will pay the most

BY RON HURTIBISE



Maritza Pagan works to clean-up her home from flooding in Fort Lauderdale last month. The floods, along with hurricanes Nicole and Ian last year, are convincing more homeowners of the need to maintain flood insurance. But costs for flood insurance are exploding as FEMA tries to more accurately price risk. (Joe Cavaretta/South Florida Sun Sentinel)

Events of the past year have convinced more Florida homeowners of the need to carry flood insurance. Flooding caused by hurricanes Ian and Nicole caught hundreds, if not thousands, of homeowners across the state by surprise, and without flood insurance.

Similarly, many homeowners affected by last month's historic rainfall in eastern Broward County had no flood insurance and learned tragically that damage caused by water rising from the ground was not covered by their normal homeowner insurance. It's not just flood victims who are experiencing hard lessons about flood insurance.

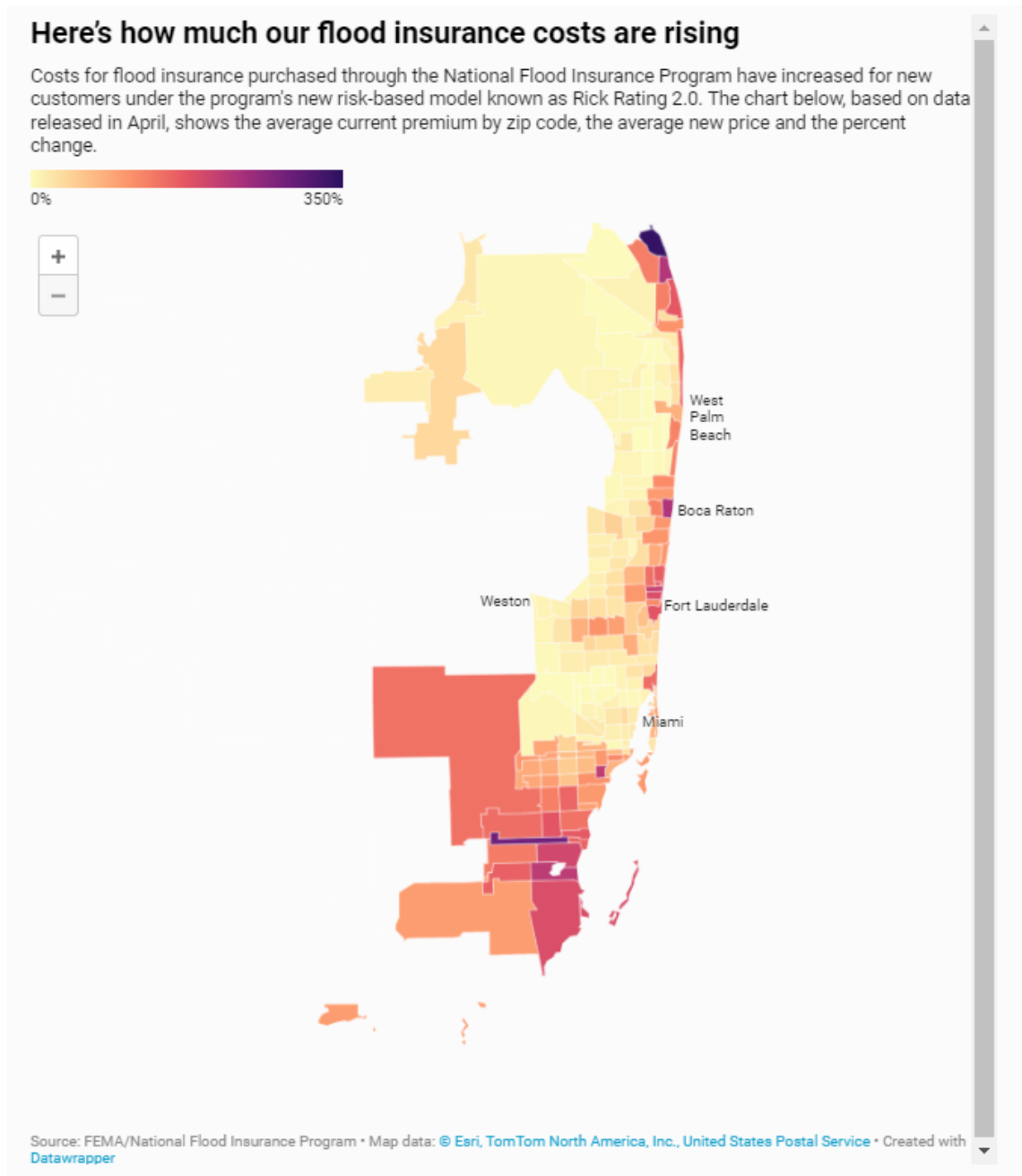
Just as homeowners are realizing the increased risks of going without flood coverage, the Federal Emergency Management Agency has released data showing that coverage costs are exploding for properties in coastal areas most vulnerable to flooding. The cost hikes stem from mandates by Congress to require rates charged by the National Flood Insurance Program, which is run by FEMA, to reflect the cost of flood risk to individual covered properties, and to pay down the program's deficit, which was \$20.5 billion as of last November, according to FEMA.

The result is a new risk pricing model called [Risk Rating 2.0](#), which took effect on Oct. 1, 2021, for new NFIP policies and on April 1, 2022, for renewing policies.

Rather than set rates solely based on a property's elevation within a zone on a Flood Insurance Rate Map, the new approach considers more risk variables such as flood frequency, types of flooding, and distance to a water

source, along with individual property characteristics like elevation and the cost to rebuild, FEMA’s website states.

Improved modeling, however, is of little comfort to homeowners who will have to pay more for flood insurance at the same time costs of regular multiperil property insurance are skyrocketing. Recently, FEMA released a spreadsheet that compared average premiums currently and how high they’ll climb under the new pricing model. For example, homeowners in Boca Raton’s 33432 ZIP code can look forward to a whopping 229% flood insurance premium increase, from an average \$950 per policy to \$3,128.



In Broward County, the 33305 ZIP code that includes Wilton Manors and Fort Lauderdale neighborhoods near the Middle River will pay 209% more, from \$1,099 to \$3,400. In the 33315 zip code, which includes Fort Lauderdale’s Edgewood neighborhood that was among the hardest-hit by last month’s flooding, average rates

will increase by 64% — from \$863 currently to \$1,420. These numbers are averages. Within each ZIP code are less expensive homes with cheaper coverage costs and pricier homes that will cost even more to insure.

Unsurprisingly, homes nearest the coast, particularly in low-lying areas, cost far more to insure than homes on higher ground in western suburban cities. For example, homeowners in Coral Springs' 33071 ZIP code are looking at a total premium increase of just 17.6% — from \$669 to \$787.

FEMA says the new pricing model will also drive down the cost of flood insurance for customers with low-risk characteristics. Yet, none of South Florida's ZIP codes will see average rates decrease, FEMA's data shows.

Not everyone facing rate increases will have to pay the higher premiums immediately. While homeowners who previously did not carry NFIP flood insurance will have to pay the new higher prices if they want a new policy, price hikes for existing policyholders are capped at 18% a year for homesteaded properties and 25% annually for second homes or investment properties, until they reach the new rates.

If the total increase is 18% or less, affected homeowners will pay it just once — presumably until FEMA raises rates again, whenever that happens.

Few homes have flood insurance, even in Florida

Although Florida has the largest number of NFIP flood insurance policies of any U.S. state — 597,967 of 2.2 million in the U.S., FEMA data shows, the percentage of covered homes remains low.

Florida has 3.8 million detached single-family homes, according to 2020 census figures. The number of FEMA flood insurance policies are just 15.7% of that total. In South Florida's tricounty region, the percentage is 20.8%.

The actual percentages of homes with flood insurance are likely to be a little different. The above estimates don't take into account private flood insurance policies, which are increasing but still a fraction of the number of federally-backed policies. And the estimates exclude attached single-family homes, such as townhomes. The percentage also does not include condominiums, which are typically covered by blanket commercial policies.

Experts advise every Florida homeowner to buy flood insurance because flooding can happen throughout the state, as during last fall's hurricanes. But many buy flood insurance only when required, such as home loan borrowers with federally backed mortgages who live in high-risk flood zones.

Flood insurance required for some with Citizens insurance

This year, a new set of homeowners are required to buy flood insurance. Customers of state-owned Citizens Property Insurance Corp. who live in high-risk flood zones are required to also carry flood insurance. That mandate, enacted by the state Legislature and governor last year, took effect on April 1 for new Citizens policyholders and on July 1 for renewing policyholders.

Under the new law, all Citizens policyholders will have to buy flood insurance by 2027.

According to Citizens data, 228,203 of the company's 1.2 million customers are now required to buy flood insurance. Of them, 105,763 are in Broward, Palm Beach or Miami-Dade counties. When enacted last year, the law also required condo owners covered by Citizens to buy flood insurance. They were exempted, however, by

a new law that was passed during the just-completed spring Legislative session and now awaits the governor's signature. The change followed complaints that flood insurance is unnecessary for residents on upper floors of multistory buildings and for those covered by commercial policies that cover all units.

Although the mandate remains in place legally, Citizens has stopped sending notices to condo owners telling them they must buy flood insurance at renewal time, Citizens spokesman Michael Peltier said. Once it is signed, condo owners who bought coverage will be able to drop it.

If they bought FEMA coverage, they can request refunds if their policies have not yet taken effect, the NFIP's website states. Because the flood insurance requirement for renewing Citizens customers won't take effect until July 1, Ryan Papy, president of Palmetto Bay-based Keyes Insurance, says it's still a bit early to gauge the impact. "There hasn't been that much sticker shock," Papy said in an email. "Many (premiums) in Miami-Dade County have gone down." But he added, "We do see issues when some clients are purchasing new property." The difference between a new owner's premiums and the capped rates paid by the previous owner can sometimes "be extreme," he said.

Save money on the private market?

Florida homeowners hit hardest by rising NFIP rate hikes might ask their agents to see if they can save money by checking out the private flood insurance market. Neptune Flood, the nation's largest private flood insurer with more than 150,000 clients, can save policyholders up to 25% off the cost of comparable NFIP coverage, Neptune spokeswoman Loren Pomerantz said by email. Private flood insurance satisfies requirements of both federal mortgage guarantors and Citizens, according to Pomerantz and Peltier.

Pomerantz said Neptune's sales in Florida have increased in recent months. Sales climbed 20% in areas hard hit by Hurricane Ian prior to the new Citizens mandate taking effect. In high-risk flood zones, sales have increased 25% since April 1 compared to the same period last year, she said.

Private flood insurance also offers coverage that far exceeds the NFIP's \$250,000 cap for structural damage and \$100,000 limit for personal property damage. "We can cover homes for up to \$4 million in building coverage and \$500,000 of personal property," she said. "Additional coverage options not available through the NFIP include pool repair and refill, replacement cost on contents, temporary living expenses and more. This allows a homeowner to adequately cover their property and protect their families in the event of a flood-related loss."

Read More: <https://www.sun-sentinel.com/2023/05/19/flood-insurance-costs-are-about-to-explode-zip-codes-closest-to-the-coast-will-pay-the-most/>

Three Florida Keys water main pipes burst in a week. The state is now investigating

BY DAVID GOODHUE



Maritza Pagan works to clean-up her home from flooding in Fort Lauderdale last month. The floods, along with hurricanes Nicole and Ian last year, are convincing more homeowners of the need to maintain flood insurance. But costs for flood insurance are exploding as FEMA tries to more accurately price risk. (Joe Cavaretta/South Florida Sun Sentinel)

The state's main environmental enforcement agency this month informed the Florida Keys' water utility that it's under investigation for failing to maintain aging underground pipes, according to a letter obtained by the Miami Herald.

The deteriorating state of the pipes resulted in [three breaks in one week](#) in March, disrupting traffic and temporarily cutting off water to the island chain, where residents, businesses and tourists continue to be asked to conserve usage.

The 40-year-old system is the only means of piping freshwater throughout the 120-mile archipelago.

The letter comes two months after the disrupting water main breaks. Greg Veliz, executive director of the Florida Keys Aqueduct Authority, said replacing all the underground pipes would [cost more than \\$1 billion](#) — and the utility didn't have that money in reserves.

"Every day, we talk about funding. Whether it be from our grant writers, our lobbyists, whether it be from our finance department, seeing if we can get low-interest loans; we're exercising every possibility in order to try to get funding for this project," Veliz said in an interview with the Miami Herald/FLKeysnews.com.

The May 5 letter states the the Florida Keys Aqueduct Authority is in violation of state statute because it "failed to maintain its system in good operating condition so as to function as intended."

The water utility also "has known for some time that there is a desperate need for the transmission main," wrote Jason Andreotta, southeast district director of the Florida Department of Environmental Protection.

The cause of the pipe breaks, according to the letter, is “a very deteriorating water system that has not undergone assessment until recent years.”

Andreotta added a reverse osmosis desalinization plant on Stock Island in the Lower Keys, which augments the fresh water supply that comes from the mainland in Florida City, is also deteriorating.

FLORIDA AGENCY VS. KEYS UTILITY

Veliz on Thursday said the Aquaduct Authority received the letter, but called it “a breakdown in communications” between the utility and the state agency he thinks will soon get resolved.

“They didn’t have the right information in front of them at the time, and we believe they have that now,” Veliz said. “But, we have not received a response.”

Jon Moore, a spokesman for the state environmental protection agency, said the letter was issued “as the first step in our enforcement process and requires the FKAA to develop a structured path towards a timely and thorough rehabilitation of their drinking water infrastructure.”

The letter states the investigation could result in liability for damages and the judicial imposition of civil penalties.

The state agency “will continue its stringent oversight to ensure the remaining repairs are conducted in a thorough but expeditious manner so that residents have access to a restored, fully functioning drinking water system as soon as possible,” Moore said.

The Florida Keys Aqueduct Authority is in the process of restoring [five miles of pipe](#) in the Upper Keys Village of Islamorada.

Veliz said the \$42 million project is ahead of schedule since it got underway in April. The scheduled completion date is February 2025 and is being funded with \$35 million in grants and \$7 million in low-interest loans, the utility said in a statement.

WHAT ABOUT THE AQUEDUCT AUTHORITY MONEY RESERVES?

Veliz, on the job for two years, says doesn’t know why the utility doesn’t have more money in reserves.

“For me to sit down and play Monday morning quarterback and say why we don’t have the funding available, I don’t know how you would be able to accumulate a million dollars, first of all, and, let me tell you, there would be no way to foresee that anyway,” he said. “It’s impossible to sit here now and try to make assumptions about what happened and why wasn’t funding put aside.”

He also said that since the Islamorada project was in its planning phase, costs have risen significantly. “From the time we started planning this project in 2017 to the time we got shovels in the ground and a contract on board, the price has gone from \$5 million per mile to \$8 to \$10 million a mile,” Veliz said. “So, there’s no way we could have foreseen that anyway.”

Read More: <https://www.miamiherald.com/news/local/community/florida-keys/article275544461.html>

'We're gonna have serious problems': Public officials look to solve South Florida's longer-term trash conundrum

BY DANIEL RIVERO



A wheel loader moved a pile of mixed, unsorted recycled materials, including plastic, cardboard, paper, that recently arrived at the Waste Management Recycling Plant at 20701 Pembroke Road in Pembroke Pines, Fla, on Friday, April 8, 2022. | Pedro Portal Pportal@Miamiherald.Com

The fire at the [Covanta energy plant in Doral](#) that spewed smoke, called for multiple firefighter crews and forced residents to stay indoors has reopened the conversation about South Florida's relationship with trash.

The [facility](#) takes in roughly half of Miami-Dade County's garbage, from over 300,000 homes. The nearly week-long blaze caused temporary delays in collection in certain areas, prompting public officials to rethink how much waste people produce and where to put our garbage — for the long haul.

Miami-Dade County Commissioner [Rene Garcia](#) said that waste management is not always top of mind for a lot of people.

WLRN's Danny Rivero spoke to Garcia about some of potential solutions to this public policy dilemma, particularly by working with neighboring counties to create a regional system of waste collection.

"Because if we don't do that now, then next ten years we're going to have some serious problems and we should not wait," he said.

This conversation has been edited for length and clarity.

WLRN: From your perspective, what are the biggest issues that the county is facing when it comes to recycling and also just waste management moving forward?

GARCIA: One of the things that we need to look at as we move towards a future is that Miami-Dade County is landlocked. There's not much land left in Miami-Dade County. Granted, in the south and on the west side, we

do have a lot of agricultural land. I think for one, we should really protect those lands. Am I for development? Yeah, I'm for responsible development, but we need to make sure we protect those lands. When it comes to having another waste site, I don't think we have the capacity for it. We see some of our facilities that are getting to maybe have five, ten, maybe 15 years left as to the life of these these [landfills]. What do we do with them afterwards? What do we do when they get filled?

So one of the things that I've been working is, through the South Florida Regional Planning Council, to look at solid waste — through Dade, Broward, Palm Beach and Monroe, although Monroe doesn't have any landfills, but Dade, Broward and Palm Beach, they do. We want to regionalize a solid waste collection in our community. So, we are now trying to work together with the multiple jurisdictions to come up with a game plan to see how we best address the issue of of solid waste and garbage in our community, because if we don't do that now, then next ten years we're going to have some serious problems, and we should not wait.

At the heart of it, a lot of the issues we're talking about with the waste management and recycling come down to how much and what kind of waste we generate in the first place, before even putting it in the bin.

There is a bill in the Florida Senate now sponsored by Republican Sen. Anna Maria Rodriguez, who represents parts of Miami-Dade County and the Keys. That bill would let local governments set up pilot programs for regulating single-use plastics like shopping bags, water bottles, etc.

Would you be in favor of seeing something like that pass and giving municipalities the ability to maybe limit what kind of waste we're generating on the front end instead of the back end?

Yes. First of all, I have to say yes, because it's Anna Maria Rodriguez and she's my friend and I like everything [she does]. She does a lot of things that are very conscientious about the environment and ensure that corporations and organizations that work within Miami-Dade County or different jurisdictions are given notice, to make sure that the products that we use have multiple purposes or multiple uses or are recyclable.

Because one of the things that I have learned through this new endeavor that I'm in — garbage and recyclables — is that every recyclable plastic is not recycled. All of this has an educational component to it, we need to start educating the public on how to best treat our solid waste.

What's at risk if we don't do a lot to solve all these questions? What would it mean if we don't figure this out? It would mean we're going to be trucking things up to Central Florida and spending way more money than we're spending now?

What's at risk is. If we don't find a solution, we may not know what to do with our with our garbage. And yes, it's easy to say, well, truck it up, but we have to find communities that want to take it, right?

Look what happened with China. You know, we've become so accustomed to China taking our plastics, and now they're not. And now we're stuck. So we, as Americans, as local governments ... solid waste falls on us, not on the state or the federal government. It falls on local jurisdiction to take care of it.

Read More: <https://www.wlrn.org/environment/2023-03-01/were-gonna-have-serious-problems-public-officials-look-to-solve-south-floridas-longer-term-trash-conundrum>