



DRAFT AGENDA

MONDAY, JULY 31, 2023

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

1 Oakwood Boulevard, Suite 250

Hollywood, FL 33020

This is an in-person meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/82705466788?pwd=dC9lMlZ6RC9vdnc2QmY3ekp5MHNEdz09>

Meeting ID: 827 0546 6788

Passcode: 632699

Find your local number: <https://us06web.zoom.us/u/kd0G0hPlql>

- I. Pledge of Allegiance and Roll Call
- II. Approval of Council Agenda
- III. Audit Presentation (Time Certain: 11:00 AM)
 - Tanya I. Davis, CPA, Partner, S. Davis & Associates, PA

South Florida Military Installation Resilience Review Update

 - Christina Miskis, MURP, Principal Planner
- IV. Action Items
 - A. Minutes of the Previous Meeting
 - B. Financial Report
 - C. Consent: Comprehensive Plan Amendment Reviews

Proposed

- City of Aventura 23-01ESR
- City of Aventura 23-02ESR
- City of Aventura 23-03ESR
- Village of Biscayne Park 23-02ER
- City of Miami 23-04ESR



Public Hearing

Adopted

- Village of Biscayne Park 23-01ESR*
- City of Fort Lauderdale 23-01ESR
- City of Key West 23-01ACSC
- City of Key West 23-02ACSC
- City of Layton 22-01ER
- City of Miami 23-01ESR
- City of Miami 23-03ESR
- City of Sunrise 22-01ESR*

Public Hearing

- D. Audit Presentation (Time Certain: 11:00 AM)
- E. FY 2023-2024 Membership Fees

Public Comments

V. Program Reports and Activities

- A. South Florida Military Installation Resilience Review Update
- B. SFRPC Revolving Loan Funds Status Report
- C. SFRPC CARES Act RLF Status Report

VI. Discussion Items

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

VII. Announcements and Attachments

- A. Attendance Form
- B. Correspondence and Articles
- C. Upcoming Meetings
 - 1) August, Summer Break, no scheduled meeting
 - 2) Monday, September 18, 2023, 10:30 a.m. (SFRPC)
 - 3) Monday, October 16, 2023, 10:30 a.m. (SFRPC – If needed)
 - 4) Friday, October 27, 2023, SFRPC / TCRPC Joint Meeting (TBD)

VIII. Adjournment

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he may need to ensure that a

verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

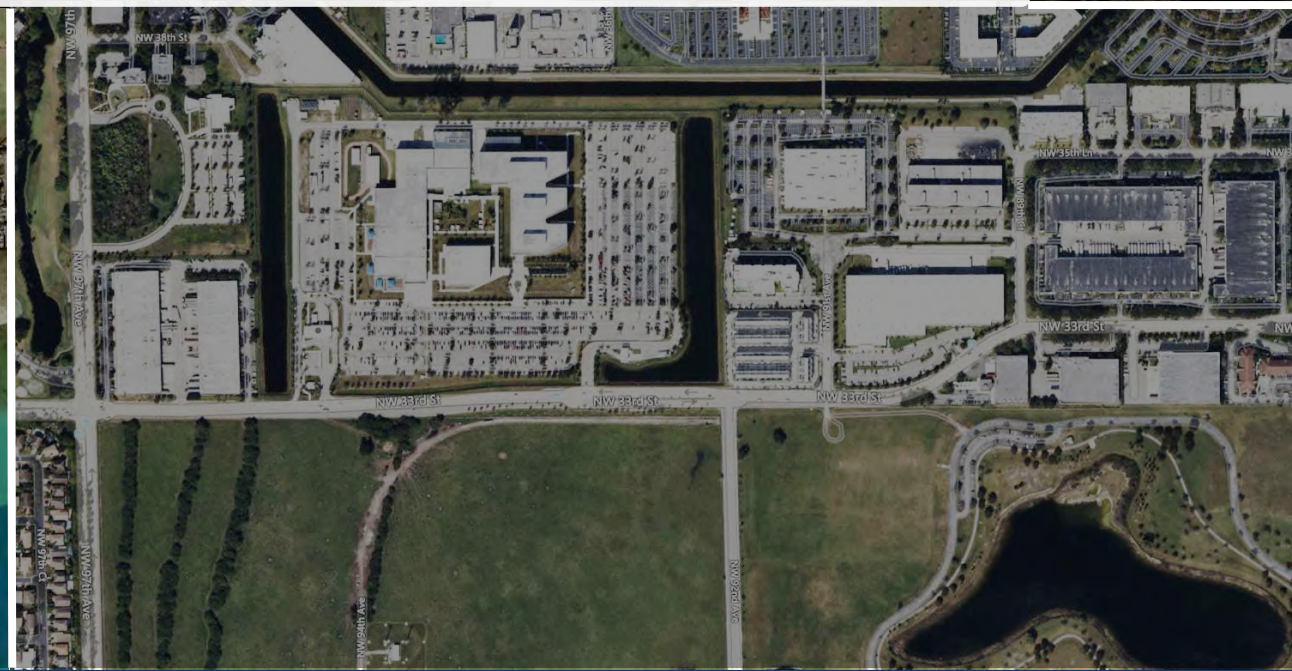
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the South Florida Regional Planning Council at one of the following: (1) One Oakwood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

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



South Florida Military Installation Resilience Review



MIRR GRANT: PROJECT PURPOSE



U.S. Department of Defense
Office of Local Defense
Community Cooperation

The purpose of the MIRR is to identify the risks, hazards, and vulnerabilities of concern as it relates to the ability of the military to carry out its missions on the installation that could be mitigated through investments and solutions *outside the fence line in the community.*

ADAPTATION: LEADING WITH MISSION ASSURANCE

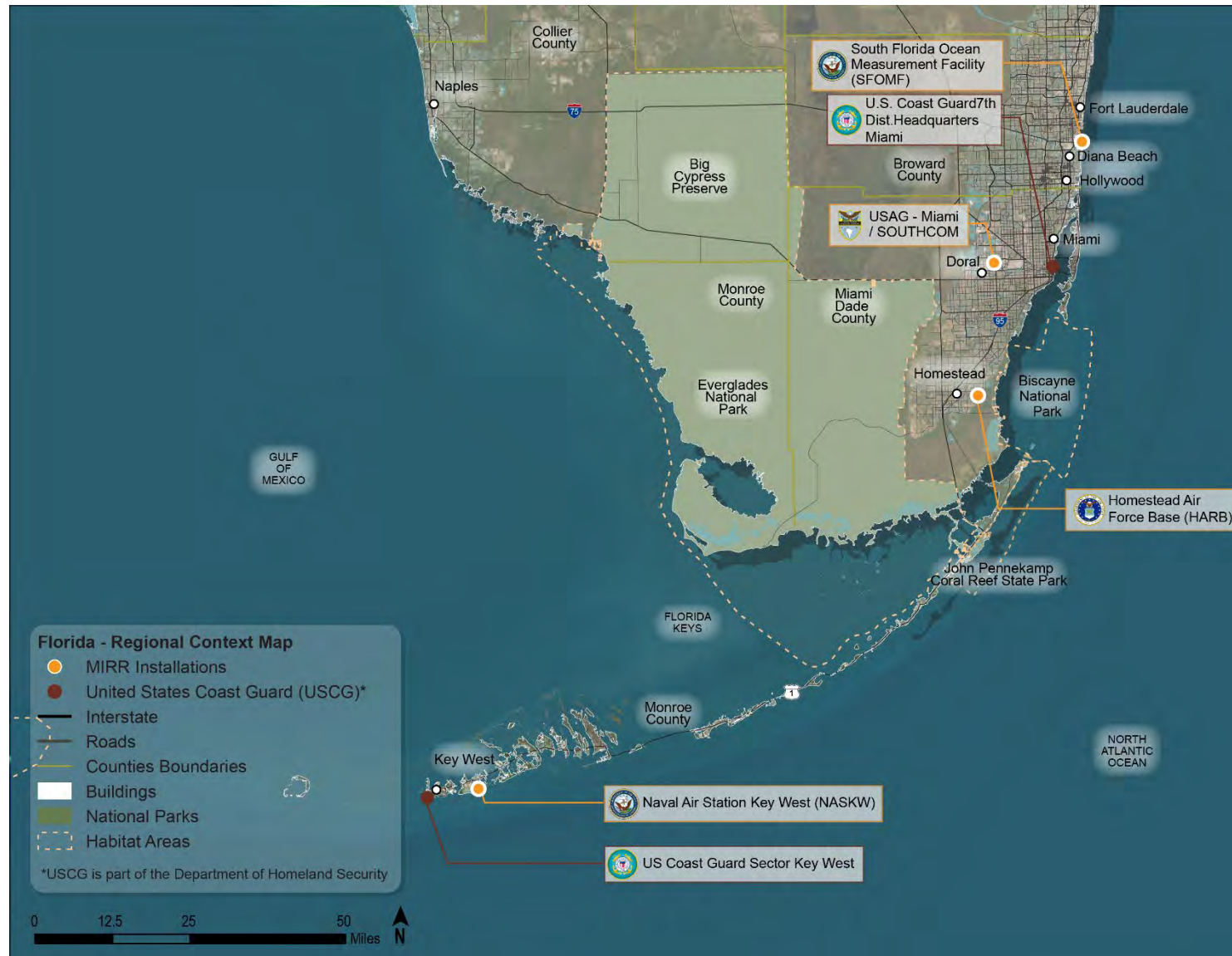
Protect and preserve military readiness and defense capabilities through funded interventions to supporting infrastructure



Improve the public health, safety and general welfare of those living and working at or near the installations through implementable, maintainable interventions

Increase public awareness of the military missions through closer communications and interventions that are integrated with ongoing community resilience planning

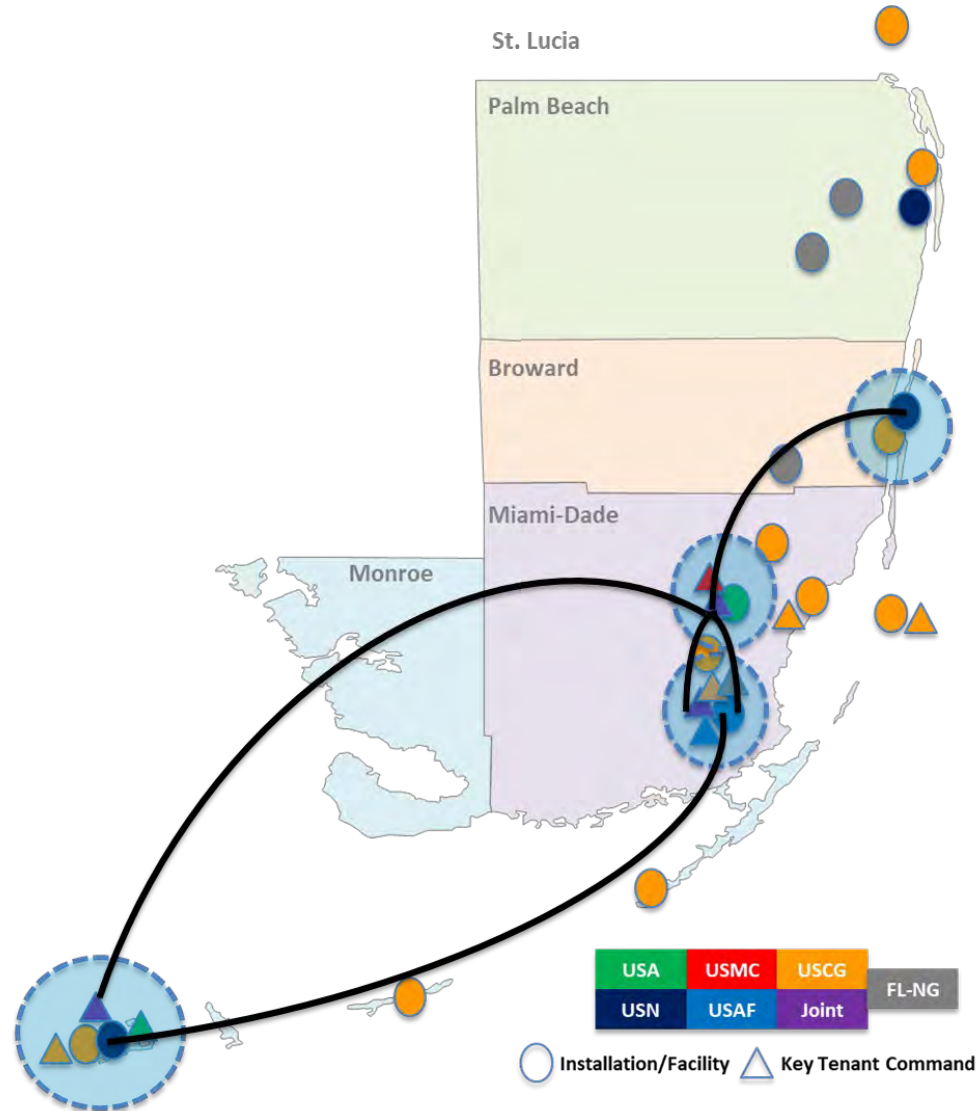
STUDY AREAS



RECOMMENDATION: DoD consider regional approach and methodology for future MIRRs to address mission assurance at the regional level

REGIONAL OVERVIEW

INTERDEPENDENCIES AND COMMON ISSUES

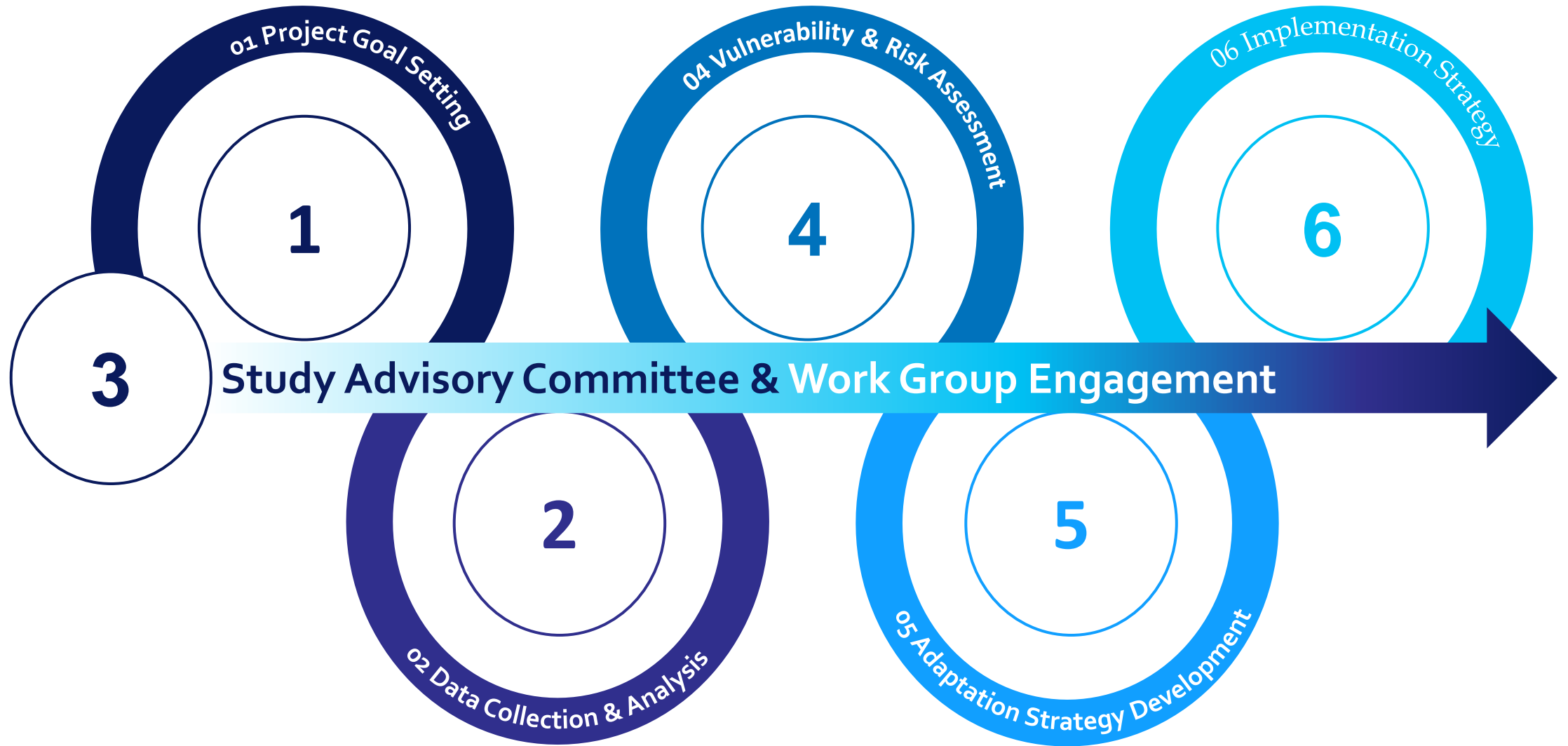


MUTUALLY CONNECTED INTERDEPENDENCIES

- Tenant Commands
- Missions
- Communications
- Operations Support

(NOTE: Not depicted but USCG adds significant complexity to this interconnected network)

PROJECT SCOPE OVERVIEW



ADAPTATION STRATEGY



SOUTH FLORIDA MILITARY RESILIENCE STRATEGY *Mission Assurance through Community Resilience*

STEP 1

MIRR-DEFINED UNIFIED
RESILIENCE ASSESSMENT
METHODOLOGY

STEP 2

DATA COLLECTION AND
VULNERABILITY
ASSESSMENT

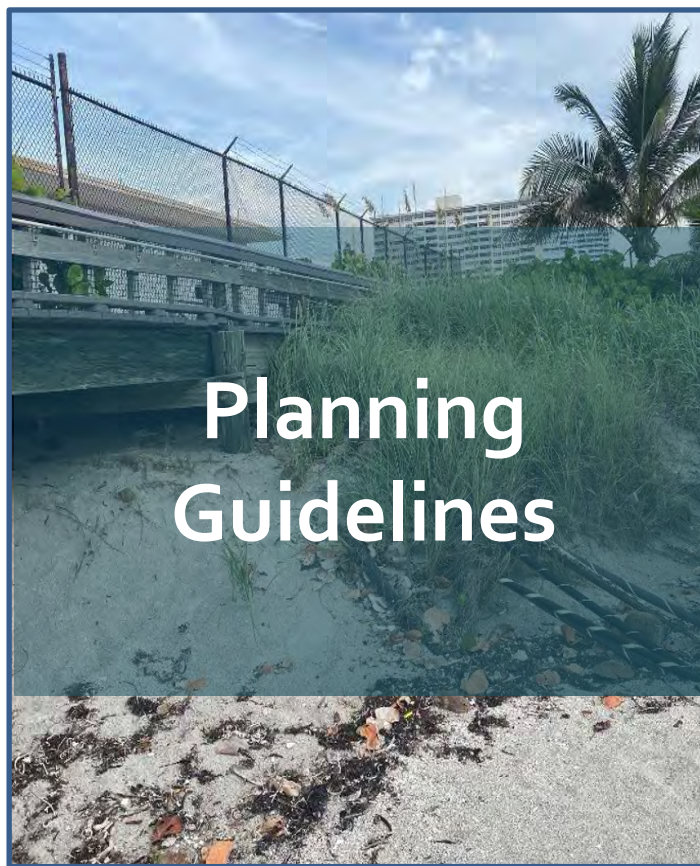
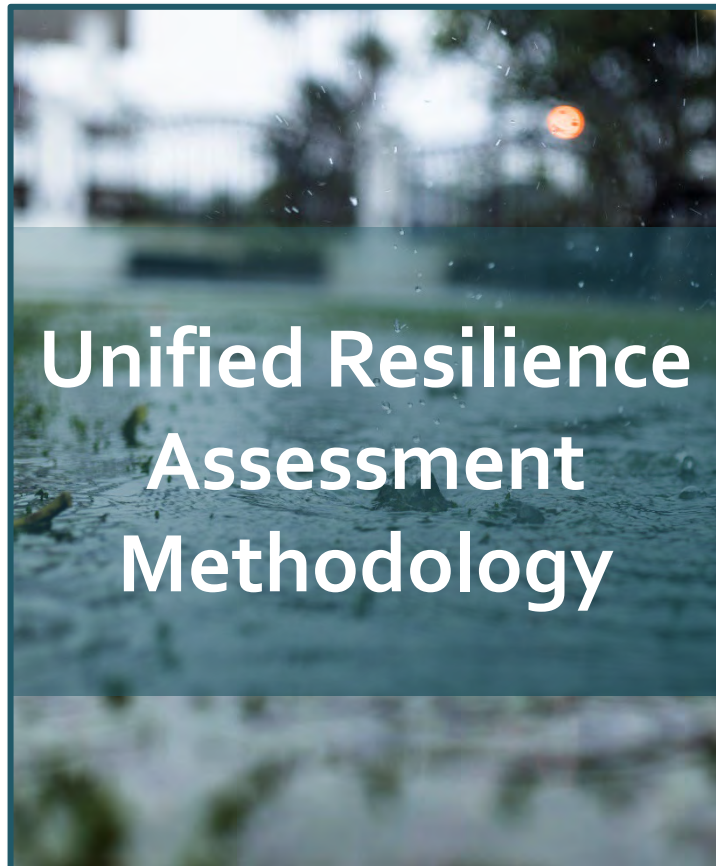
STEP 3
PLANNING
GUIDELINES

STEP 4
ADAPTATION

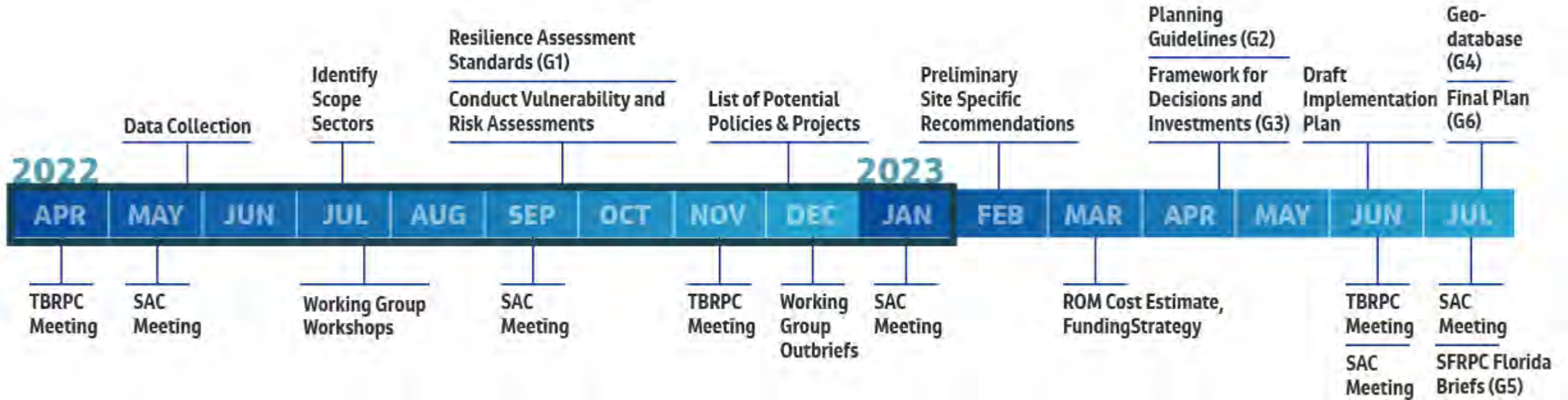
STEP 5
IMPLEMENTATION

ADAPTATION STRATEGY

Adaptation Tools Developed



PROJECT TIMELINE



STAKEHOLDER ENGAGEMENT: STUDY ADVISORY COMMITTEE



-  Department Of Defense Headquarters
-  State Elected Officials
-  County Resilience Leaders
-  City Officials
-  State of Florida Resilience Office
-  US Congress
-  Local Elected Officials
-  Community Partners & Media
-  Service Providers
-  Economic Development Leaders

South Florida Regional Planning Council

STAKEHOLDER ENGAGEMENT: WORKING GROUPS



STAKEHOLDER WORKSHOP INPUT

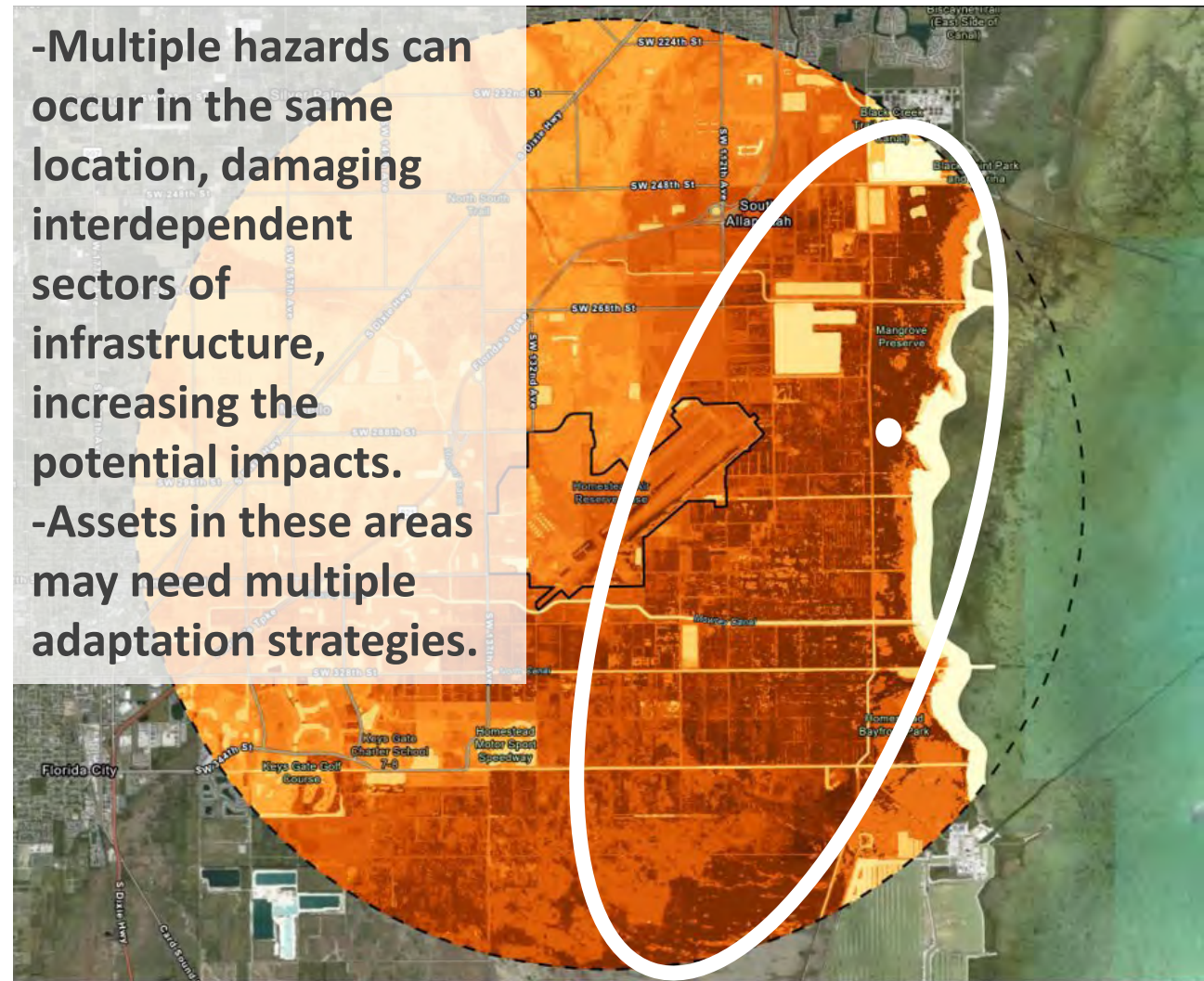
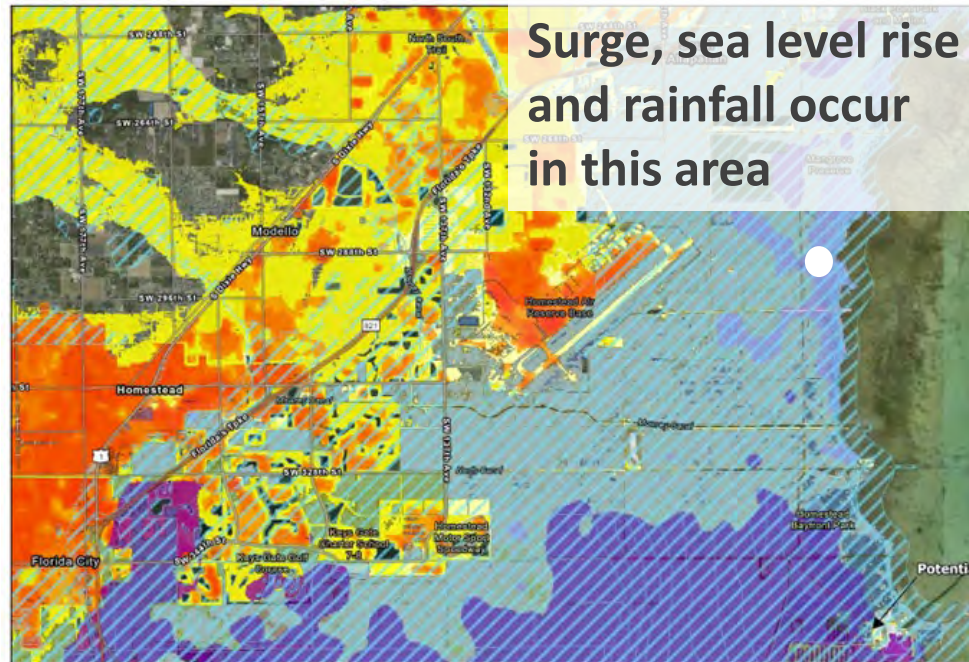
COMMON VULNERABILITIES

	Common Vulnerabilities												
	Stress											Shock	
	Dependencies		Transportation		Power	Climate Change		Housing/Zoning		Ecosystems		Disaster	
	Lack of fuel (post-disaster)	Supply chain	Road flooding	Single entrance access points	Electric supply	Extreme heat	Sea level rise	Encroachment	Housing costs	Shoreline erosion	Invasive species damage	Turkey Point nuclear incident	Runway/road flooding
SFOMF													
Core Mission Asset (Underwater Cables)										X			
All Others			X	X	X	X	X	X		X	X		X
USAG													
Core Mission Asset (C3 - Command Control Communications)					X								
All Others	X		X			X		X	X			X	
HARB													
Core Mission Asset (Airfield)													X
All Others	X		X		X	X	X	X	X			X	
NASKW													
Core Mission Asset (Airfield)							X			X			X
All Others	X	X	X	X	X	X		X	X	X	X		



AREAS OF MAXIMUM IMPACT AND SECTORS AT RISK

During the exposure analysis, individual hazards were overlaid with the asset inventory. A list of exposed sector categories was derived for each installation.



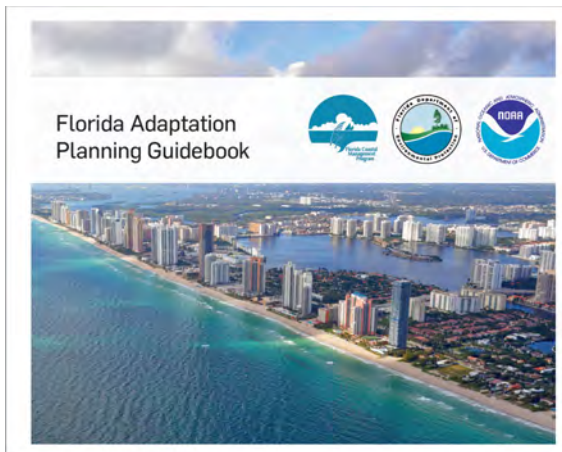
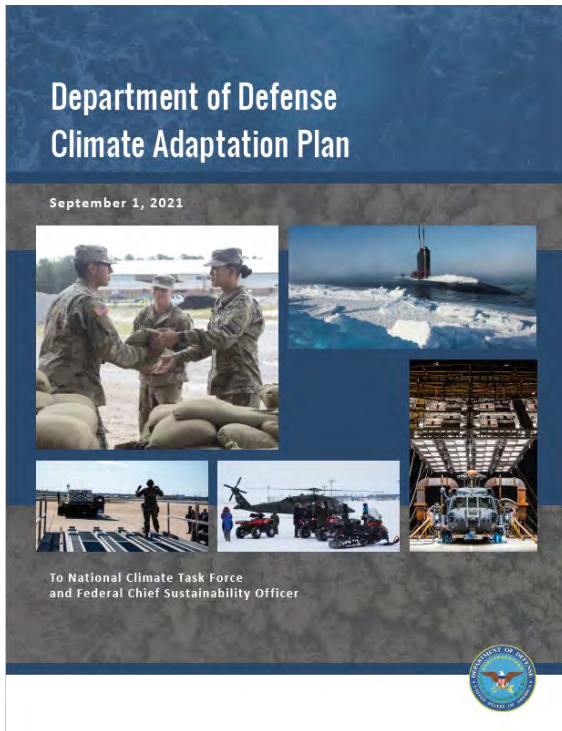
UNIFIED RESILIENCE ASSESSMENT AND ADAPTATION METHODOLOGY



Why?

- **Recognized Need to Align & Coordinate Civilian/Military Community Resilience Efforts**
- **Unique Assets & Mission Interdependencies**
 - South Florida Ocean Measurement Facility (SFOMF)
 - USAG-Miami / U.S. Southern Command HQ
 - Homestead Air Reserve Base (HARB)
 - Naval Air Station Key West (NASKW)
 - U.S. Coast Guard Stations Ft. Lauderdale & Key West
- **State, Local & DoD Partnership**
 - Florida Defense Support Task Force
 - Office of Local Defense Community Cooperation
- **Regional Council Model Replication**
 - Tampa Bay RPC – MacDill AFB, ongoing
 - Emerald Coast RPC – NW Region; P-Cola-Tyndall, new
 - East Central Florida RPC, pending
 - Northeast Florida RPC, pending

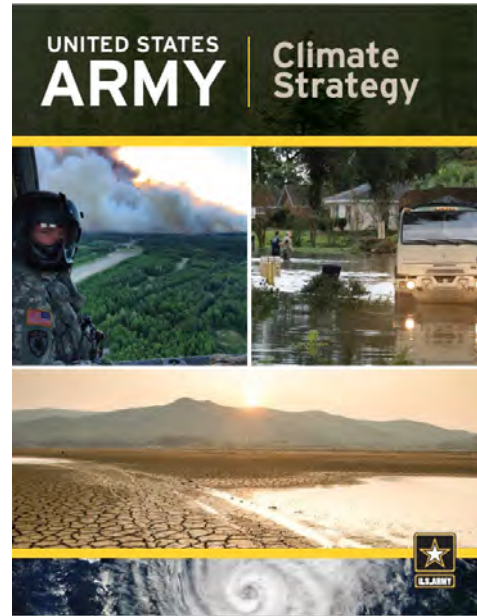
UNIFIED RESILIENCE ASSESSMENT AND ADAPTATION METHODOLOGY



Actions

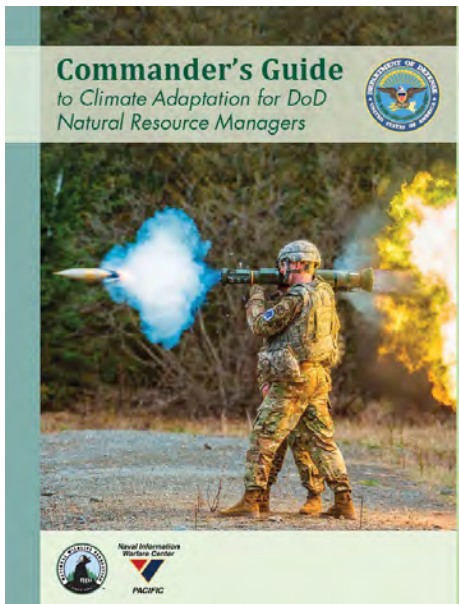
- Alignment with state vulnerability assessment guidance for future funding eligibility.
- Inclusion of requirements for federal funding eligibility
- Alignment with DoD Climate Vulnerability Assessment Tool. (DCAT)
- Compare local government policy, performance standards, and DoD design standards (UFC), and recommend most stringent standards be utilized
- Recommend DoD installations adopt the most stringent design standards *inside the fenceline*
- Alignment with DoD SLR Database (SERDP).
- Alignment with South Florida Compact Climate Change Unified SLR Projections.
- Inclusion of NOAA (SLR) Projections for 2040 and 2070 (state compliance).
- Review of Federal and US DoD Building Requirements and individual installation guidelines

UNIFIED RESILIENCE ASSESSMENT AND ADAPTATION METHODOLOGY



Outcomes

- Alignment with State Grant Funding Requirements
- Alignment with DoD Action Plans & Climate Strategies, and Recommendations for policy upgrades at the installation level
- Agreement among Stakeholders on the Definitions and Process used to compile a Unified Standard
- **Regional Installations are more resilient**

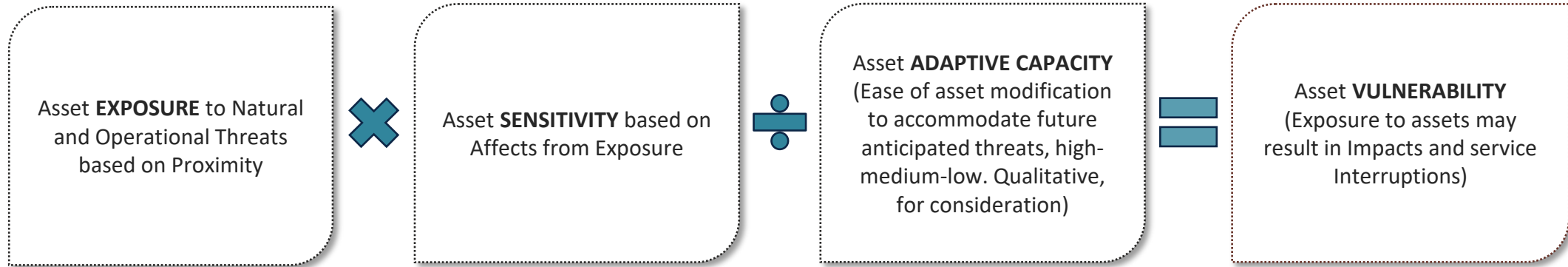




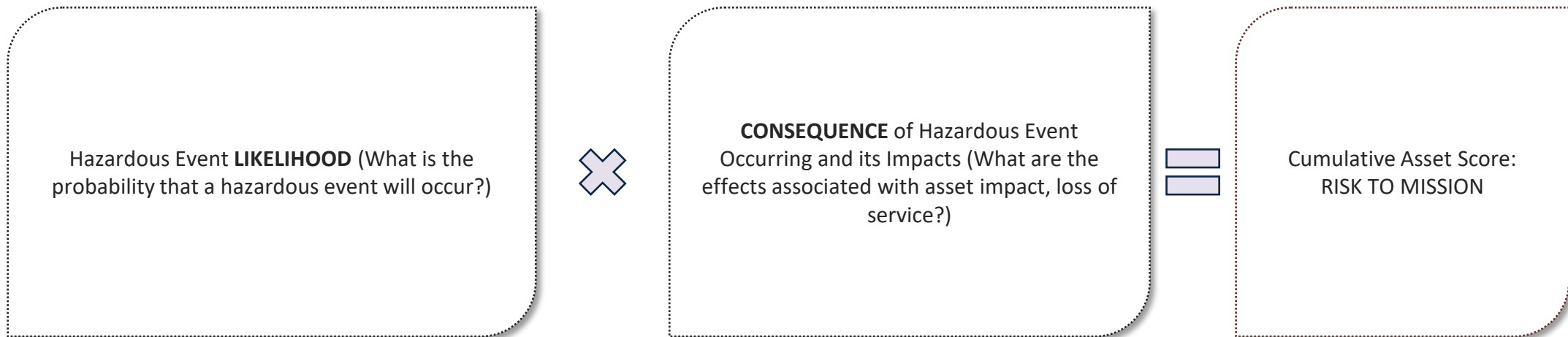
Christina Miskis, Principal Planner



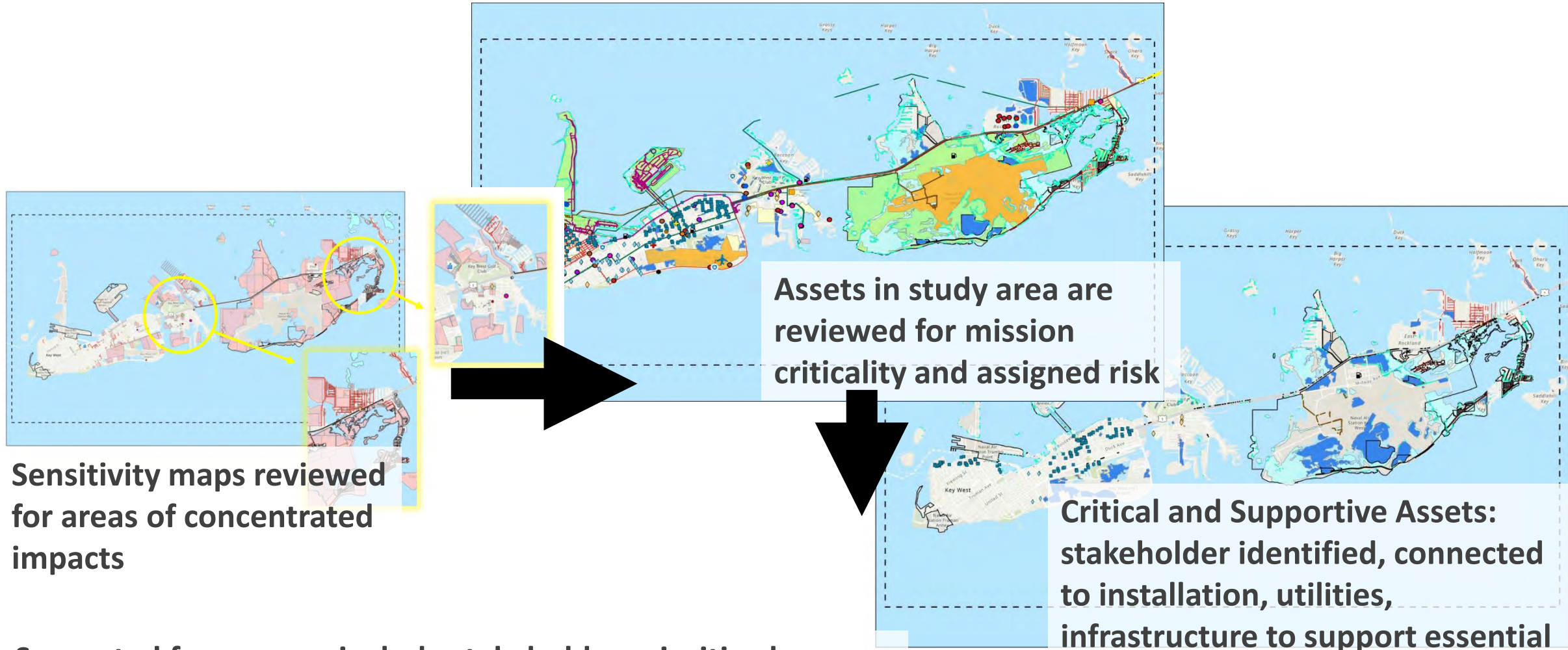
DETERMINING VULNERABILITY & RISK IN A STATE APPROVED PROCESS



Once vulnerable assets are identified, a risk score is calculated for those vulnerable assets.

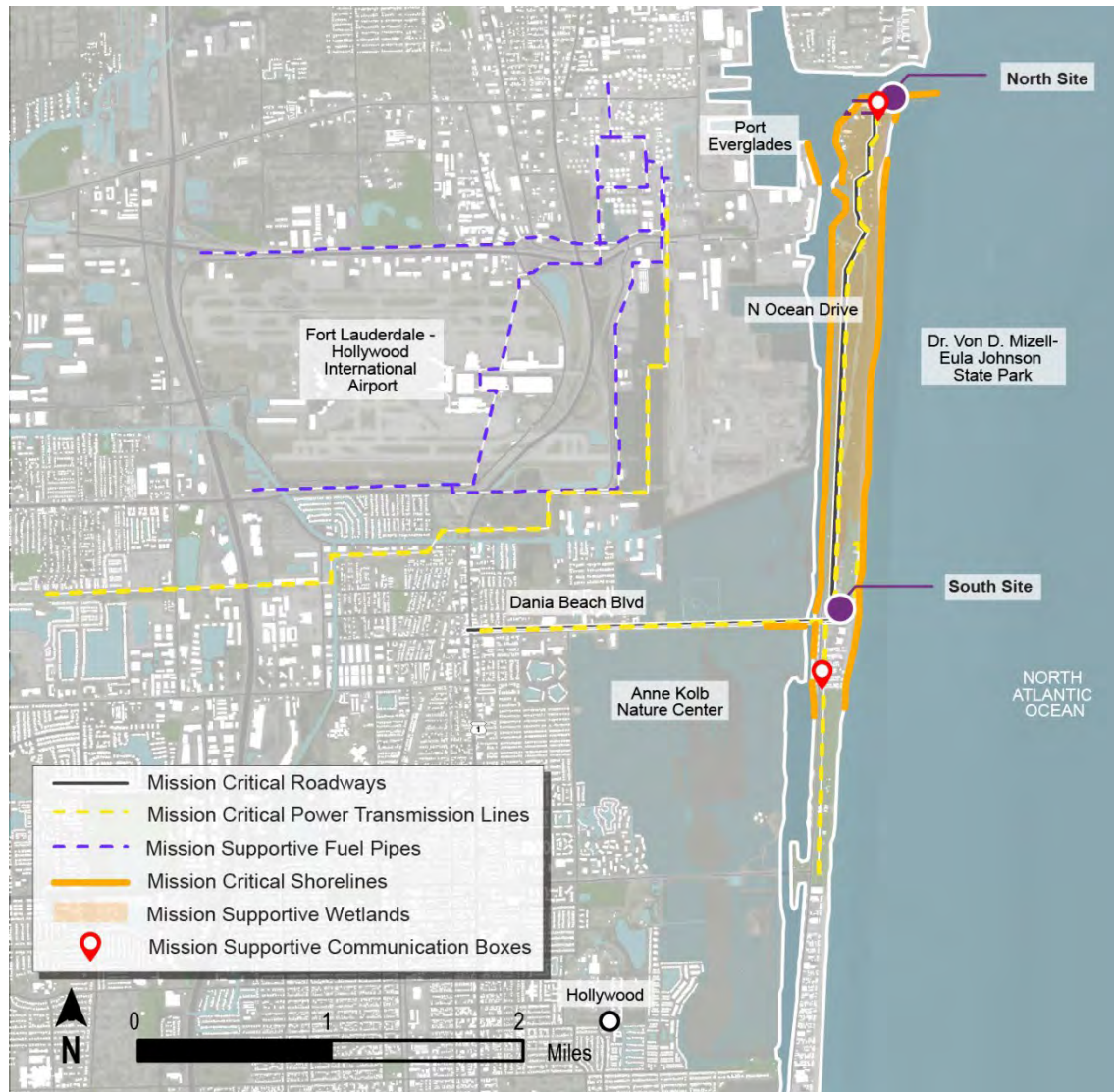


OUTPUT: FOCUS AREAS FOR ADAPTATION



Suggested focus areas include stakeholder prioritized vulnerabilities, dense concentrations of critical infrastructure at high risk and areas of concentrated impacts

SFOMF PRIORITIZED VULNERABILITIES



Primary Mission Critical Assets

- ❑ Beach shoreline protecting underwater cables, south of inlet/jetty: **Erosion, Lack of maintenance**

Secondary Mission Critical Assets

- ❑ N Ocean Drive road segment: **Tidal flooding, Storm surge, and SLR**
- ❑ Seawall and jetty adjacent to facility: **Erosion**
- ❑ Power transmission lines: **High Wind Speed**

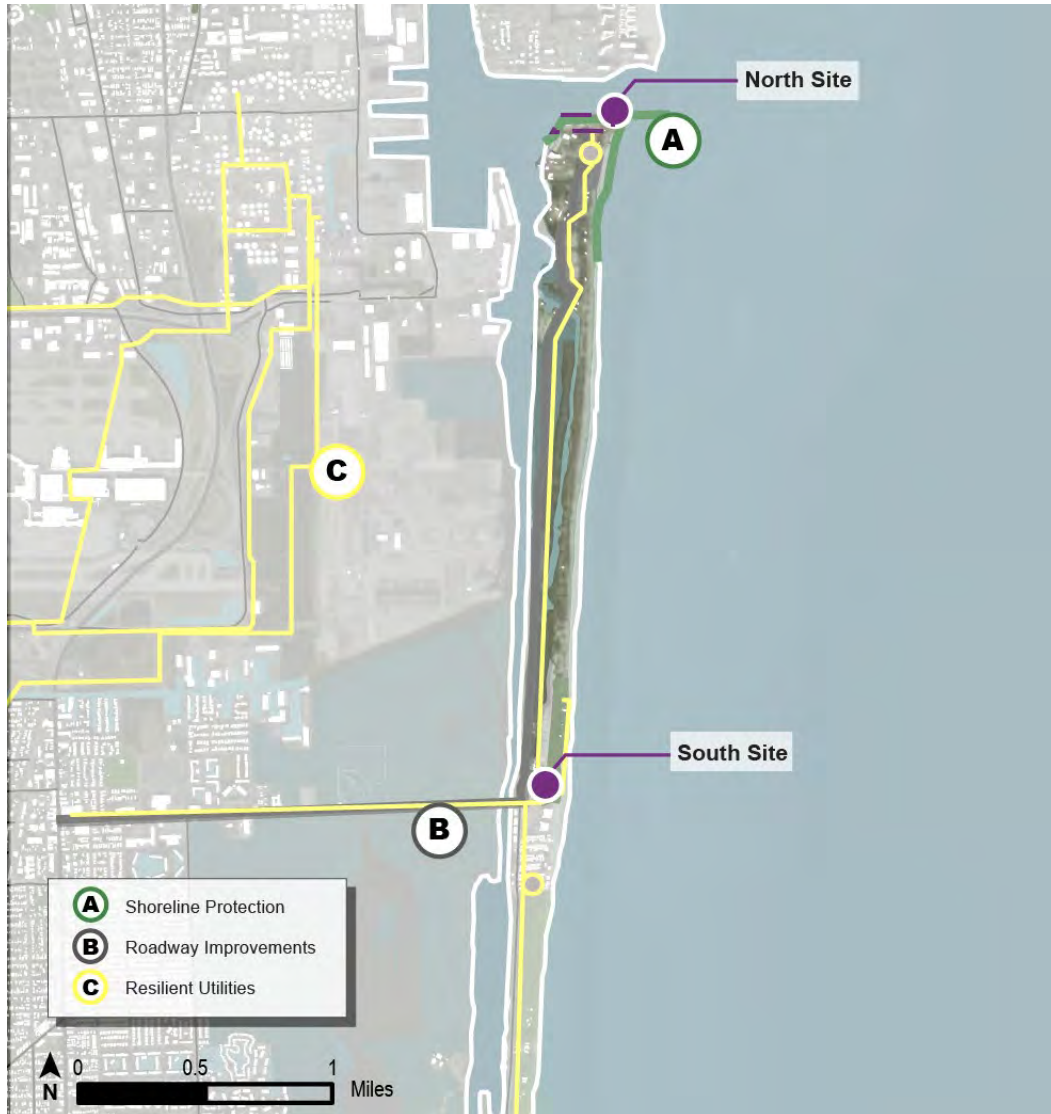
Mission Supportive Assets

- ❑ Communication junction boxes on Franklin Street: **Aging Infrastructure**
- ❑ Shorelines south and east of installation: **Erosion**
- ❑ Wetlands and stormwater canal between sites: **Increased Inundation**
- ❑ Fuel infrastructure (not assessed)

Additional Known Vulnerabilities

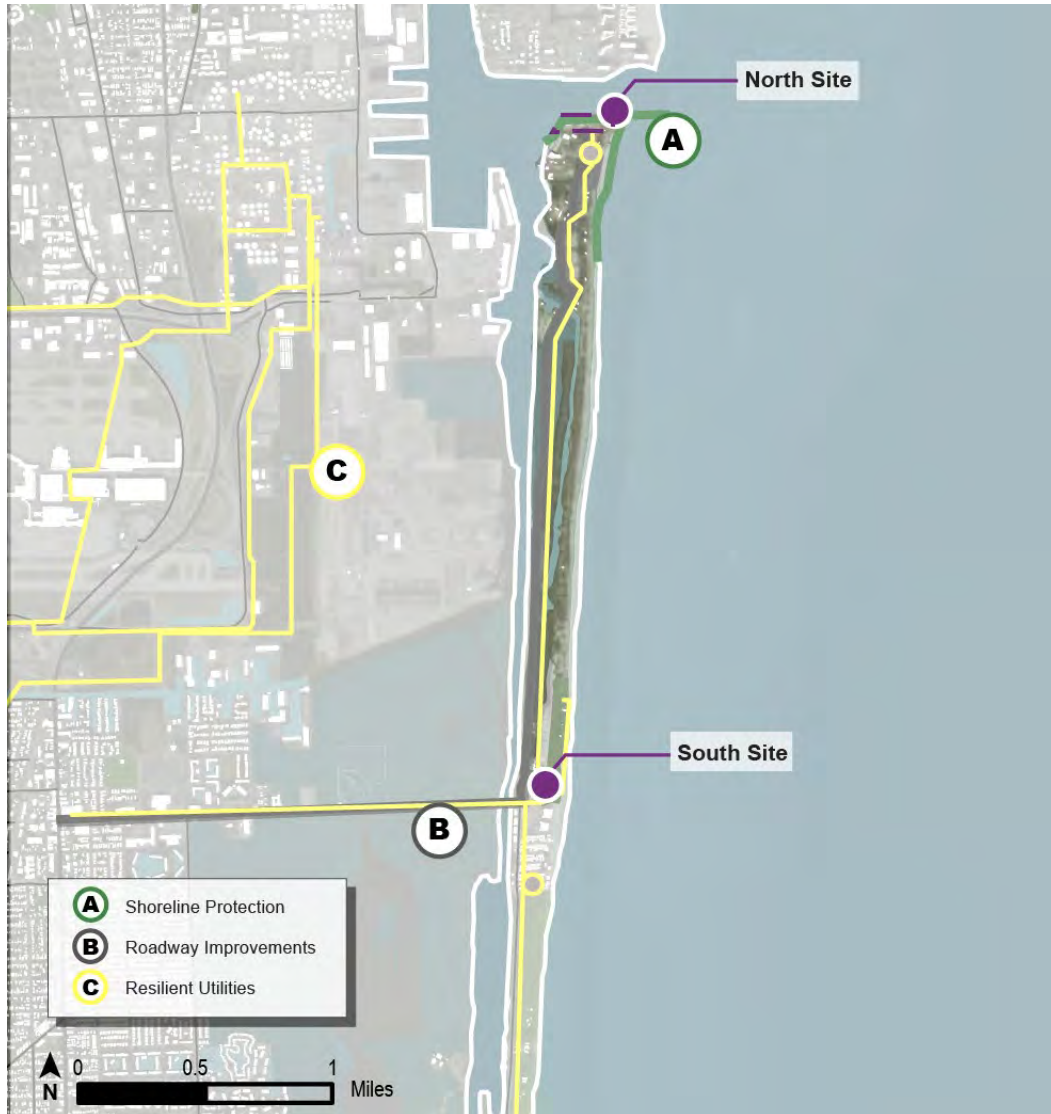
- ❑ Potential encroachment: **City Parking Expansion**
- ❑ Potential encroachment and equipment damage: **Anchor Drops**
- ❑ Less clean, clear water: **Increased Water Traffic, Dredging**

SFOMF ADAPTATION + MITIGATION PROJECTS



Project	ROM Cost	Funding Available
<p>JP Joint Participation Agreement</p> <ul style="list-style-type: none"> ❑ Leverage ongoing positive relationships by creating a Joint Participation Agreement among the naval installation, USCG, FAU, NSU, the state park, Dania Beach, Hollywood, and Broward County to advocate for mutually beneficial changes in policy and implementation 	NE	<ul style="list-style-type: none"> • Building Resilience Infrastructure and Communities (BRIC) • National Coastal Resilience Fund (NCRF) • Climate Resilience Regional Challenge
<p>A Shoreline Protection</p> <ul style="list-style-type: none"> ❑ Beach and shoreline renourishment on a consistent basis and habitat restoration ❑ Advocate for additional anti-anchor buoys near cables ❑ Elevated walkway to create levee and keep public away from cables ❑ Create habitat and better public beach away from cables ❑ Reconstruct jetty and seawall exposed to erosion along the inlet to higher design standards ❑ Beach renourishment south of Jetty 	\$11.3M for all project components Additional costs dependent upon length of public beach improvements	<ul style="list-style-type: none"> • Transformational Habitat Restoration and Coastal Resilience • Section 103 CAP - Beach Erosion and Hurricane and Storm Damage Reduction • National Coastal Resilience Fund (NCRF) • Climate Resilience Regional Challenge

SFOMF ADAPTATION + MITIGATION PROJECTS



Project	ROM Cost	Funding Available
<p>B Roadway Improvements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Apply to FDOT for priority status for lifting and widening roads <input type="checkbox"/> Designate as State Facility of Importance, ARA to maintain Ocean Drive <input type="checkbox"/> Perform landscape survey and maintenance plan for wetlands <input type="checkbox"/> Elevate and crown Ocean Drive, add 5-foot-wide pedestrian/cyclist lane <input type="checkbox"/> Create bioswales from new topography <input type="checkbox"/> Design landscape restoration plan for wetlands <input type="checkbox"/> Elevate public parking lot and designate as emergency parking location 	<p>\$12M for lifting and widening roads \$430/sy for bioswales and wetlands restoration</p>	<ul style="list-style-type: none"> • PROTECT • (Formula and Competitive Discretionary programs) • Building Resilient Infrastructure and Communities (BRIC) • Defense Access Roads
<p>C Utilities</p> <ul style="list-style-type: none"> <input type="checkbox"/> Apply to AT&T for priority status and improvement infrastructure to reduce disruptions during emergencies <input type="checkbox"/> Communications equipment replacement and hardening <input type="checkbox"/> Identify and elevate/harden critical transformers <input type="checkbox"/> Harden/underground distributions system from FPL substation to installation <input type="checkbox"/> Hardening and/or elevating ground transformers 	<p>\$15k to elevate ground transformers</p>	<ul style="list-style-type: none"> • Building Resilient Infrastructure and Communities (BRIC)

SOUTH FLORIDA OCEAN MEASUREMENT FACILITY: FUNDING, RECOMMENDATIONS, + PARTNERS



Funding Strategy

Recommendations to the Installation

- Review Emergency evacuation policy and evacuation vehicles
- Establish alternative strategies and paths forward for communication providers

Phase 2 Implementation Partners

- SFOMF
- City of Dania Beach
- FAU Seatech
- Nova University
- Anne Kolb Nature Center
- Florida State Parks
- USCG Station Fort Lauderdale
- Port Everglades
- EWN
- TNC

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

TABLE OF CONTENTS

	PAGE(S)
Independent Auditor’s Report	1-3
Management’s Discussion and Analysis	4-9
 BASIC FINANCIAL STATEMENTS	
Balance Sheet/Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities.....	11
Notes to Financial Statements	12-35
 REQUIRED SUPPLEMENTARY INFORMATION	
Budgetary Comparison Schedule – General Fund	36
Budgetary Comparison Schedule – Planning Projects Fund.....	37
Budgetary Comparison Schedule – EDA Revolving Loan Fund.....	38
Budgetary Comparison Schedule – Other Revolving Loan Funds	39
Budgetary Comparison Schedule – SFRPI Fund	40
Schedule of Employer Contributions – Florida Retirement System Pension Plan	41
Schedule of Proportionate Share of the Net Pension Liability – Florida Retirement System Pension Plan	42
Schedule of Contributions – Florida Retirement System Health Insurance Subsidy.....	43
Schedule of Proportionate Share of the Net Pension Liability – Florida Retirement System Health Insurance Subsidy	44
Notes to Required Supplementary Information.....	45
 COMPLIANCE SECTION	
Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	46-47
Independent Auditor’s Report on Compliance for Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance	48-49
Schedule of Expenditures of Federal Awards.....	50
Notes to the Schedule of Expenditures of Federal Awards	51-52
Schedule of Findings and Questioned Costs.....	53-54
Management Letter in Accordance with Rules of the Auditor General of the State of Florida	55-56
Independent Auditor’s Report on Compliance with the Requirements of Section 218.415 Florida Statutes	57

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

INDEPENDENT AUDITOR'S REPORT

To the Council Members of the
South Florida Regional Planning Council

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the South Florida Regional Planning Council (the "Council") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Council's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Council, as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Council, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Council's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Council's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 9 and budgetary comparison information on pages 33 through 37 and schedules of pension information on pages 38 through 41 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Council's basic financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and Chapter 10.550, Rules of the Auditor General are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2023, on our consideration of the Council's internal control over financial reporting and on our tests of its

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Council's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Council's internal control over financial reporting and compliance.

Hollywood, Florida
June 30, 2023

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2022**

This section of the South Florida Regional Planning Council's (the Council) financial statements presents management's analysis of the Council's financial performance during the years ended September 30, 2022. It is presented to enhance the usefulness of the Council's basic financial statements. Please read this narrative in conjunction with the financial statements, which follow this section.

Financial Highlights

- The assets and deferred outflows of the Council as reported in the government-wide financial statements exceeded the liabilities and deferred inflows as of September 30, 2022, by \$6,195,779 (net position). This amount represents a decrease of \$983,324 as compared to an increase of \$756,206 the prior year. This decrease was mainly due to the increase in unearned revenue in the Revolving Loan Funds of \$862,919 and a decrease in unrestricted assets of \$1,022,648 offsetting any increases in assets.
- The General Fund unassigned fund balance as of September 30, 2022, amounts to \$1,182,253 as compared to \$ 970,789 at the end of the previous year. This represents an increase of \$211,464 that was mainly due to the reduction in personnel services related to senior staff retirements.
- As of fiscal year 2021, the South Florida Regional Planning Council (the Council) is partnering with the U.S. Department of Commerce's Economic Development Administration to oversee and administer a new \$5.9 million CARES Act Business Revolving Loan Fund program that is alleviating sudden and severe economic dislocation caused by the coronavirus in Monroe, Miami-Dade, Broward, and Palm Beach counties.

Overview of the Financial Statements

The Council's basic financial statements consist of 1) *government-wide statements*, 2) *fund financial statements*, and 3) *notes to the financial statements*. Other supplementary information is also included in the report.

Required Basic Financial Statements

The Council utilizes a governmental fund for its financial reporting purposes. As the Council presents financial information using the governmental fund, the Council has elected to present its government-wide statements and fund statements in one set of statements with an adjusting column reconciling the two sets of statements.

The *government-wide financial* statements include the Statement of Net Position and the Statement of Activities, which provide information about the activities of the Council and present a longer-term view of the Council's finances. These two statements report the net position of the Council and changes in them.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2022**

Overview of the Financial Statements (cont'd)

You can think of the Council's net position - the difference between assets and deferred outflows minus liabilities and deferred inflows - as one way to measure financial health or financial position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Council is improving or deteriorating. However, to assess the overall financial position of the Council, you will need to consider other non-financial factors, such as the condition of the Council's capital assets, the addition or termination of grants and other revenue sources, and the expansion or contraction of programs and services. The Council reports this information using the accounting methods similar to those used by private sector companies. These statements offer short-term and long-term financial information about its activities. The statement of net position includes all the Council's assets and deferred outflows minus liabilities and deferred inflows and provides information about the nature and amounts of investments in resources (assets) and the obligations to Council creditors (liabilities).

All the current year's revenues and expenses are accounted for in the statement of activities. This statement presents information showing how the Council's net position changes during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods (for example, uncollected contract and grant revenues, and earned, but unused vacation leave).

Both the *statement of net position* and the *statement of activities* of the government-wide financial statements distinguish functions of the Council that are supported by membership assessments, planning projects (federal, state, and local grants/contracts), and revolving loan portfolios.

The Council's activities include administration functions and long-range regional planning goals, and various revolving loan program service functions. The long-range regional planning goal's function is comprised of a wide array of services including strategic plan development and comprehensive plan review, development of regional impact review and providing technical assistance and expertise in several fields including transportation, economic development, geographic information services, affordable housing, emergency preparedness, land use, and natural resources planning. All activities of the Council are governmental activities.

Fund Financial Statements

Fund financial statements tell how the Council's services were financed in the short-term as well as what remains for future spending. The Council utilizes three funds to account for its activities: the general fund, special revenue planning projects fund, and revolving loan funds. The general fund is used to account for all financial resources except those determined to be accounted for in another fund.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2022**

Overview of the Financial Statements (cont'd)

The Special Revenue Fund is used to account for revenues derived from specific sources, which are usually required by law or regulation to be accounted for in separate funds. As of September 30, 2022, the Planning Projects Fund and the Revolving Loan Funds including the EDA Consolidated Fund and the EPA Brownfield revolving loan fund, are special revenue funds. The SFRPI Fund reports the financial activity for the Southeast Florida Regional Prosperity Institute, Inc. ("SFRPI"), a component unit of the Council, and is reported as a fund for financial statement purposes. The fund statements provide a detailed short-term view of the Council's operations and the basic services it provides.

Governmental fund information helps you determine whether there are financial resources that can be spent in the near future to finance the Council's operations. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and Statement of Activities) and governmental funds in a reconciliation as discussed above.

The notes to the financial statements provide additional information that is essential for a full understanding of the information provided in the government-wide and fund financial statements.

Financial Analysis

Government-Wide Analysis

The government-wide statements report the Council's net position and how they have changed. Table A-1 presents the net position of the Council which measures the Council's financial health, or position. Our analysis and a summary of the Council's statements of net position is presented in Table A-1.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2022**

Financial Analysis (cont'd)

Government-Wide Analysis (cont'd)

Table A-1

**Condensed Statement of Net Position
(in thousands of dollars)**

	2022	2021
Current assets, net of loans receivable	\$3,814	\$3,279
Loans receivable, net	9,526	8,695
Capital assets, net of depreciation	98	118
Non-current assets	15	15
Total assets	\$13,453	\$12,107
Deferred outflows	\$871	\$842
Current liabilities	5,821	4,781
Non-current liabilities	1,248	600
Total liabilities	7,069	5,381
Deferred inflows	1,060	389
Net position:		
Net investment in capital assets	98	118
Restricted	6,204	6,144
Deficiency in net assets/unrestricted	(106)	917
Total net position	\$ 6,196	\$7,179

As noted earlier, net position may serve over time as a useful indicator of the Council's financial position. As of September 30, 2022 and 2021, the Council's total assets and deferred outflows exceeded its total liabilities and deferred inflows by \$6,195,779 and \$7,179,103, respectively, a decrease of \$983,324 from 2021. This decrease was mainly due to the increase in unearned revenue in the Revolving Loan Funds of \$862,919 and a decrease in unrestricted assets of \$1,022,648 mainly from increase in pension liabilities, offsetting any increases in assets.

Unrestricted net position as of September 30, 2022 and 2021 was (\$106,031) and \$916,617, respectively. The deficit in unrestricted net position is principally attributable to the change in deferred outflows related to pension liabilities as of September 30, 2022.

Financial Analysis (cont'd)

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2022**

Government-Wide Analysis (cont'd)

Restricted net position increased by \$59,739 or 0.97% to \$6,203,762. This increase was mainly due to excess revolving loan fund revenues over expenditures during the fiscal year.

Table A-2 illustrates the revenues and expenses that caused the change in the Council's total net position.

Table A-2

Condensed Statement of Activities (in thousands of dollars)

	2022	2021
REVENUES		
Membership assessments	\$ 877	\$ 864
Federal, state and local grants	1,674	1,088
D.R.I. fees	-	-
Interest	414	318
Other Income	50	62
Total Revenues	3,015	2,332
EXPENDITURES		
Comprehensive planning:		
Personnel services	1,365	1,648
Operating expenses	1,024	498
Outside consultant expense	276	13
Depreciation and amortization	20	24
Bad debt (recovery) expense	26	209
	2,712	2,392
Change in net position*	303	(61)
Change in net position - Other RLF	(1,286)	-
Prior period adjustment		(31)
Loan Fund, restricted		848
Net position, beginning of year	7,179	6,423
Net position, end of year	\$ 6,196	\$ 7,179

In 2022, total revenues of \$3,014,573 increased by \$682,667 as compared to fiscal year 2021. There was an increase in federal, state, and local projects.

Total expenditures of \$2,711,701 for the year ended September 30, 2022, represents an increase of \$319,146 from the prior year, mainly influenced by an increase in operating expenses due to different contracts with professional consultants related to federal grants.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2022**

Capital Assets and Debt Administration

For the years ended September 30, 2022, and 2021, the Council had \$98,048 and \$118,463 in fixed assets, respectively, net of accumulated depreciation.

The Council does not have any long-term debt related to its capital assets and does not utilize debt as a matter of policy.

Individual Fund Analysis

Since the Council only has governmental funds/activities, the explanations provided above for the Statement of Activities regarding changes in net position also substantially explain the change in fund balance as shown on the Statement of Revenues, Expenditures and Changes in Fund Balance.

General Fund Budgetary Highlights

The original budgets were approved at the September 2021 Council meeting. There was an amendment.

Economic Factors and the Budget

The Council's grants and contracts are contingent upon its renewal and its ability to obtain new grants and, therefore, its revenues may vary from year to year. In setting its budget for fiscal year 2022, various factors, such as delivering at least the same level of expertise by increasing capacity, and adding new programs and grants were considered.

Requests for Information

This financial report is designed to provide a general overview of the Council's finances for all those with interest in its financial position. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, South Florida Regional Planning Council, 1 Oakwood Boulevard, Suite 250, Hollywood, Florida.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
BALANCE SHEET/STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Major Funds							Statement of Net Position
	General	Planning	Revolving Loan Funds		SFRPI	Total	Adjustments	
	Fund	Projects Fund	EDA	Other	Fund	Funds		
ASSETS								
Cash and cash equivalents	\$ 1,233,023	\$ -	\$ -	\$ -	\$ 41,251	\$ 1,274,274	\$ -	\$ 1,274,274
Investments	11,285	-	-	-	-	11,285	-	11,285
Receivables								
Contract and grant receivables	38,148	37,687	-	-	-	75,835	-	75,835
Deposits and other assets	15,477	-	-	-	-	15,477	-	15,477
Due from other funds	30,608	-	-	-	-	30,608	(30,608)	-
Restricted assets:								
Cash and cash equivalents	-	213,772	1,161,162	1,077,693	-	2,452,627	-	2,452,627
Loans receivable, net	-	-	8,589,517	936,609	-	9,526,126	-	9,526,126
Property and equipment, net	-	-	-	-	-	-	98,048	98,048
Total Assets	\$ 1,328,541	\$ 251,459	\$ 9,750,679	\$ 2,014,302	\$ 41,251	\$ 13,386,232	\$ 67,440	\$ 13,453,672
DEFERRED OUTFLOWS OF RESOURCES								
Deferred outflows related to pension							\$ 870,550	\$ 870,550
LIABILITIES AND NET POSITION								
Liabilities:								
Accounts payable and other accrued expenses	\$ 47,539	\$ 143,800	\$ 586	\$ -	\$ -	\$ 191,925	\$ -	\$ 191,925
Accrued payroll	47,811	-	-	-	-	47,811	-	47,811
Compensated absences	50,938	-	-	-	-	50,938	-	50,938
Unearned revenue	-	-	5,530,025	-	-	5,530,025	-	5,530,025
Due to other funds	-	-	27,035	3,573	-	30,608	(30,608)	-
Net pension liability	-	-	-	-	-	-	897,456	897,456
Net HIS liability	-	-	-	-	-	-	350,364	350,364
Total Liabilities	146,288	143,800	5,557,646	3,573	-	5,851,307	1,217,212	7,068,519
DEFERRED INFLOWS OF RESOURCES								
Deferred inflows related to pension							\$ 1,059,924	\$ 1,059,924
Fund Balances:								
Restricted for revolving loan program	-	-	4,193,033	2,010,729	-	6,203,762	(6,203,762)	-
Unassigned	1,182,253	107,659	-	-	41,251	1,331,163	(1,331,163)	-
Total fund balances	1,182,253	107,659	4,193,033	2,010,729	41,251	7,534,925	(7,534,925)	-
Total Liabilities and Fund Balances	\$ 1,328,541	\$ 251,459	\$ 9,750,679	\$ 2,014,302	\$ 41,251	\$ 13,386,232		
Net position:								
Net investment in capital assets							98,048	98,048
Restricted for loan program							6,203,762	6,203,762
Unrestricted							(106,031)	(106,031)
Total Net Position							\$ 6,195,779	\$ 6,195,779

The accompanying notes are an integral part of these financial statements.

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
SEPTEMBER 30, 2022

	Major Funds						Adjustments	Statement Activities
	General Fund	Planning	Revolving Loan Funds		SFPI Fund	Total Funds		
		Projects Fund	EDA	Other				
REVENUES								
Membership assessments	\$ 876,644	\$ -	\$ -	\$ -	\$ -	\$ 876,644	\$ -	\$ 876,644
Federal, state and local projects	730,801	565,858	377,293	-	-	1,673,952	-	1,673,952
D.R.I. report reviews	-	-	-	-	-	-	-	-
Interest	2,117	-	386,495	25,611	-	414,223	-	414,223
Other Income	-	-	12,675	-	37,079	49,754	-	49,754
Total Revenues	<u>1,609,562</u>	<u>565,858</u>	<u>776,463</u>	<u>25,611</u>	<u>37,079</u>	<u>3,014,573</u>	<u>-</u>	<u>3,014,573</u>
EXPENDITURES								
Comprehensive planning:								
Personnel services	626,065	415,231	315,713	8,396	-	1,365,405	-	1,365,405
Operating expenses	739,179	147,641	135,074	2,322	-	1,024,216	-	1,024,216
Outside consultant expense	11,729	263,667	-	267	-	275,663	-	275,663
Depreciation and amortization	-	-	-	-	-	-	20,415	20,415
Bad debt expense	-	-	26,002	-	-	26,002	-	26,002
Total Expenditures	<u>1,376,973</u>	<u>826,539</u>	<u>476,789</u>	<u>10,985</u>	<u>-</u>	<u>2,691,286</u>	<u>20,415</u>	<u>2,711,701</u>
Excess (deficiency) of revenues over expenditure	232,589	(260,681)	299,674	14,626	37,079	323,287	(20,415)	302,872
Other financing sources (uses):								
Operating Transfers in	466,674	275,686	206,630	5,483	-	954,473	-	954,473
Operating Transfers (out)	(487,799)	-	(455,690)	(10,984)	-	(954,473)	-	(954,473)
Total other financing sources (uses)	<u>(21,125)</u>	<u>275,686</u>	<u>(249,060)</u>	<u>(5,501)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses/change in net position	211,464	15,005	50,614	9,125	37,079	323,287	(20,415)	302,872
Prior Period Adjustment		3,316				3,316		3,316
Fund balance/net position at beginning of year	970,789	89,338	4,142,419	2,001,604	4,172	7,208,322	(29,219)	7,179,103
Fund balance/net position at end of year	<u>\$ 1,182,253</u>	<u>\$ 107,659</u>	<u>\$ 4,193,033</u>	<u>\$ 2,010,729</u>	<u>\$ 41,251</u>	<u>\$ 7,534,925</u>	<u>\$ (49,634)</u>	<u>\$ 7,485,291</u>
Add: Pension adjustment, restricted								(1,289,512)
								<u>\$ 6,195,779</u>

The accompanying notes are an integral part of these financial statements.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 1 - Nature of Operations

Reporting entity

The South Florida Regional Planning Council (the “Council”) is a regional governmental planning and coordinating agency formed in September 1969, in accordance with Chapter 186 of the Florida Statutes to provide policy analysis and comprehensive planning services in such areas as housing, emergency management, economic development, water management, transportation and other matters having direct regional impact. The membership of the Council presently consists of Broward, Miami-Dade, and Monroe counties.

The Council maintains separate management control and accountability. The governing board of the Council is composed of elected officials from the member counties, elected officials from city governments in the geographic area covered by the Council, and gubernatorial appointees from the geographic area covered by the Council.

The financial reporting entity for which the accompanying financial statements are prepared includes the Council (primary government) and its component unit, which is an entity for which the Council is financially accountable. The Council is financially accountable for legally separate organizations if its officials appoint a voting majority of an organization’s body and either is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific burdens on, the Council. The Council may also be financially accountable for organizations that are fiscally dependent on it.

Component Unit

The Southeast Florida Regional Prosperity Institute, Inc. (“SFRPI”) was formed as a nonprofit Section 501(c)(3) corporation. SFRPI is dedicated to providing educational and implementation opportunities to the economic development field and stakeholder groups concerning access to capital, environmental justice, conflict resolution, visioning as well as community development and redevelopment practices affecting land use, transportation, emergency management, safe and sanitary housing, health and the built environment, and natural resource protection and management.

SFRPI is a component unit of the Council since SFRPI’s Board of Directors consists of the current members of the Council, thereby enabling the Council to impose its will upon SFRPI. It qualifies as a blended component unit; therefore, data from SFRPI is combined with data of the Council. SFRPI does not issue stand-alone audited financial statements.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 2 - Summary of Significant Accounting Policies

These financial statements have been prepared in conformity with reporting guidelines established by GASB and in conformity with accounting principles generally accepted in the United States of America. As a result of adopting GASB Statement No. 34 and GASB 63, the following types of financial statements are reported by the Council:

Government-wide Statements – The government-wide financial statements (i.e., statement of net position and statement of activities) report information on all the activities of the Council. Governments typically report activities as either governmental activities, which are normally supported by taxes and intergovernmental revenues, or business-type activities, which rely to a significant extent on fees and charges for support. The Council reports only governmental activities as it has no business-type activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a function. Taxes and other items not properly included among program revenues are reported instead as general revenues. Since the Council's primary function (mission) is policy analysis and comprehensive planning, all revenues and expenses are for this purpose and the accompanying financial statements do not segregate beyond this function.

The Council has only governmental activities and one function. As such, the government-wide financial statements are presented together with the governmental fund financial statements, with an adjustment column presented to reconcile the two sets of statements.

Fund Financial Statements – Separate financial statements are provided for the Council's Governmental Funds, as described below:

Governmental Fund Type – used to account for all operations of the Council. The measurement focus of this fund type is based upon determination of changes in financial position or the financial flow measurement focus, rather than upon net income determination. Only current assets and current liabilities are generally included on its balance sheet. The operating statement presents sources (revenues and other financial sources) and uses (expenditures and other financial uses) of available spendable resources during the period. The following comprise the Council's major governmental funds:

- a) **General Fund** – used to account for all financial resources except those required to be accounted for in another fund.
- b) **Planning Projects Fund** – used to account for resources derived from specific sources, which are usually required by law or regulation to be accounted for in separate funds.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 2 - Summary of Significant Accounting Policies (cont'd)

- c) ***The Revolving Loan Fund*** – used to account for resources derived from the various Revolving Loan portfolios (“RLF”). The RLF fund is used to account for revolving loan funds from the Department of Commerce through the Economic Development Administration (“EDA”) and the Environmental Protection Agency (“EPA”). The EDA RLF CARES fund is used to provide loans to small and medium size local businesses to mitigate the negative economic effects of the Coronavirus pandemic in 2020. The EDA RLF is used to provide loans to small and medium size businesses located within Miami-Dade, Broward and Monroe Counties that have evidence demonstrating that credit is not otherwise available on terms and conditions that permit the completion or successful operation of the activity to be financed. The EPA RLF is used to fund loans on qualified, suitable market-ready Brownfield sites to appropriate developers and buyers (for-profit and non-profit developers or local governments). The loan fund will assist in the remediation activities required for site cleanup that will allow redevelopment projects to go forward. The primary target areas for loans are the eastern portion of Miami-Dade, Broward, and the Palm Beach Counties.
- d) ***SFRPI Fund*** – used to account for the financial activity of Southeast Florida Regional Prosperity Institute, Inc. (“SFRPI”), a component unit of the Council. SFRPI is a not-for-profit corporation created by the Council. SFRPI provides educational and implementation opportunities to the economic development field and stakeholder groups concerning access to capital, environmental justice, conflict resolution, visioning as well as community development and redevelopment practices affecting land use, transportation, emergency management, safe and sanitary housing, health and the built environment, and natural resource protection and management.

Measurement focus, basis of accounting and financial statement presentation

Basis of accounting refers to the point at which revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

Governmental Fund Financial Statements – The Council uses the accrual basis of accounting under which revenues and expenses of the Council are recorded in the accounting period in which they are earned or incurred.

Expenditures are recorded when obligations are incurred, except for expenditures related to claims and judgments, which are recorded only when payment is due.

Government-wide Financial Statements – The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Intergovernmental and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 2 - Summary of Significant Accounting Policies (cont'd)

GASB Statement No. 54 establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in government funds. Currently, the Council utilizes two of the five designations for fund balance under this statement: restricted and unassigned. These designations are defined as follows:

Restricted fund balance category includes amounts that can be spent only for the specific purposes stipulated by constitution, external source providers, or through enabling legislation. The planning projects fund and revolving loan funds are considered restricted as defined by the statement.

Unassigned fund balance is classification for the government's general fund and includes all spendable amounts not contained in the other classifications. For fiscal year ended September 30, 2022, the unassigned fund balance in the Council's general fund could be used for the day-to-day operations of the Council.

Cost allocation

Expenses associated with specific grants or contracts are charged directly to the grants or contracts. Indirect expenses are allocated to active grants or contracts based on direct salary. This policy is consistent with the principles of 2 C.F.R. § 200.

Budget policy

Prior to October 1 of each year, the budget is legally adopted by the Council's Board. The budget is prepared based on the accrual basis of accounting which is the same basis of accounting used to reflect actual revenues and expenditures recognized in accordance with accounting principles generally accepted in the United States of America. All actual amounts are presented in the Combined Statement of Revenues, Expenditures and Changes in Fund Balance.

Risk management

It is the policy of the Council to purchase insurance for the risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Council obtained workers' compensation, property, general liability and automobile insurance coverage through the Florida Municipal Insurance Trust Fund of the Florida League of Cities, Inc. The Council obtained, from third party insurers, employee group life and disability insurance.

Encumbrances

The Council does not utilize encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded to reserve that portion of the applicable appropriation.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 2 - Summary of Significant Accounting Policies (cont'd)

Accounting estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows, liabilities and deferred inflows and disclosures of contingent assets and liabilities at the date of the financial statements and the amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents include amounts in demand deposit accounts and highly liquid investments (including restricted assets) with maturity of three months or less when purchased.

Investments

Investments are stated at fair value.

Contract and grant receivables

Contract and grant receivables are stated at gross value. In management's opinion, all receivables are collectible as of year-end.

Loans receivable/allowance for loan losses

Loans are stated at the amount of unpaid principal, reduced by an allowance for loan losses. The allowance for loan losses is established through a provision for loan losses charged as an expense.

Restricted assets

The use of certain assets is restricted to finance business development activities with local economic development strategies and for revolving loan fund activities. Assets so designated are identified as restricted assets on the balance sheet.

Capital assets

Capital assets, which include office furniture and equipment and leasehold improvements, are recorded as capital outlay expenditures in the General Fund at the time goods are received and a liability is incurred. These assets are then capitalized at cost in the statement of net position. Fixed assets are depreciated using the straight-line method over two to ten years for furniture and equipment, and the remaining lease period for leasehold improvements. The depreciation expense is recorded in the statement of activities.

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

Note 2 - Summary of Significant Accounting Policies (cont'd)

Compensated absences

The Council's policy is to permit regular employees to accumulate earned and unused vacation pay benefits up to 160 hours of vacation time. The liability for accumulated vacation hours is reflected in the statement of net position.

Due to and from other funds

Interfund receivables and payables arise from Interfund transactions and are recorded by funds affected in the period in which transactions are executed.

Unearned revenues

Unearned revenues are payments received from grantor agencies before the related costs are incurred.

Pensions

In the governmental activities Statement of Net Position, pension liabilities are recognized for the Council's proportionate share of each pension plan's net pension liability. For purposes of measuring the net pension liability, deferred outflows of resources related to pensions, deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Florida Retirement System Pension Plan (Pension Plan) defined benefit plan and the Health Insurance Subsidy (HIS) defined benefit plan, and additions to and deductions from the Pension Plan's and the HIS's fiduciary net position, have been determined on the same basis as they are reported by the Pension Plan and HIS plans. Changes in the net pension liability during the period are recorded as pension expense, deferred outflows of resources, or deferred inflows of resources depending on the nature of the change. Those changes in the net pension liability that are recorded as deferred outflows of resources or deferred inflows of resources that arise from changes in actuarial assumptions or other inputs, changes in the proportionate share of the net pension liability, and differences between expected or actual experience, are amortized over the average expected remaining service lives of all employees that are provided with pensions through the pension plans, and recorded as a component of pension expense beginning with the period in which they arose. Differences between projected and actual investment earnings are reported as deferred outflows of resources or deferred inflows of resources and are amortized as a component of pension expense using a systematic and rational method over a five-year period.

Income taxes

The Council is exempt from federal and state income taxes; accordingly, no provision for income taxes is included in the financial statements.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 3 - Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances – total governmental funds	\$ 385,290
<p>Governmental funds report capital outlays as expenditures. In the statement of activities, the cost of capital assets purchased are allocated over their estimated useful lives and reported as depreciation expense.</p>	
	-
Depreciation expense for the fiscal year ended September 30, 2022	(20,415)
<p>Some expenses reported in the statement of activities do not require the use of financial resources and therefore are not reported as expenditures in governmental funds:</p>	
Net pension obligations	(1,348,036)
Changes in net position of governmental activities	<u>\$ (983,161)</u>

Note 4 - Cash and Investments

As of September 30, 2022, the Council's cash and investments consisted of the following:

Cash and cash equivalents – Unrestricted Demand deposits and petty cash	\$ 1,274,274
Pooled investment fund – Florida State Board of	11,285
EPA Brownfield Revolving Loan Fund	1,077,693
EDA Consolidated Loan Fund	1,032,942
EDA CARES Loan Fund	128,220
Total restricted cash and cash equivalents	<u>\$ 3,524,414</u>

The carrying value of the above cash and investments equals fair value.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 4 - Cash and Investments (cont'd)

Deposits

The Council's deposits are held in financial institutions with Federal depository insurance that are approved by the State Treasurer to hold public funds.

Investments

The Council does not have an investment policy with specific provisions to limit exposure to credit risk, custodial credit risk, concentration of credit risk, interest rate risk, or foreign currency risk. Excess funds are invested with the Local Government Surplus Funds Investment Pool Trust Fund ("Florida Prime"), which is administered by the Florida State Board of Administration (SBA) and governed by Chapters 215 and 218 of the Florida Statutes, and Chapter 19-7 of the Florida Administrative Code (collectively, "applicable Florida Law").

As of September 30, 2022, South Florida Regional Council had a balance of \$11,285 invested in the State Board of Administration's Florida Prime Fund.

The Office of the Auditor General performs an operational audit of the activities and investments of the SBA. Investments in the pooled fund are held in the name of the SBA and are not registered with the Securities and Exchange Commission.

Florida PRIME is not a registrant with the Securities and Exchange Commission (SEC); however, SBA has adopted operating procedures consistent with those required of an SEC Rule 2a-7-like fund. A 2a-7-like external investment pool is one that is not registered with the SEC as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with SEC Rule 2a-7, which governs the operation of SEC regulated money market funds.

Restricted cash

The EDA Consolidated Loan, EDA CARES Loan Fund, and EPA Brownfield Loan restricted cash represents funds available to be loaned to finance business development activities consistent with local economic development strategies.

Note 5 - Loans Receivable/Allowance for Loan Losses

In August 2000, the U.S. Department of Commerce, through the EDA, transferred the administration of Special Economic Development and Assistance Programs, Long-term Economic Deterioration (RLF I) to the Council from a local nonprofit organization. The outstanding balance of loans receivable and funds available to the program was \$2,745,569 and \$1,723,623, respectively, were likewise transferred to the Council.

On February 23, 2004, the U.S. Department of Commerce, through the EDA, signed an Offer to Amend Grant Agreement to transfer the administration of Special EDA Assistance Program Long-term Economic Deterioration (RLF II) and (RLF Rescue) to the Council from a nonprofit corporation. The outstanding balance of loans receivable and funds available to the program of \$1,571,858 and \$2,001,905, respectively, were transferred to the Council on May 1, 2004.

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

Note 5 - Loans Receivable/Allowance for Loan Losses (cont'd)

In October 2008, the U.S. Department of Commerce, through the EDA, transferred the administration of Special Economic Development and Assistance Programs, Long-term Economic Deterioration (RLF III) to the Council from the City of Homestead. The outstanding balance of loans receivable and funds available to the program was \$179,523 and \$877,359, respectively, and were likewise transferred to the Council.

On September 22, 2010, an offer to consolidate the existing RLF awards was reached between the Council and the U.S. Department of Commerce, Economic Development Administration (EDA). The Consolidated financial award restated was \$10,997,147 in federal award, \$1,290,088 contributed by the original recipients for an estimated total of \$12,287,235. In October 2010, the Council consolidated RLF I, RLF II, RLF III and RLF Rescue into one fund (RLF Consolidated).

On March 9, 2021, and after more than seven years since the EDA disbursed the complete funding of \$4,804,117.72 as capital base for the RLF Consolidated program, the EDA released its federal interest in the funding. Consequently, the SFRPC no longer needs to comply with OMB regulations at 2CFR part 200, EDA regulations at 13 CFR Chapter III, the terms and conditions attached to the Award and the EDA-approved RLF plan or any related document governing administration of the Award.

As of September 30, 2022, EDA RLF Consolidated fund outstanding balance of loans receivable, net of allowance for doubtful accounts was \$4,305,310. There are \$1,274,274 in funds available to the program as of that date. The administrative costs (excluding bad debt expense) related to the management of RLF Consolidated loan program were \$175,468 for the year ended September 30, 2022.

As of September 30, 2022, \$1,088,544 were set up as an allowance for loan losses, an increase of \$209,668 in the Allowance from 2021 due to the collection of different loans that were thought to be of high risk. It is the Council staff's plan to restructure these loans in hope to get them paid in full.

On November 8, 2005, the Council entered into an agreement with the State of Florida Office of Tourism, Trade and Economic Development to administer a loan program for small businesses affected by Hurricane Wilma. Eleven Million (\$11,000,000) dollars were released to the Council for small business loans not to exceed twenty-five thousand (\$25,000) per business.

The funds were allocated as follows: five million dollars (\$5,000,000) for Broward, five million dollars (\$5,000,000) for Miami-Dade County and one million dollars (\$1,000,000) for Monroe. Eight million, four hundred seventy-two thousand, two hundred and four dollars (\$8,472,204) were disbursed to small businesses affected by hurricane Wilma from the three counties and the unused portion of the funds went back to the State including interest earned less administrative cost. The Council has restated the net position for the fiscal year ended September 30, 2021, to reflect the closeout of the Small Business Emergency Bridge Loan Fund related to Hurricane Wilma, as described in Note 9. On 5/16/19, the Council remitted the remaining \$151,603 in cash as well as the \$977,064 in outstanding loan receivables to the Florida Department of Economic Opportunity. This fund was included in prior years under the "Revolving Loan Funds - Other" and subtracted under the "OTTED Loan Exclusion". The net effect was to exclude it from the Net Position at the entity level.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 6 - Capital Assets

The following is the summary of changes in capital assets for the year ended September 30, 2022:

Description	September 30,			September 30,
	2021	Additions	Retirement	2022
Office Furniture & Equipment	\$ 60,302	\$ -	\$ -	\$ 60,302
Leasehold Improvements	153,690	-	-	153,690
Construction in Progress	-	-	-	-
Sub-total	<u>213,992</u>	<u>-</u>	<u>-</u>	<u>213,992</u>
Less accumulated depreciation and amortization	<u>(71,322)</u>	<u>-</u>	<u>-</u>	<u>(95,529)</u>
Net	<u>\$ 142,670</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 118,463</u>

Depreciation and amortization expense was \$20,415 in the fiscal year ended September 30, 2022.

Note 7 - Transfers In/Out

The outstanding balances between Governmental funds mainly resulted from time lag between the dates that (a) inter-fund services are provided, or reimbursable expenditures occur, (b) transactions are recorded in the accounting system, and (c) payments between funds are made. Interfund balances to the General Fund are to provide interim resources to Planning Project Fund for expenses related to reimbursable funds and grants. There were no dues not recorded this year.

	Transfers Out		Transfers In			Total
	General Fund	Planning Projects Fund	Revolving Loan Funds EDA	Revolving Loan Funds Other		
General Fund	\$ -	\$ -	\$ 455,690	\$ 10,984	\$ -	\$ 466,674
Planning Projects Fund	275,686	-	-	-	-	275,686
Revolving Loan Funds EDA	206,630	-	-	-	-	206,630
Revolving Loan Funds Other	5,483	-	-	-	-	5,483
Total Transfers	<u>\$ 487,799</u>	<u>\$ -</u>	<u>\$ 455,690</u>	<u>\$ 10,984</u>	<u>\$ -</u>	<u>\$ 954,473</u>

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

Note 8 - Employee Benefit Plans

All Council's employees participate in the Florida Retirement System (FRS). As provided by Chapters 121 and 112, Florida Statutes, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the Pension Plan and the Retiree Health Insurance Subsidy (HIS Plan). Under Section 121.4501, Florida Statutes, the FRS also provides a defined contribution plan (Investment Plan) alternative to the Pension Plan, which is administered by the State Board of Administration (SBA). Generally, membership in the FRS is compulsory for all employees working in a regularly established position for a state agency, county government, district school board, state university, community college, or a participating city or special district within the State of Florida. The FRS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. The Florida Legislature establishes and may amend the contribution requirements and benefit terms of all FRS plans.

The plan administrator for FRS prepares and publishes its own stand-alone comprehensive annual financial report, including financial statements and required supplementary information. Copies of this report can be obtained from the Department of Management Services, Division of Retirement, Bureau of Research and Member Communications, P.O. Box 9000, Tallahassee, Florida 32315-9000; or at the Division's website (www.frs.myflorida.com).

Pension Plan

Plan Description - The Pension Plan is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees.

The general classes of membership for the Council are as follows:

Regular Class - Members of the FRS who do not qualify for membership in the other classes.

Senior Management Service Class (SMSC) - Members in senior management level positions

Employees enrolled in the Pension Plan prior to July 1, 2011, vest after six years of creditable service, and employees enrolled in the Pension Plan on or after July 1, 2011, vest after eight years of creditable service. Regular Class and SMSC members initially enrolled in the Pension Plan before July 1, 2011, once vested, are eligible for normal retirement benefits at age 62 or at any age after 30 years of creditable service. Members in these classes initially enrolled in the Pension Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service.

Early retirement may be taken any time after vesting within 20 years of normal retirement age; however, there is a 5.0% benefit reduction for each year prior to the normal retirement age.

DROP is available under the Pension Plan when the member first reaches eligibility for normal retirement. The DROP allows a member to retire while continuing employment for up to 60 months. While in the DROP, the member's retirement benefits accumulate in the FRS Trust Fund increased by a cost-of-living adjustment each July and earn monthly interest equivalent to an annual rate of 1.30%. DROP participants with an effective DROP commencement date before July 1, 2011, earn monthly interest equivalent to an annual rate of 6.50%.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 8 - Employee Benefit Plans (cont'd)

Pension Plan (cont'd)

Benefits Provided - Benefits under the Pension Plan are computed based on age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement plan and/or class to which the member belonged when the service credit was earned. The following chart shows the percentage value for each year of service credit earned.

<u>Class, Initial Enrollment, and Retirement Age/Years of Services</u>	<u>% Value (Per Year of Service)</u>
Regular Class members initially enrolled before July 1, 2011	
Retirement up to age 62 or up to 30 years of service	1.60%
Retirement at age 63 or with 31 years if service	1.63%
Retirement at age 64 or with 32 years if service	1.65%
Retirement at age 65 or with 33 or more years if service	1.68%
Regular Class members initially enrolled after July 1, 2011	
Retirement up to age 65 or up to 33 years of service	1.60%
Retirement at age 66 or with 34 years if service	1.63%
Retirement at age 67 or with 35 years if service	1.65%
Retirement at age 68 or with 36 or more years if service	1.68%
Senior Management Service Class	2.00%

The benefits received by retirees and beneficiaries are increased by a cost-of-living adjustment (COLA) each July. If the member was initially enrolled in the Pension Plan before August 1, 2011, and all service credit was accrued before that time, the annual COLA is 3.0% per year. If the member effective retirement date or DROP begin date is on or after August 1, 2011, there is an individually calculated COLA. The annual COLA is a proportion of 3.0% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3.0%. Pension Plan members initially enrolled on or after July 1, 2011, will not have a COLA after retirement.

Contributions - Effective July 1, 2011, all enrolled members of the Pension Plan, other than DROP participants, are required to contribute 3% of their salary to the Pension Plan. In addition to member contributions, governmental employers are required to make contributions to the Pension Plan based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1, of each year.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 8 - Employee Benefit Plans (cont'd)

Pension Plan (cont'd)

The employer contribution rates by job class for the periods from October 1, 2021, through June 30, 2022, and from July 1, 2022, through September 30, 2022, respectively, were as follows: Regular – 10.82% and 11.91 %, Senior Management Service – 27.49 % and 29.01% and DROP participants 18.34% and 18.6%. These employer contribution rates include the HIS Plan contribution rates of 1.66% and 1.66%, or the administrative cost assessment of 0.06% and 0.06%. The 0.06% administrative/educational fee does not apply to DROP participants.

For the fiscal year ending September 30, 2022, pension contributions, including employee contributions of \$29,910, to the Pension Plan for the Council totaled \$163,055.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – As of September 30, 2022, the Council reported a liability of \$9,185 for its proportionate share of the Pension Plan's net pension liability.

The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022. The Council's proportionate share of the net pension liability was based on the Council's 2021-2022 fiscal year contributions relative to the 2021-2022 fiscal year contributions of all participating members. As of June 30, 2022, the Council's proportionate share was 0.002502 % which was an increase of 0.0002971% from its proportionate share measured as of June 30, 2021.

For the fiscal year ended September 30, 2022, the Council reported employer contributions of \$145,000. In addition, the Council reported changes in deferred outflows of resources and deferred inflows of resources related to the Pension Plan from the following sources:

Deferred Inflows

Deferred Inflows - Change in Proportion	\$ 66,279
Deferred Inflows - Change in Proportion (reverse prior year)	(78,298)
Deferred Inflows - Investments (reverse prior year)	(659,318)
Total Change	<u>\$ (671,337)</u>

Deferred Outflows

Deferred Outflow - Contributions Subsequent to Measurement Date of 6/30/21	\$ 21,371
Deferred Outflows - Assumptions	110,525
Deferred Outflows - Assumptions (reverse prior year)	(129,312)
Deferred Outflows - Change in Proportion	69,896
Deferred Outflows - Change in Proportion (reverse prior year)	(90,650)
Deferred Outflows - Contributions Subsequent to Prior Measurement Date	(22,349)
Deferred Outflows - Experience	42,624
Deferred Outflows - Experience (reverse prior year)	(32,392)
Deferred Outflows - Investments	59,259
Total Change	<u>\$ 28,972</u>

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 8 - Employee Benefit Plans (cont'd)

Pension Plan (cont'd)

The deferred outflows of resources related to the Pension Plan for the Council resulting from contributions to the Pension Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30th	
2023	\$51,368
2024	19,383
2025	(17,347)
2026	150,933
Thereafter	8,071
Total	<u>\$ 212,408</u>

Actuarial Assumptions - The total pension liability in the June 30, 2022, actuarial valuation was determined using the following actuarial assumptions:
Mortality rates were based on the Generational RP-2000 with Projection Scale BB tables.

Inflation	2.40%
Salary increases	3.25% average, including inflation
Investment rate of return	6.70%

The actuarial assumptions used in the July 1, 2022 valuation, were based on the results of an actuarial experience study for the period July 1, 2013, through June 30, 2021.

The long-term expected rate of return on Pension Plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 8 - Employee Benefit Plans (cont'd)

<u>Asset Class</u>	<u>Allocation*</u>	<u>Annual Arithmetic Return</u>	<u>Compound Annual (Geometric) Return</u>	<u>Standard Deviation</u>
Cash	1.0%	2.6%	2.6%	1.1%
Fixed Income	19.8%	4.4%	4.4%	3.2%
Global Equity	54.0%	8.8%	7.3%	17.8%
Real Estate	10.3%	7.4%	6.3%	15.7%
Private Equity	11.1%	12.0%	8.9%	26.3%
Strategic Investments	3.8%	6.2%	5.9%	7.8%
Assumed Inflation		Mean	2.4%	1.3%

*As outlined in the Pension Plan's investment policy.

Discount Rate - The discount rate used to measure the total pension liability was 6.8%. The Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculation the total pension liability is equal to the long-term expected rate of return.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 8 - Employee Benefit Plans (cont'd)

Pension Plan (cont'd)

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following represents the Council's proportionate share of the net pension liability calculated using the discount rate of 6.70%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (1%) or one percentage point higher (1%) than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
	5.70%	6.70%	7.70%
Council's proportionate share of Net Pension Liability	\$ 1,031,405	\$ 897,456	\$ 763,507

Pension Plan Fiduciary Net Position - Detailed information regarding the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

HIS Plan

Plan Description - The HIS Plan is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided - For the fiscal year ended September 30, 2022, eligible retirees and beneficiaries received a monthly HIS Plan payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum HIS Plan payment of \$30 and a maximum HIS Plan payment of \$150 per month. To be eligible to receive these benefits, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions - The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2022, the HIS Plan contribution rate for the period October 1, 2021, through June 30, 2022, and from July 1, 2022, through September 30, 2022, was 1.66% and 1.66%, respectively. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event, legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 8 - Employee Benefit Plans (cont'd)

HIS Plan (cont'd)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – As of September 30, 2022, the Council reported a liability of \$428,397 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2022. The Council's proportionate share of the net pension liability was based on the Council's 2021-2022 fiscal year contributions relative to the 2021-2022 fiscal year contributions of all participating members. As of June 30, 2022, the Council's proportionate share was 0.003356% which was an increase of 0.000457% from its proportionate share measured as of June 30, 2021.

For the fiscal year ended September 30, 2022, the Council reported employer contributions of \$19,728. In addition, the Council reported changes to deferred outflows of resources and deferred inflows of resources related to the HIS Plan from the following sources:

Deferred Inflows

Deferred Inflows - Assumptions	\$ 54,201
Deferred Inflows - Assumptions (reverse prior year)	(16,953)
Deferred Inflows - Change in Proportion	27,213
Deferred Inflows - Change in Proportion (reverse prior year)	(34,767)
Deferred Inflows - Experience	1,542
Deferred Inflows - Experience (reverse prior year)	(1,542)
Total Change	<u>\$ 29,694</u>

Deferred Outflows

Deferred Outflow - Contributions Subsequent to Measurement Date of 6/30/22	\$ 4,551
Deferred Outflows - Assumptions	20,083
Deferred Outflows - Assumptions (reverse prior year)	(32,350)
Deferred Outflows - Change in Proportion	61,066
Deferred Outflows - Change in Proportion (reverse prior year)	(76,020)
Deferred Outflows - Contributions Subsequent to Prior Measurement Date	(4,213)
Deferred Outflows - Experience	10,634
Deferred Outflows - Experience (reverse prior year)	(13,766)
Deferred Outflows - Investments	507
Deferred Outflows - Investments (reverse prior year)	(429)
Total Change	<u>\$ (34,488)</u>

The deferred outflows of resources related to the HIS Plan, totaling \$34,488 for the Council, resulting from contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2022.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 8 - Employee Benefit Plans (cont'd)

HIS Plan (cont'd)

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:
0.002899076%

Fiscal Year Ending September 30th		
2,023	\$	(5,146)
2,024		(2,775)
2,025		(1,269)
2,026		(2,808)
Thereafter		(6,519)
Total	\$	<u>(18,517)</u>

Actuarial Assumptions – Actuarial valuations for the HIS Plans are conducted biennially. The July 1, 2021, HIS Plan valuation is the most recent actuarial valuation and was used to develop the liabilities for June 30, 2022. Liabilities originally calculated as the actuarial valuation date have been recalculated as of June 30, 2022, using standard actuarial roll-forward technique. The total pension liability as of June 30, 2022, was determined using the following actuarial assumptions: Mortality rates were based on the Generational RP-2000 with Projection Scale BB tables.

Inflation	2.40%	
Salary increases	3.25% average, including inflation	
Investment rate of return	6.70% net pension plan investment, including inflation	

The actuarial assumptions that determined the total pension liability as of June 30, 2022, were based on the results of an actuarial experience study for the period July 1, 2013, through June 30, 2021.

Discount Rate - The discount rate used to measure the total pension liability as of June 30, 2022, was 3.54%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS Plan benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the FRS Actuarial Assumption Conference. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index. The discount rate used in the 2022 valuation was updated from 2.16% to 3.54%, reflecting the changed in the Bond Buyer General Obligation 20-Bond Municipal Index as of June 30, 2022.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 8 - Employee Benefit Plans (cont'd)

HIS Plan (cont'd)

Sensitivity of the Proportionate Share of the Net HIS Liability to Changes in the Discount Rate - The following represents the Council's proportionate share of the net pension liability calculated as of September 30, 2022, using the discount rate of 2.16%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower 1.16% or one percentage point higher 3.16% than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
Council's proportionate share of Net Pension Liability	2.54%	3.54%	4.54%
	\$292,277	\$255,469	\$225,011

HIS Plan Fiduciary Net Position - Detailed information regarding the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

Investment Plan

The SBA administers the defined contribution plan officially titled the FRS Investment Plan. The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Comprehensive Annual Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the defined benefit pension plan. Council employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class, as the Pension Plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.04% of payroll and by forfeited benefits of plan members.

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the Pension Plan is transferred to the Investment Plan, the member must have the years of service required for Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Non-vested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 8 - Employee Benefit Plans (cont'd)

Investment Plan (cont'd)

employee does not return within the five-year period, the employee will forfeit the accumulated account balance.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided. The member may, either transfer the account balance to the Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the Pension Plan or remain in the Investment Plan and rely upon that account balance for retirement income.

Note 9 - Long-Term Liabilities

A summary of changes in long-term liabilities for the fiscal year ended September 30, 2022, are as follows:

	Final	Increase	Decrease	9/30/2022
Net pension liability	\$ 188,984	\$ 708,472	\$ -	\$ 897,456
Net HIS liability	411,689	-	61,325	350,364
Total	<u>\$ 600,673</u>	<u>\$ 708,472</u>	<u>\$ 61,325</u>	<u>\$ 1,247,820</u>

Note 10 - Commitments

The Council conducts its operations from a leased office space. The five-year lease expires October 15, 2022. Total rental expense for the year ended September 30, 2022, was \$99,420. Future annual rental payments, including approximate common area maintenance cost and real estate taxes required under the amended lease and the extension period are included as follows:

Year ending September 30th	
2023	<u>\$ 102,531</u>
Total	<u>\$ 102,531</u>

In addition to base rent, the lease requires fixed common assessed maintenance (CAM) of \$14,740 for the fiscal year ending September 30, 2022, increasing by 4% for each successive year.

Note 11 - Contingencies

The Council participates in several Federal programs and State projects. These programs and projects are subject to financial and compliance audits by the grantors or their respective representatives. The possible disallowance of any item charged to the program or project or request for the return of any unexpended funds cannot be determined at this time. No provision for any liability that may result has been made in the financial statements.

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

Note 12 - Southeast Florida Regional Prosperity Institute, Inc (“SFRPI”)

As described in Note 1, the Southeast Florida Regional Prosperity Institute, Inc (“SFRPI”) is a component unit of the Council. Summary financial data as of September 30, 2022, for the SFRPI is as follows:

Assets:	
Cash	\$ 41,251
Total Assets	<u>41,251</u>
 Liabilities:	
Unearned revenue	<u>-</u>
Total Liabilities	<u>-</u>
 Fund Balance:	
Unassigned	<u>41,251</u>
Total Fund Balance	<u>41,251</u>
Total Liabilities and Fund Balance	<u>41,251</u>
 Total Revenue	 37,079
Total Expenditures	<u>-</u>
Excess Revenue over Expenditures	<u>37,079</u>
 Fund Balance at the beginning of year	 <u>4,172</u>
Fund Balance at the end of year	<u>\$ 41,251</u>

Note 13 - Subsequent Events

Subsequent events are events or transactions that occur after the balance sheet date but before the financial statements are issued or are available to be issued. Subsequent events should be disclosed in the financial statements if exclusion of such disclosure would cause the financial statements to be misleading.

Management has evaluated subsequent events through June 30, 2022, the date the financial statements were available, and does not believe that there are any other events or transactions that require disclosure. Like other communities and globally, management is currently assessing the impact COVID-19 is having on the Council’s day-to-day operations and will be making decisions on such matters that will be in the best interest of the region.

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2022

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

General Fund

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance to Final Budget Favorable (Unfavorable)
REVENUES				
Local Funded Projects	\$ 226,700	\$ 169,687	\$ 730,801	\$ 561,114
Other Revenues	<u>878,144</u>	<u>878,144</u>	<u>878,761</u>	<u>617</u>
Total Revenues	1,104,844	1,047,831	1,609,562	561,731
EXPENDITURES				
Local Funded Projects	660,005	413,000	-	413,000
Other Expenditures	<u>346,311</u>	<u>536,190</u>	<u>1,376,973</u>	<u>(840,783)</u>
Total Expenditures	1,006,316	949,190	1,376,973	(427,783)
Excess (deficiency) of revenues over expenditures	98,528	98,641	232,589	133,948
Other financing sources (uses)				
Operating Transfers in	-	-	610,088	610,088
Operating Transfers (out)	<u>-</u>	<u>-</u>	<u>(631,213)</u>	<u>(631,213)</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>(21,125)</u>	<u>(21,125)</u>
Net change in fund balance	98,528	98,641	211,464	112,823
Fund balance at beginning of year	<u>970,789</u>	<u>970,789</u>	<u>970,789</u>	<u>-</u>
Fund balance at end of year	<u>\$ 1,069,317</u>	<u>\$ 1,069,430</u>	<u>\$ 1,182,253</u>	<u>\$ 112,823</u>

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
BUDGETARY COMPARISON SCHEDULE
PLANNING PROJECTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Planning Projects Fund

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance to Final Budget Favorable (Unfavorable)
REVENUES				
Total Revenues	\$ 2,075,305	\$ 1,033,767	\$ 565,858	\$ (467,909)
EXPENDITURES				
Total Expenditures	2,075,305	<u>1,033,767</u>	<u>826,539</u>	<u>207,228</u>
Excess (deficiency) of revenues over expenditures	-	-	(260,681)	(260,681)
Other financing sources (uses)				
Operating Transfers in	-	-	275,686	275,686
Operating Transfers (out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>275,686</u>	<u>275,686</u>
Net change in fund balance	-	-	15,005	15,005
Fund balance at beginning of year	<u>89,338</u>	<u>89,338</u>	<u>89,338</u>	<u>-</u>
Fund balance at end of year	<u>\$ 89,338</u>	<u>\$ 89,338</u>	<u>\$ 104,343</u>	<u>\$ 15,005</u>

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
BUDGETARY COMPARISON SCHEDULE
EDA REVOLVING LOAN FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

EDA RLF Fund

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance to Final Budget Favorable (Unfavorable)</u>
REVENUES				
Total Revenues	\$ 629,305	\$ 389,000	\$ 776,463	\$ 387,463
EXPENDITURES				
Total Expenditures	\$ 629,305	\$ 389,000	476,789	(87,789)
Excess (deficiency) of revenues over expenditures	-	-	299,674	299,674
Other financing sources (uses)				
Operating Transfers in	-	-	206,630	206,630
Operating Transfers (out)	-	-	(455,690)	(455,690)
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>(249,060)</u>	<u>(249,060)</u>
Net change in fund balance	-	-	50,614	50,614
Fund balance at beginning of year	<u>4,142,419</u>	<u>4,142,419</u>	<u>4,142,419</u>	<u>-</u>
Fund balance at end of year	<u>\$ 4,142,419</u>	<u>\$ 4,142,419</u>	<u>\$ 4,193,033</u>	<u>\$ 50,614</u>

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
BUDGETARY COMPARISON SCHEDULE
OTHER REVOLVING LOAN FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Other RLF Funds

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance to Final Budget Favorable (Unfavorable)
REVENUES				
Total Revenues	\$ 30,700	\$ 24,000	\$ 25,611	\$ 1,611
EXPENDITURES				
Total Expenditures	30,700	24,000	10,985	13,015
Excess (deficiency) of revenues over expenditures	-	-	14,626	14,626
Other financing sources (uses)				
Operating Transfers in	-	-	5,483	5,483
Operating Transfers (out)	-	-	(10,984)	(10,984)
Total other financing sources (uses)	-	-	(5,501)	(5,501)
Net change in fund balance	-	-	9,125	9,125
Fund balance at beginning of year	<u>2,001,604</u>	<u>2,001,604</u>	<u>2,001,604</u>	-
Fund balance at end of year	<u>\$ 2,001,604</u>	<u>\$ 2,001,604</u>	<u>\$ 2,010,729</u>	<u>\$ 9,125</u>

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
BUDGETARY COMPARISON SCHEDULE
SFRPI FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

SFRPI Fund

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance to Final Budget Favorable (Unfavorable)</u>
REVENUES				
Total Revenues	\$ -	\$ -	\$37,079	\$ 37,079
EXPENDITURES				
Total Expenditures	-	-	-	-
Excess (deficiency) of revenues over expenditures	-	-	37,079	37,079
Other financing sources (uses)				
Operating Transfers in	-	-	-	-
Operating Transfers (out)	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	-	-	37,079	37,079
Fund balance at beginning of year	<u>4,172</u>	<u>4,172</u>	<u>4,172</u>	<u>-</u>
Fund balance at end of year	<u>\$ 4,172</u>	<u>\$ 4,172</u>	<u>\$41,251</u>	<u>\$ 37,079</u>

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
SCHEDULE OF CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM PENSION PLAN
LAST TEN FISCAL YEARS**

	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	\$ 175,356	\$ 161,890	\$ 128,515	\$ 122,770	\$ 109,090	\$ 122,557	\$ 126,170	\$ 120,681	\$ 116,621
Contributions in relation to the contractually required contribution	(175,356)	(161,890)	(128,515)	(122,770)	(109,090)	(122,557)	(126,170)	(120,681)	(116,621)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-
SFRPC covered-employee payroll	\$ 1,205,522	\$ 1,188,177	\$ 1,006,185	\$ 865,803	\$ 797,279	\$ 958,014	\$ 1,023,750	\$ 1,004,216	\$ 958,787
Contributions as a percentage of covered-employee payroll	-14.55%	-13.63%	-12.77%	-14.18%	-13.68%	-12.79%	-12.32%	-12.02%	-12.16%

**Note: The amounts presented for each fiscal year were determined as of September 30th.
Information is not available prior to fiscal year 2014.**

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM PENSION PLAN
LAST TEN FISCAL YEARS**

	2022	2021	2020	2019³	2018	2017²	2016	2015	2014
liability (asset)	0.002411995%	0.002501821%	0.002204915%	0.002588771%	0.002441015%	0.042122000%	0.041674824%	0.040376046%	0.038232292%
SFRPC proportionate share of the net pension liability (asset)	\$ 897,456	\$ 188,984	\$ 26,376,273	\$ 891,512	\$ 735,247	\$ 12,463,682	\$ 10,522,926	\$ 5,215,108	\$ 2,332,732
SFRPC covered-employee payroll	\$ 1,205,522	\$ 1,188,177	\$ 1,006,185	\$ 865,803	\$ 797,279	\$ 958,014	\$ 1,023,750	\$ 1,004,216	\$ 958,787
SFRPC proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	74.45%	15.91%	2621.41%	102.97%	92.22%	1300.99%	1027.88%	519.32%	243.30%
Plan fiduciary net position as a percentage of the total pension liability	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%	96.09%

¹ The amounts presented for each fiscal year were determined as of 6/30.

² NPL at 2017 has been increased by \$10,152,810 due to implementation of GASB 75.

³ NPL at 2019 has been decreased by \$940,602.

**Note: The amounts presented for each fiscal year were determined as of September 30th.
Information is not available prior to fiscal year 2014.**

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
SCHEDULE OF CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM HEALTH INSURANCE SUBSIDY
LAST TEN FISCAL YEARS**

	2022	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	20,016	14,460	18,969	16,966	13,936	15,661	17,275	12,598	9,064
Contributions in relation to the contractually required contribution	(20,016)	(14,460)	(18,969)	(16,966)	(13,936)	(15,661)	(17,275)	(12,598)	(9,064)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-
SFRPC covered-employee payroll	\$ 1,205,522	\$ 1,188,177	\$ 1,006,185	\$ 865,803	\$ 797,279	\$ 958,014	\$ 1,023,750	\$ 1,004,216	\$ 958,787
Contributions as a percentage of covered-employee payroll	-1.66%	-1.22%	-1.89%	-1.96%	-1.75%	-1.63%	-1.69%	-1.25%	-0.95%

* The amounts presented for each fiscal year were determined as of 6/30.

**Note: The amounts presented for each fiscal year were determined as of September 30th.
Information is not available prior to fiscal year 2014.**

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM HEALTH INSURANCE SUBSIDY
LAST TEN FISCAL YEARS**

	2022	2021	2020	2019	2018	2017	2016	2015	2014
SFRPC proportion of the net pension liability (asset)	0.003307945%	0.003356209%	0.002899076%	0.002588771%	0.002441015%	0.042122000%	0.041674824%	0.040376046%	0.038232292%
SFRPC proportionate share of the net pension liability (asset)	\$ 350,364	\$ 411,689	\$ 5,673,055	\$ 5,095,930	\$ 4,674,232	\$ 4,503,879	\$ 4,857,028	\$ 4,117,722	\$ 3,574,813
SFRPC covered-employee payroll	\$ 1,205,522	\$ 1,188,177	\$ 1,006,185	\$ 865,803	\$ 797,279	\$ 958,014	\$ 1,023,750	\$ 1,004,216	\$ 958,787
SFRPC proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	29.06%	34.65%	563.82%	588.58%	586.27%	470.13%	474.43%	410.04%	372.85%
Plan fiduciary net position as a percentage of the total pension liability	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%	0.99%

* The amounts presented for each fiscal year were determined as of 6/30.

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, governments should present information for only those years for which information is available.

Note 2: The amounts shown above are for illustration purposes only. Each employer will determine the appropriate amounts to present based upon amounts published in the pension allocation schedules.

Note 3: The Plan's fiduciary net position as a percentage of the total pension liability is published in Note 4 of the Comprehensive Annual Financial Report.

Note 4: Refer to GASB 68, paragraph 81a - the information in this schedule should be determined as of the measurement date of the collective net pension liability.

**Note: The amounts presented for each fiscal year were determined as of September 30th.
Information is not available prior to fiscal year 2014.**

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2022**

Note 1- Budgetary Requirements

The South Florida Regional Planning Council (the “Council”) prepares an annual operating budget for all the funds presented in the financial statements. They include the following:

1. General Fund
2. Planning Projects Fund
3. EDA Revolving Loan Fund
4. Other Revolving Loan Funds
5. The SFRPI Fund

The Council’s budgeting process is based on estimates of revenues and expenditures and requires that all budgets be approved by the Board of the Council (the “Board”). Subsequent amendments to the budget, if any, are approved by the Board; however, there were no amendments for fiscal year ended September 30, 2022.

Budgets are prepared on the same basis of accounting as required for Governmental Fund Types. Any remaining fund balances remain with the Council at the end of the year.

For the year ended September 30, 2022, the budget to actual comparison for the major funds were the following:

- General Fund revenues were \$1,609,562 or \$561,731 higher than the budget.
- General Fund expenditures were \$1,376,973 or \$427,783 higher than the budget.
- Planning Project Fund revenues were \$565,858 or \$467,909 lower than the budget.
- Planning Project Fund expenditures were \$826,539 or \$207,228 lower than the budget.
- EDA Revolving Loan Fund revenues were \$776,463 or \$387,463 higher than the budget.
- EDA Revolving Loan Fund expenditures were \$476,789 or \$87,789 higher than the budget.
- Other Revolving Loan Fund revenues were \$25,611 or \$1,611 higher than the budget.
- Other Revolving Loan Fund expenditures were \$10,985 or \$13,015 lower than the budget.

Note 2 – Pension Information

The discount rate used to measure the pension liability of the HIS plan as of June 30, 2022, was increased from 2.16% to 3.54%, reflecting the change in the Bond Buyer General Obligation 20-Bond Municipal Bond Index as of June 30, 2022.

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

COMPLIANCE SECTION

SEPTEMBER 30, 2022

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Council Members of the
South Florida Regional Planning Council

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the South Florida Regional Planning Council (the "Council"), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Council's basic financial statements, and have issued our report thereon dated June 30, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Council's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. Accordingly, we do not express an opinion on the effectiveness of the Council's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Council's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS - Continued**

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hollywood, Florida
June 30, 2022

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Council Members of the
South Florida Regional Planning Council

Report on Compliance for Each Major Federal Program

We have audited the South Florida Regional Planning Council's (the "Council") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Council's major federal programs for the year ended September 30, 2022. The Council's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Council's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Council's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Council's compliance.

Opinion on Each Major Federal Program

In our opinion, the Council, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2022.

Report on Internal Control over Compliance

Management of the Council, is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Council's internal control over

**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM
GUIDANCE - Continued**

compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Council’s internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Hollywood, Florida
June 30, 2022

**SOUTH FLORIDA REGIONAL COUNCIL
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

FEDERAL AWARDS	ALN/CFDA	Contract #	Expenditures	Loans Receivable	Cash & Investments	Total Expenditures	(2) Federal Share
<u>US Dept. of Commerce - Economic Development Administration</u>							
<u>Economic Development Cluster</u>							
RLF CARES Act	11.307	04-79-07544	\$ 275,319	\$ 5,372,929	\$ 267,702	\$ 5,915,950	100.00% \$ 5,915,950
Economic Development_Strategic Economic Development Plan	11.307	04-69-07325	153,246			153,246	50.00% 76,623
Coronavirus Aid, Relief, and Economic Security (CARES) Act	11.307	ED20ATL3070093	198,474			198,474	198,474
Economic Development Cluster			627,040	5,372,929	267,702	6,267,670	6,191,047
Total US Department of Commerce			627,040	5,372,929	267,702	6,267,670	6,191,047
<u>US Department of Transportation</u>							
Interagency Hazardous Materials Public Sector Training and Planning Grants Passed through the State of Florida Division of Emergency Management	20.703	D0005	122,585			122,585	122,585
<u>Federal Transit Administration (FTA)</u>							
Federal Transit Capital Investment Grants Passed through South Florida Regional Transportation Authority ("SFRTA")	20.500	D20 15-TODP-0008	67,727			67,727	67,727
Total US Department of Transportation			190,312			190,312	190,312
<u>US Department of Defense</u>							
Community Economic Adjustment Assistance for Responding to Threats to the Resilience of a Military Installation	12.003	MIR1319-21-01	272,807			272,807	90.00% 245,526
<u>US Department of Environmental Protection</u>							
Brownfields Multipurpose, Assessment, Revolving Loan Fund, and Cleanup Cooperative Agreements	66.818	BF-OOD93919-0	10,985			10,985	10,985
Total Federal Awards			\$ 828,336	\$ 5,372,929	\$ 267,702	\$ 6,468,966	\$ 6,392,343

The accompanying notes to the schedule of expenditures of federal awards are an integral part of this schedule.

**SOUTH FLORIDA REGIONAL COUNCIL
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Note 1 - Summary of Significant Accounting Policies

The accompanying Schedule of Expenditures of Federal Awards included herein represents the Federal grant activity of the South Florida Regional Council (the "Council").

Basis of Presentation

The information in this schedule is presented in accordance with accounting principles generally accepted in the United States and the requirements of Title 2, Part 200 of the Code of Federal Regulations (2 CFR part 200). Some amounts presented in this schedule may differ from amounts presented in, or used in, the preparation of the basic financial statements.

Basis of Accounting

The expenditures in the accompanying Schedule of Expenditures of Federal Awards are presented using the accrual basis of accounting. The accrual basis recognizes expenses when they are incurred.

Note 2 - Indirect Cost Rate

The Council has not elected to use the 10 percent de minimis cost rate allowed under the Uniform Guidance.

Note 3 - Loans Receivable

The Schedule of Expenditures of Federal Awards (SEFA) for EDA RLF grant (CFDA 11.307, contract # 04-89-03952) shows as a separate line item calculated as follows:

1. Balance of RLF loans outstanding at the end of the fiscal year, *plus*
2. Cash and investment balance in the RLF at the end of the fiscal year, *plus*
3. Administrative expenses paid out of RLF income during the fiscal year; *plus*
4. The unpaid principal of all loans written off during the fiscal year; *and then multiply this sum (1+ 2 +3+4) by*
5. The Federal share of the RLF. The Federal share is defined as the Federal participation rate (or the Federal grant rate) as specified in the grant award.

Economic Development Agency Revolving Loan Funds

	2022	
	RLF Consolidated	RLF CARES
Balance of Principal	\$ 4,305,310	\$ 5,372,929
Administrative Expenses	175,468	275,319
Net total	4,480,778	5,648,248
% of Federal Share	89.50%	100.00%
Federal Share	\$ 4,010,296	\$ 5,648,248

**SOUTH FLORIDA REGIONAL COUNCIL
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

In March 2021, the Council was notified that the EDA Consolidated Revolving Loan Fund was defederalized by the Economic Development Agency.

The balance of RLF loan receivables outstanding as of September 30, 2022, are as follows:

<u>Loan Description</u>	<u>Balance</u>
Economic Adjustment Assistance Program	\$ 4,305,310
CARES Act	\$ 5,372,929

Note 4 - Contingencies

Grant monies received and disbursed by the Council are for specific purposes and are subject to review by the grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. Based upon prior experience, the Council does not believe that such disallowances, if any, would have a material effect on the financial position of the Council. As of June 28, 2022, management is not aware of any material questioned or disallowed costs as a result of grant audits in process or completed; however, the possible disallowance by a governmental agency of any item charged to a program or project cannot be determined at this time.

**SOUTH FLORIDA REGIONAL COUNCIL
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:

Unmodified

- Material weakness(es) identified? ___Yes XNo
- Significant deficiency(ies) identified that are not considered to be a material weakness? ___Yes XNone Reported
- Noncompliance material to financial statements noted? ___Yes XNo

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? ___Yes XNo
- Significant deficiency(ies) identified that are not considered to be a material weakness? ___Yes XNone Reported

Type of auditor's report issued on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? ___Yes XNo

Identification of major programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program</u>
11.307	U.S. Department of Commerce - Economic Adjustment Assistance (<i>Economic Development Cluster</i>)
12.003	Community Economic Adjustment Assistance for Responding to Threats to the Resiliency of a Military Installation

Dollar threshold used to distinguish between Type A and Type B programs:

\$750,000

Auditee qualified as a low-risk auditee? XYes ___No

**SOUTH FLORIDA REGIONAL COUNCIL
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Section II - Financial Statement Current Year Findings and Questioned Costs

There were no findings and questioned costs noted during the current year.

Section III - Financial Statement Prior Year Findings and Questioned Costs

There were no findings and questioned costs noted during the prior year.

Section IV - Federal Award Current Year Findings and Questioned Costs

There were no findings and questioned costs noted during the current year.

Section V - Federal Award Prior Year Findings and Questioned Costs

There were no findings and questioned costs noted during the prior year.

Section VI - Other Matters

There were no other matters noted in the current or prior year.

Management Letter in Accordance with Rules of the Auditor General of the State of Florida

To the Council Members of the
South Florida Regional Planning Council

Report on the Financial Statements

We have audited the financial statements of the South Florida Regional Planning Council (the "Council") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 30, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 30, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no such findings or recommendations.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in the management letter, unless disclosed in the notes to the financial statements. The name or official title and legal authority of the primary government and component unit are disclosed in the notes to the financial statements.

**Management Letter in Accordance with
Rules of the Auditor General of the State of Florida - Continued**

Financial Condition and Management

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, Members of the Council and management and is not intended to be and should not be used by anyone other than these specified parties.

Hollywood, Florida
June 30, 2023



2521 Hollywood Boulevard
Hollywood, Florida 33020
Telephone: 954-927-5900
Fax: 954-927-5927

1176 NW 163 Drive
Miami Gardens, Florida 33169
Telephone: 305-628-1510
Fax: 305-628-1595

900 Osceola Drive, Suite 2011
West Palm Beach, Florida 33409
Telephone: 561-547-0545
Fax: 561-253-2747

Member: American Institute of Certified Public Accountants | Florida Institute of Certified Public Accountants

INDEPENDENT ACCOUNTANT’S REPORT

To the Council Members of the
South Florida Regional Planning Council

We have examined South Florida Regional Planning Council’s (the “Council”) compliance with the requirements of Section 218.415, Florida Statutes, during the fiscal year ended September 30, 2022. Management is responsible for the Council’s compliance with those requirements. Our responsibility is to express an opinion on the Council’s compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management’s assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management’s assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management’s assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Council’s compliance with the specified requirements.

In our opinion, the Council complied in all material respects with Section 218.415 Florida Statutes for fiscal year ended September 30, 2022.

Hollywood, Florida
June 30, 2023

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

June 16, 2023

The South Florida Regional Planning Council met virtually and in person on this date at the Murray E. Nelson Government Center, 102050 Overseas Highway, Key Largo, FL 33037. Chair Geller welcomed everyone and called the meeting to order at 10:37 a.m. He reminded everyone of the meeting's procedures and asked Councilmember Furr to lead the Pledge of Allegiance.

I. Pledge of Allegiance and Roll Call

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

* Virtually Present

** Absent

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

The following Ex-Officio Member was present:

Armando L. Vilaboy, representing the South Florida Water Management District

The following Ex-Officio Member was virtually present:

Shereen Yee Fong was virtually present for Dat Huynh representing the Florida Department of Transportation, District VI

The following Ex-Officio Member was not present nor virtually present:

Jason Andreotta representing the Florida Department of Environmental Protection (SE District)

Sam Goren, Legal Counsel, stated for the record there is a quorum present.

II. Welcome by Chair Geller and SFRPC Council Member & Monroe County Commissioner Michelle Lincoln

Chair Geller thanked Monroe County for hosting today's meeting and welcomed newly appointed Ex-Officio Member, Armando Louis Vilaboy, South Florida Water Management representative. Ex-Officio Vilaboy briefed the Councilmembers on his professional history and offered to help in any way needed. Chair Geller asked Councilmember Lincoln to welcome the Monroe County guests.

III. Approval of Council Agenda

Motion was carried by unanimous consent.

IV. Special Guests & Presentations

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

Councilmember Lincoln welcomed everyone to Monroe County and the fabulous Florida Keys. She recognized Councilmember Kaufman, the municipal representative for the City of Key West; State Representative Jim Mooney of District 120; Rhonda Haag, Monroe County's Chief Resiliency Officer; and Lisa Tennyson, Director of Legislative Affairs.

Councilmember Lincoln stated she was honored to introduce State Representative Jim Mooney who was born and raised in the Keys and understands the needs of municipal and county concerns. Representative Mooney noted there is a difference between Key West, the Northern Keys, and the Mainland, which are all located in his District 120. He gave accolades to U.S. House Representative Debbie Wasserman Schultz and her knowledge of resiliency and sea level rise. Representative Mooney spoke about the impacts of resiliency on inland communities, Everglades encroachment, sinking infrastructure, permitting process, moving/displacing people, etc., and finding the means to help solve the problems. He also discussed some difficulties with the coordination between agencies, municipalities, counties, etc. Chair Geller thanked Representative Mooney and invited him to the SFRPC meeting for the Urban Development Boundary discussion when it comes to fruition. Chair Geller talked about the problems with the constant rain, drainage canals, canal storage, salinity control barriers, fixing the problems, the trouble of finding funding for the solutions, and the need to contact our Congressional Delegation and U.S. Senate on these issues. Councilmember Furr stated that the Florida counties will have to update their wastewater treatment plants once the new legislation is passed. He considers Monroe County's approach to be successful. Representative Mooney detailed the Monroe County funding process and his discussions with the Representatives in Tallahassee. Councilmember Kaufman reminded everyone of the cost of maintenance and replacement of the Advanced Wastewater Treatment Plant (AWT), offered a tour of the AWT facility in Key West, and questioned if there were any funding opportunities through the state. Representative Mooney stated there is an appetite for funding, and mentioned a bill designed that every facility had to meet certain maintenance requirements which will be costly but necessary. Councilmember Bailey thanked Representative Mooney for his presentation and courage in his long-term planning.

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

Councilmember Lincoln introduced Rhonda Haag, Monroe County Chief Resiliency Officer and active member of the Southeast Florida Regional Climate Change Compact Steering Committee. Ms. Haag gave a detailed update on the Monroe County Resiliency Efforts. Her presentation showed the sea level rise projections, the Resiliency Planning and Living Shoreline Projects, the municipal projects managed by the County, Roadway Vulnerability Study, Adaptation Plan and Program Cost, funding, Storm Risk Management Feasibility Study, etc. The presentation can be found on the SFRPC website:

<https://sfregionalcouncil.org/wp-content/uploads/2023/06/Haag-Monroe-County-Resilience-Update-for-RPC.pdf>.

Councilmember Kaufman noted that this is very important to Key West's Mayor Johnson and detailed the ad-valorem for the City of Key West. Discussion ensued on the possibility of no future funding and the possible solutions. Lisa Tennyson, Monroe County Legislative Affairs Director, explained that most of the past funding came from the Federal Government and that funding is dwindling. Additional funding is still needed and needs the continued commitment of the State and local constituents (in terms of property taxes, assessments, and bonding). Chair Geller thanked them for the interesting presentation and appreciates their presence (virtually) today.

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)

Mr. Handerhan updated the Councilmembers on Property and Flood Insurance for the State of Florida, the history, challenges, reinsurance companies, climate change impacts, catastrophic weather events increasing, insurance companies and how they operate, clients' affordability (low-cost premiums being sought), insurance companies leaving the state, the reason for the increases over the years, etc. He explained the reforms and rate structures which happen very slowly. He also explained why Citizens Insurance is the only insurance that the tri-county has access to since there are few private market options, and the private market insurance will not be available for quite a few years. In the short term, pricing will become more expensive in the tri-county area and should see some stabilization in time. Mr. Handerhan explained the new legislative requirements for flood insurance, which can be purchased in the private market or the National Flood Insurance Program. The private market flood insurance access is like property insurance (not readily available for the tri-county area). He explained the National Flood Insurance Program rehailed the pricing, zoning, property height, housing construction material, and the Program's structure in detail. He stated that there are some states that came together in litigation against the National Flood Insurance Program about the risk rating and affordability to homeowners. He explained the legislative reform (at the state level) regarding the requirements if the homeowner is with Citizens Property Insurance/Wind Insurance/Flood Insurance, and the caveats/exemptions to this reform. Mr. Handerhan also discussed state legislation regulating attorney fees during a claim process. An additional bill (Insurer Accountability Bill) was passed to provide more oversight over the insurance companies to make sure they are meeting the obligations of their policyholders. If they don't, there are financial consequences, examinations, etc. The Office of Insurance Regulations will now have regulatory oversight over insurance companies. The Legislature has tried to change the framework to disincentivize litigation in favor of having the regulatory bodies be more of the arbitrator in claim disputes. He suggested that homeowners research the insurance companies, policy coverages, and consider the replacement cost value of their possessions.

V. Action Items

A. Minutes of the Previous Meeting

Chair Geller motioned to approve the Meeting Minutes for May 15, 2023. Councilmember Kaufman moved the motion and Councilmember Ross seconded the motion, which was carried by a unanimous vote.

B. Financial Report & Audit Update

Director of Finance and IT, Leo Braslavsky Soldi, presented the Financial Report in detail. Chair Geller stated that the Audit will be presented in July.

Chair Geller motioned to approve the Financial Report. Councilmember Horland moved the motion and Councilmember Kaufman seconded the motion. Roll was called and the item was carried by a unanimous vote.

C. Consent: Comprehensive Plan Amendment Reviews

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

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

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

Public Comments

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

Councilmember Lincoln motioned to approve the proposed Comprehensive Plan Amendments. Councilmember Kaufman seconded the motion. Roll was called and the item was carried by a unanimous vote.

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

Adopted

- 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

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

Public Comments

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

Councilmember Horland motioned to approve the adopted Comprehensive Plan Amendments. Councilmember Furr seconded the motion. Roll was called and the item was carried by a unanimous vote.

D. Resolution 23-01 Homestead Air Reserve Base

Mrs. Cosio Carballo explained Resolution 23-01 Homestead Air Reserve Base. At the May Council Meeting, the South Florida Defense Alliance made the Councilmembers aware of the threat to the Homestead Air Reserve Base (HARB) and its continued operations. The Resolution states that the Council supports HARB, and its continued operations; Monroe County has passed a similar Resolution. Councilmember Lincoln is glad that the Council is supporting Monroe County on this important issue.

Public Hearing

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

Public Comments

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

Councilmember Lincoln motioned to approve Resolution 23-01 Homestead Air Reserve Base. Councilmember Kaufman seconded the motion, which was carried by a unanimous vote.

Chair Geller stated that there will be a Treasure Coast and South Florida Regional Planning Council Joint Meeting in October. There are three possible follow-up discussions: solid waste (recycling); affordable housing (transit-oriented development); or insurance (flood and windstorm). He asked the Councilmembers to contact Mrs. Cosio Carballo for additional suggestions. The next SFRPC Conference suggested by Councilmember Garcia will most likely be on mental health. Chair Geller appointed Councilmember Garcia as the primary point Council Member on this topic and stated that the past Joint and SFRPC Conferences have been very well received.

VI. Program Reports and Activities

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

Mr. Tart updated the Councilmembers on the CARES Act, which has provided more than \$7 million to 34 businesses, along with technical resources to help stabilize those businesses who were impacted by

COVID. The SFRPC assisted 5 businesses in Monroe County with more than \$1 million. The Program continues to reach out in the tri-county area. Regarding the traditional RLF, this Program continues to do well with total assets of \$5.5 million to serve 30 borrowers. Goren, Cherof, Legal Counsel's office, continues to provide information on the borrowers in the legal collection. More detailed information is in the Council Packet. The SFRPC was recently awarded \$1.5 million for an Assessment and Remediation Grant (\$500K), and Brownfields Revolving Loan Fund capital (\$1M) for the South Florida Region. As a result, the SFRPC was contacted by the environmental consultant, representing Habitat for Humanity of Key West and the Lower Florida Keys to help explore funding for the assessment and cleanup of a brownfields site located in Middle Torch Key. This site is being reviewed with the help of the Environmental Protection Agency. He thanked the Councilmembers for their support. Mrs. Cosio Carballo stated that the SFRPC RLF Program has won many awards and is one of two Councils with RLF Programs in the State; the other one is at the Apalachee Regional Planning Council. The SFRPC's Program has been around for 25 years. U.S. Economic Development Administration has profiled our RLF Program on its website. Mr. Tart stated that there is still funding available in both Loan programs.

C. SFRPC Highlights

VII. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo thanked Monroe County for hosting today's meeting, Representative Mooney for joining us, and Council and Monroe County staff. She stated that June 26th will be the final meeting for the Military Installation at the HARB. She stated this is the first resilience review in Florida of four installations: Naval Air Station Key West, HARB, SouthCom in Doral, and South Florida Ocean Measurement Facility in Dania Beach. The SFRPC is working with the Department of Defense to identify funds to implement the resilience improvements that have been identified in this process and will keep the Councilmembers updated. Mrs. Cosio Carballo invited and gave the meeting details for the Councilmembers who may want to attend the June 26th meeting. She stated that SFRPC staff is working with Miami-Dade County Councilmember García's staff on the solid waste and recycling conversation. The Highlights include the significant accomplishments among the Council staff and Councilmembers who advocate in the community highlighting the Council's work. She thanked everyone for attending.

B. Legal Counsel Report

Mr. Goren summarized the litigation on the Dawson Case which started in 2018. He thanked Jeff Tart and the professional staff for their help and coordination with his staff.

C. Council Members Report - none

D. Ex-Officio Report - none

VIII. Announcements and Attachments

A. Attendance Form

- B. Correspondence and Articles
- C. Upcoming Meetings

Mrs. Cosio Carballo stated that the Joint Conference with Treasure Coast Regional Planning Council will be on October 27, 2023, instead of October 20th.

- 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 27, 2023, Joint Conference (TBD)

IX. Adjournment

Chair Geller adjourned the meeting at 12:30 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 June 16, 2023, meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 31st day of July 2023.

Michelle Lincoln, Secretary
Monroe County Commissioner, District 2

Date



AGENDA ITEM # IV.B

DATE: JULY 31, 2023
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: FINANCIAL REPORT

Please find attached the Council's Financial Report comparing April 2023 through June 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.sfr regionalcouncil.org

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

June 30, 2023

(unaudited)

	April	May	June	Increase (Decrease)
<u>General Fund</u>				
Assets:				
Cash GF	1,534,805	1,620,485	1,442,784	(177,701)
SBA - Investment Account	11,574	11,626	11,677	51
Accounts Receivable	151,065	166,902	236,130	69,227
Due From Other Funds	33,932	29,937	37,422	7,484
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	1,746,853	1,844,427	1,743,488	(100,939)
Liabilities and Fund Balance:				
Liabilities	(3,010)	(1,910)	(3,010)	(1,100)
Fund Balance	1,749,864	1,846,337	1,746,498	(99,839)
Total Liabilities and Fund Balance	1,746,853	1,844,427	1,743,488	(100,939)
<u>Federal, State & Local</u>				
Assets:				
Accounts Receivable	142,558	158,868	229,554	70,686
Total Assets	142,558	158,868	229,554	70,686
Liabilities and Fund Balance:				
Liabilities	6,723	(489)	(538)	(49)
Due to General Fund	-	-	-	-
Fund Balance	135,835	159,356	230,092	70,735
Total Liabilities and Fund Balance	142,558	158,868	229,554	70,686
<u>Revolving Loan Funds</u>				
Assets:				
Cash RLF	2,305,075	2,303,460	2,050,067	(253,394)
Accounts Receivable	10,857,626	10,863,207	11,123,541	260,334
Allowance for Loan Losses	(1,088,554)	(1,088,554)	(1,088,554)	-
Total Assets	12,074,147	12,078,113	12,085,054	6,940
Liabilities and Fund Balance:				
Liabilities	2,441	24	24	-
Due To Other Funds	33,932	29,937	37,422	7,484
Fund Balance	12,037,774	12,048,152	12,047,608	(544)
Total Liabilities and Fund Balance	12,074,147	12,078,113	12,085,054	6,940
<u>Southeast Florida Regional Prosperity Institute</u>				
Assets:				
Cash	40,951	40,966	41,043	77
Total Assets	40,951	40,966	41,043	77
Liabilities and Fund Balance:				
Liabilities	-	-	-	-
Fund Balance	40,951	40,966	41,043	77
Total Liabilities and Fund Balance	40,951	40,966	41,043	77

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

June 30, 2023

(unaudited)

<u>Description</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>Fiscal to Date</u>	<u>% Realized</u>	<u>Annual Budget</u>	<u>% of Budget</u>	<u>Remaining Budget</u>
<u>REVENUE REPORT</u>								
Membership Dues	\$ -	\$ -	\$ -	\$ 970,865	100%	\$ 970,866	29%	\$ 1
Interest & Other Income	48	9,215	8,576	25,764	1718%	1,500	0%	(24,264)
Federal Funded Projects	26,575	274,205	60,898	1,182,021	75%	1,568,530	47%	386,509
State Funded Projects	-	-	37,564	68,131	84%	80,952	2%	12,821
Local Funded Projects	3,193	1,247	-	194,411	94%	207,000	6%	12,589
Trust Funds	37,295	37,829	36,878	360,224	72%	500,000	15%	139,776
TOTAL Revenues	67,111	322,496	143,915	2,801,416	84%	3,328,848	100%	527,433
<u>EXPENSE REPORT</u>								
<u>Operating Expenses</u>								
Staff Compensation	\$ 113,942	\$ 119,107	\$ 170,768	\$ 1,129,980	64%	\$ 1,766,494	53%	\$ 636,514
Occupancy	11,213	8,415	8,415	78,246	82%	95,000	3%	16,754
Utilities Electric/Sanitation	455	429	483	3,655	61%	6,000	0%	2,345
Janitorial Services	750	750	750	6,750	74%	9,180	0%	2,430
Repairs & Maintenance	850	-	-	1,018	17%	6,000	0%	4,982
Storage	498	498	498	4,713	86%	5,500	0%	787
Office Automation	4,970	3,494	7,165	42,493	61%	70,000	2%	27,507
Advertising, Notices, Supplies, Postage	985	1,503	902	30,312	103%	29,500	1%	(812)
Travel	65	1,288	199	3,570	32%	11,000	0%	7,430
Professional Development	5,589	902	2,126	22,461	75%	30,000	1%	7,539
Insurance	-	-	-	20,305	65%	31,320	1%	11,016
Miscellaneous Expenses	-	-	-	-	0%	5,500	0%	5,500
Legal Services (1)	-	19,265	3,828	37,881	84%	45,000	1%	7,119
Financial Services	409	778	430	7,580	14%	54,200	2%	46,620
Professional Consultants	5,710	-	-	16,017	32%	50,000	2%	33,984
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	145,436	156,429	195,566	1,404,980	63%	2,239,694	67%	834,714
Pass Through Expenses:	-	46,029	25,666	613,471	50%	1,227,410	36%	613,939
TOTAL Expenses	145,436	202,459	221,232	2,018,451	58%	3,467,104	103%	1,448,653
Excess (deficit) Revenues over Expenditures	\$ (78,324)	\$ 120,038	\$ (77,317)	\$ 782,964		\$ (138,256)	-4%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 31,526				
<i>Note: Percentage of Fiscal Year lapsed</i>				75.00%				



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JULY 31, 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

PROPOSED AMENDMENTS

- **City of Aventura 23-01ESR**
Got183 amending the Future Land Use Map designation of 2785 NW 183rd Street (1.55 acre of vacant land) from Medium-Density to High-Density Residential to build a 21-story multi-family residential building.
- **City of Aventura 23-02ESR**
Amending the text to the Future Land Use Element designation of 2785 NW 183rd Street (1.55 acre of vacant land) from Medium-Density to High-Density Residential to build a 21-story multi-family residential building, related to “Got183”.
- **City of Aventura 23-03ESR**
Amending the text to the Future Land Use Element designation for 4.285 acres of property in the center of the City. The requested amendment is to allow residential uses in the Town Center’s future land use category with a maximum residential density of 70 dwelling units per acre, in the Town Center designated properties, related to “Aventura 2999 LLC”.
- **Village of Biscayne Park 23-02ER**
EAR-Based Amendment and Water Supply Update.

Council recommends that the Village of Biscayne Park incorporate the results of the Village’s Vulnerability Assessment and Resilience Strategy Master Plan process which is currently underway. It is recommended that, prior to the adoption of this amendment package, the recommendations of the Plan be considered and addressed as part of the EAR.
- **City of Miami 23-04ESR**
Amendment to the Major Institutional, Public Facilities, transportation, and Utilities Future Land Use designation in the Miami Comprehensive Neighborhood Plan to clarify the allowance of residential facilities.

ADOPTED AMENDMENTS

- **Village of Biscayne Park 23-01ESR***
Property Rights Element.
- **City of Fort Lauderdale 23-01ESR**
Mixed Land Use Updates.
- **City of Key West 23-01ACSC**
Future Land Use Element update of Workforce-Affordable Housing Allocations to provide for a Building Permit Allocation System Units for 907 Caroline Street, Key West.
- **City of Key West 23-02ACSC**
Amends the City of Key West’s Comprehensive Plan to include the City’s Vision, Mission Statement, and Core Values.
- **City of Layton 22-01ER***
Peril of Flood and Property Rights Element reflecting modifications based on DEO’s Objections, Recommendations, and Comments Report.

- **City of Miami 23-01ESR**
Amendment to eliminate the Buena Vista Yards Regional Activity Center (RAC) in the Future Land Use Element of the Miami Comprehensive Neighborhood Plan (MCNP) and update the Future Land Use Map.
- **City of Miami 23-03ESR**
Amendment to strike or replace references to the Neighborhood Enhancement Team (NET) in the Miami Comprehensive Neighborhood Plan (MCNP) and update other elements.
- **City of Sunrise 22-01ESR***
Property Rights Element.

*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 #IV.E

DATE: JULY 31, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: FY 2023 – 2024 MEMBERSHIP FEES

The Council is required to certify membership fees for the upcoming fiscal year to our member counties by August 1st of each year. For 28 years (May 1994 to July 2021), the per capita rate was held steady by the Council at \$.175 per capita. In July 2021, the Council voted to begin a gradual increase over a period of five years of the per capita rate. The FY22/23 rate was set at \$.20 per capita and with a scheduled increase of \$.0125 per capita for the following four years to reach \$.25 per capita in FY26/27. On April 17, 2023, the Council voted to add an additional \$.0125 per year to reach \$.30 by FY 26/27. These funds are needed to maintain and increase Council services to our member local governments. In FY 23/24, the Council’s dues rate will continue to be among the lowest of the regional planning councils.

Council staff uses the resident population projections for April 1, 2024 (the mid-point of the Council’s fiscal year) prepared by the Florida Legislature’s Office of Economic and Demographic Research (EDR). The table below shows the projected resident population for April 1, 2024, and the corresponding fees for each county at the historic rate of \$0.175 cents per capita compared to the proposed rate of \$0.20 per capita.

Population Estimate (Residents)	FY 2023-2024 April 1, 2024	FY 2022 – 23 Dues \$0.20 /capita	FY 2023 -24 Dues \$0.2250 / capita
Miami-Dade	2,802,782	\$556,909.20	\$630,625.95
Broward	2,000,609	\$397,177.80	\$450,137.03
Monroe	84,922	\$16,778.60	\$19,107.45
South Florida	4,888,313	\$ 970,865.60	\$ 1,099.870.43

Source: Based on the results from the Florida Demographic Estimating Conference, February 2023 and UF, BEBR, Florida Population Studies, Volume 56, Bulletin 195, April 2023 medium county projections.

Recommendation: Approve the Council Dues for FY 2023 – 2024



South Florida Regional Planning Council
 1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
 954-924-3653 Phone, 954-924-3654 FAX
www.sfrationalcouncil.org

Regional Planning Council		2022-23 Per Capita Rate
Apalachee		\$4,000 base; \$.07/capita; \$5,000 min (counties only)
Central Florida	.37	\$0.37/capita (counties only)
East Central Florida	.21	\$0.2089/capita (counties only)
Emerald Coast		Base fees for counties and cities vary plus \$0.05/capita
North Central Florida	.30	\$0.30/capita
Northeast Florida	.41	\$0.41/capita (counties only)
South Florida	.20	\$0.20 / capita (counties only)
Southwest Florida	.30	\$0.30/capita (counties only)
Tampa Bay	.32	\$2,000 base fee for cities; \$0.32/capita for counties
Treasure Coast	.43	\$0.43/capita (counties only)

Regional Convenings (Completed)

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

Upcoming:

2023

- Ongoing: Follow-up regional collaboration on Solid Waste Management
- Ongoing: Follow-up regional collaboration on Affordable Housing
- New: Update of Strategic Regional Policy Plan for South Florida
- New: CEDS Committee Meeting
- SFRPC / TCRPC Joint Council Meeting (Date/Topic: TBD) (Could be 2024)
- October 27, 2023: SFRPC / TCRPC Joint Conference. (Topic: TBD)
- Clean Cities Coalitions National Meeting

2024

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

**South Florida Counties
SFRPC Membership Fees
Fiscal Year 2023-24**

	FY 21-22	FY 22-23	FY 23-24 *	FY 24-25	FY 25-26	FY 26-27
Population Estimate (EDR / BEBR)	April 1, 2022	April 1, 2023	April 1, 2024	April 1, 2025	April 1, 2026	April 1, 2027
Broward	1,980,324	1,985,889	2,000,609	2,018,179	2,034,679	2,049,893
Miami-Dade	2,952,695	2,784,546	2,802,782	2,826,885	2,870,942	2,891,000
Monroe	76,376	83,893	84,922	85,377	85,793	86,168
South Florida	5,009,395	4,854,328	4,888,313	4,930,441	4,888,313	4,888,313
Membership Fees / Per Capita Rate	\$0.175	\$0.200	\$0.225	\$0.25	\$0.275	\$0.30
	FY 21-22	FY 22-23	FY23-24	FY24-25	FY25-26	FY26-27
Broward	\$346,556.70	\$397,177.80	\$450,137.03	\$504,544.75	\$559,536.73	\$614,967.90
Miami-Dade	\$516,721.63	\$556,909.20	\$630,625.95	\$706,721.25	\$789,509.05	\$867,300.00
Monroe	\$13,365.80	\$16,778.60	\$19,107.45	\$21,344.25	\$23,593.08	\$25,850.40
South Florida	\$876,644.13	\$970,865.60	\$1,099,870.43	\$1,232,610.25	\$1,372,638.85	\$1,508,118.30

Sources:

US Bureau of the Census

University of Florida's Bureau of Economic and Business Research (BEBR)

Florida Legislature's Office of Economic and Demographic Research (EDR)

* FY 2023-24 membership fees based on the projected population for April 1, 2024 (mid-point of the Council's Fiscal Year)

Florida Demographic Estimating Conference, February 2023 and UF, BEBR, Florida Population Studies, Volume 56, Bulletin 195, April 2023 medium county projections.

Total County Population: April 1, 1970 - 2050*

County / State	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Alachua	284,607	287,872	290,663	294,052	297,647	300,952	303,929	306,644	309,149	311,521
Baker	28,692	27,881	27,680	28,298	29,178	29,849	30,277	30,538	30,708	30,863
Bay	178,282	184,002	187,504	188,465	188,611	189,232	190,427	191,987	193,696	195,353
Bradford	27,955	27,013	26,649	26,905	27,370	27,697	27,860	27,914	27,912	27,910
Brevard	616,742	627,544	636,496	644,256	651,602	658,784	665,812	672,613	679,093	685,201
Broward	1,955,375	1,969,099	1,983,933	2,000,609	2,018,179	2,034,679	2,049,893	2,063,978	2,077,011	2,089,213
Calhoun	13,683	13,740	13,817	13,889	13,955	14,008	14,050	14,086	14,115	14,143
Charlotte	190,570	196,742	201,398	204,296	206,608	209,164	212,019	215,029	218,039	220,913
Citrus	155,615	158,009	160,021	161,690	163,255	164,808	166,352	167,866	169,318	170,692
Clay	221,440	225,553	229,180	232,347	235,370	238,365	241,336	244,255	247,083	249,799
Collier	382,680	390,912	398,011	404,087	409,784	415,389	420,940	426,398	431,713	436,860
Columbia	69,809	71,525	72,686	73,103	73,268	73,535	73,935	74,416	74,922	75,402
DeSoto	34,031	34,748	35,170	35,212	35,132	35,120	35,191	35,314	35,459	35,596
Dixie	16,804	16,988	17,142	17,253	17,347	17,436	17,524	17,609	17,690	17,768
Duval	1,016,809	1,033,533	1,048,136	1,063,291	1,078,572	1,092,998	1,106,480	1,119,118	1,130,976	1,142,191
Escambia	324,458	329,583	333,413	335,854	337,843	339,943	342,200	344,521	346,795	348,940
Flagler	119,662	124,202	127,844	130,845	133,638	136,492	139,416	142,344	145,212	147,960
Franklin	12,364	12,729	12,994	13,109	13,173	13,262	13,381	13,517	13,659	13,795
Gadsden	43,813	43,967	44,110	44,247	44,371	44,454	44,501	44,525	44,536	44,547
Gilchrist	18,126	18,841	19,316	19,505	19,594	19,729	19,920	20,146	20,381	20,607
Glades	12,130	12,273	12,359	12,363	12,343	12,335	12,343	12,362	12,386	12,412
Gulf	14,824	15,938	16,569	16,595	16,422	16,370	16,462	16,648	16,877	17,097
Hamilton	13,226	13,395	13,606	13,617	13,562	13,541	13,565	13,617	13,683	13,748
Hardee	25,269	25,544	25,690	25,677	25,613	25,573	25,564	25,576	25,600	25,626
Hendry	40,540	40,633	40,757	41,149	41,628	42,027	42,334	42,577	42,779	42,970
Hernando	196,540	199,207	201,840	204,351	206,810	209,153	211,383	213,514	215,552	217,516
Highlands	102,065	103,102	103,847	104,404	104,921	105,454	106,006	106,563	107,106	107,626
Hillsborough	1,490,374	1,520,529	1,547,338	1,572,848	1,597,897	1,622,212	1,645,721	1,668,358	1,689,994	1,710,619
Holmes	19,665	19,784	19,872	19,927	19,971	20,010	20,047	20,081	20,113	20,145
Indian River	161,702	165,559	168,775	171,062	173,041	175,112	177,303	179,544	181,756	183,876
Jackson	47,198	48,395	49,046	48,959	48,635	48,451	48,439	48,540	48,695	48,847
Jefferson	14,590	14,923	15,114	15,167	15,171	15,193	15,238	15,299	15,366	15,432
Lafayette	7,937	7,808	7,816	7,876	7,954	8,015	8,060	8,092	8,116	8,139
Lake	400,142	403,857	409,460	420,087	432,345	443,223	452,478	460,554	467,878	474,913
Lee	782,579	802,178	819,363	836,010	852,471	868,523	884,115	899,212	913,752	927,733
Leon	295,921	299,130	301,720	304,249	306,762	309,117	311,316	313,383	315,331	317,195
Levy	43,577	44,288	44,806	45,204	45,568	45,940	46,321	46,704	47,078	47,433
Liberty	7,464	7,831	8,123	8,136	8,046	7,992	7,988	8,019	8,064	8,109
Madison	18,122	18,438	18,598	18,650	18,659	18,668	18,684	18,705	18,727	18,749
Manatee	411,209	421,768	430,890	439,440	447,781	455,947	463,921	471,667	479,132	486,292
Marion	381,176	391,983	400,383	405,753	410,124	414,904	420,189	425,733	431,275	436,583
Martin	159,053	161,655	163,716	164,957	165,941	167,030	168,255	169,552	170,856	172,110
Miami-Dade	2,731,939	2,757,592	2,779,481	2,802,782	2,826,885	2,849,655	2,870,942	2,891,000	2,909,965	2,928,190
Monroe	83,411	83,961	84,457	84,922	85,377	85,793	86,168	86,504	86,801	87,065
Nassau	93,012	95,809	98,212	100,276	102,226	104,182	106,148	108,093	109,986	111,799
Okaloosa	213,204	215,751	218,332	220,805	223,233	225,539	227,721	229,793	231,755	233,624
Okeechobee	39,148	39,385	39,611	39,674	39,687	39,719	39,778	39,855	39,937	40,017
Orange	1,457,940	1,481,321	1,506,542	1,535,479	1,565,569	1,593,793	1,619,862	1,644,127	1,666,880	1,688,533
Osceola	406,460	424,946	440,847	454,943	468,451	482,065	495,753	509,290	522,433	534,977
Palm Beach	1,502,495	1,518,152	1,534,629	1,551,337	1,568,299	1,584,597	1,600,101	1,614,827	1,628,734	1,641,886
Pasco	575,891	592,669	606,642	618,049	628,530	639,048	649,680	660,265	670,619	680,602
Pinellas	964,490	972,852	978,777	982,953	986,673	990,411	994,232	998,061	1,001,785	1,005,358
Polk	748,365	770,019	787,700	803,157	817,834	832,415	846,926	861,207	875,062	888,362
Putnam	73,673	74,249	74,548	74,643	74,689	74,771	74,893	75,041	75,197	75,347
St. Johns	285,533	296,919	307,095	316,902	326,581	336,124	345,481	354,583	363,351	371,733
St. Lucie	340,060	350,518	359,064	366,363	373,244	380,157	387,113	394,001	400,700	407,114
Santa Rosa	191,911	196,834	201,218	205,006	208,589	212,157	215,721	219,241	222,671	225,977
Sarasota	441,508	452,378	461,030	467,249	472,624	478,167	483,964	489,853	495,654	501,221
Seminole	477,455	484,054	489,689	495,060	500,342	505,386	510,192	514,780	519,155	523,352
Sumter	134,593	141,420	147,458	152,225	156,490	160,789	165,169	169,556	173,865	178,029
Suwannee	43,676	44,688	45,328	45,538	45,612	45,763	46,008	46,309	46,632	46,940
Taylor	20,957	21,375	21,750	21,778	21,690	21,660	21,702	21,792	21,903	22,007
Union	15,799	15,550	15,631	15,939	16,295	16,548	16,696	16,774	16,817	16,858
Volusia	563,358	572,815	580,739	587,864	594,715	601,364	607,803	613,982	619,831	625,322
Wakulla	34,311	35,169	35,870	36,398	36,865	37,340	37,830	38,321	38,804	39,269
Walton	77,941	79,544	81,424	83,733	86,158	88,394	90,419	92,283	94,030	95,715
Washington	24,995	25,461	25,826	25,947	25,991	26,075	26,209	26,373	26,546	26,711
Florida	21,898,945	22,276,132	22,607,751	22,916,816	23,218,811	23,512,598	23,797,686	24,073,029	24,336,696	24,588,452

*Projections begin in 2023.

Based on the results from the Florida Demographic Estimating Conference, February 2023 and UF, BEBR, Florida Population Studies, Volume 56, Bulletin 195, April 2023 medium county projections.



MEMORANDUM

AGENDA ITEM #V.B

DATE: JULY 31, 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
954.924.3653 Phone, 954.924-3654 FAX
www.sfregionalcouncil.org

LIST OF COMMITTED TRADITIONAL RLF FUNDS
June 30, 2023

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Disbursed	Disbursement Date	Remaining Commitment
4048	Minority Builders 829 SW 6th Street, Homestead, FL	336,600	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	\$ 317,988.25
4049	Minority Builders 813 SW 6th Street, Homestead, FL	331,700	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	\$ 313,088.25
4050	Minority Builders 705 SW 6th Street, Homestead, FL	331,700	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	\$ 313,088.25
TOTAL		\$1,000,000		\$ 41,004		\$ 14,831.25		\$ 944,164.75

*Committed Funds will be disbursed over a 12-month period

Cash Available to Lend								
Bank Balance as of	6/30/2023							\$ 886,677.96
Committed Funds								
Unfunded Loan Commitments	\$ 944,165							
Administrative Fees	10,919.25							
Total Committed Funds								\$ 955,084.00
Total Uncommitted Funds								\$ (68,406.04)

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	7,067.09	06/01/23	2	06/28/23	07/01/23	03/22/02	11/09/25	performing
1022		300,000.00	300,000.00	240	7.0	3,343.55	290,472.90	06/01/23	2	06/20/23	07/01/23	01/08/04	09/01/39	performing
1023		301,586.50	301,586.50	120	5.0	350.00	161,715.88	07/01/23	0	07/03/23	08/01/23	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	32	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	06/01/23	2	06/22/23	07/01/23	11/24/08	12/31/15	performing
1040		200,000.00	200,000.00	84	5.0	1,472.32	68,406.78	07/01/23	0	07/03/23	08/01/23	02/02/09	08/01/28	performing
3024		189,043.88	189,043.88	144	0.0	500.00	99,533.29	07/01/23	0	07/03/23	08/01/23	07/26/99	12/01/16	Default Final Judgment
4008		300,000.00	300,000.00	0	5.0	750.00	162,690.95	06/12/23	0	06/12/23	07/12/23	07/31/09	03/31/39	performing
4018		150,000.00	150,000.00	84	6.0	0.00	144,598.41	12/01/15	2740	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	163,067.40	06/01/23	2	06/26/23	07/01/23	04/16/14	05/01/26	performing
4027		149,500.00	149,500.00	120	5.0	1,590.98	57,524.16	06/01/23	2	06/06/23	07/01/23	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	1524	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	1524	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	07/01/23	0	07/03/23	08/01/23	09/28/17	08/01/28	performing
4032		300,000.55	300,000.55	120	7.0	3,577.27	201,224.63	07/01/23	0	07/03/23	08/01/23	10/24/18	11/01/28	performing
4033		254,999.57	254,999.57	84	7.0	250.00	188,832.65	06/15/23	0	06/24/23	07/15/23	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	305	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	0.00	148,142.77	01/01/23	152	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	0.00	484,719.60	01/01/23	152	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	131,593.34	07/01/23	0	07/03/23	08/01/23	03/28/19	03/28/26	performing
4038		99,885.78	99,885.78	60	7.0	1,500.00	56,657.43	07/01/23	0	07/03/23	08/01/23	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	305	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	06/15/23	0	06/24/23	07/15/23	09/23/19	09/23/26	performing
4043		200,000.00	200,000.00	120	4.5	2,322.17	157,732.13	07/01/23	0	07/03/23	08/01/23	04/22/21	04/01/31	performing
4044		130,000.00	130,000.00	120	4.5	1,347.30	104,579.34	07/01/23	0	07/03/23	08/01/23	03/22/21	03/01/31	performing
4046		100,000.00	100,000.00	60	5.0	1,887.12	86,566.29	07/01/23	0	07/03/23	08/01/23	10/06/22	10/01/27	performing
4047		250,000.00	250,000.00	60	4.5	1,000.00	250,000.00	07/01/23	0	07/03/23	08/01/23	01/04/23	01/01/28	performing
4048		349,497.00	36,508.75	60	4.5	126.04	31,508.75	07/01/23	0	07/03/23	08/01/23	02/23/23	03/01/28	performing
4049		331,700.00	18,611.75	60	4.5	74.45	18,611.75	07/01/23	0	07/03/23	08/01/23	02/23/23	03/01/28	performing
4050		331,700.00	18,611.75	60	4.5	74.45	18,611.75	07/01/23	0	07/03/23	08/01/23	02/23/23	03/01/28	performing
4051		300,000.00	18,611.75	60	4.5	74.45	18,611.75	08/01/23	0	07/03/23	09/01/23	05/22/23	05/01/28	performing
Totals		7,147,204.73	5,926,651.73			30,581.51	4,562,871.39							

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

June 29, 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

{00570217.2 2383-8200982 }

3099 E. Commercial Blvd, Suite 200, Fort Lauderdale, FL 33308
T 954-771-4500 : F 954-771-4923
www.GorenCherof.com

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. On June 16, 2023, we filed SPRPC's Answer and Affirmative Defenses. 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. A Second Notice of Default and Demand for Payment Letter was sent on June 2, 2023. At this time, all letters have been forwarded back to our office as "undeliverable." A Hearing is schedule on June 28, 2023 for the Second Notice of Intent to Conduct the Business of the Assignors for RCT Industries, LLC.

**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. On June 15, 2023, we filed SFRPC's Motion for Clerk's Default for failure to file or serve any paper on the matter and are awaiting the Clerk's signature.

Isabel Cosio Carballo, Executive Director

Page 6 of 6

June 29, 2023

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

Sincerely yours,

/s/ Kerry L. Ezrol

Kerry L. Ezrol

KLE:jc

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

Making Homebuying Affordable One Family at a Time...

Liberia Economic and Social Development Inc. successfully completed the development of two (2) affordable single family residential homes for first time minority homebuyers. Financing for the construction of the homes were provided by a partnership of the Southeast Florida Community Development Fund and Urban League of Broward County/Central County Commission Development Corporation.

We congratulate the homebuyers of
2351 and 2361 Raleigh Street, Hollywood, Florida





MEMORANDUM

AGENDA ITEM # V.C

DATE: JULY 31, 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-four (34) 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 - JULY 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	11,769.79	07/01/23	0	07/03/23	08/01/23	10/20/20	11/01/25	performing
5102		500,000.00	500,000.00	60	3.5000	12	1,555.40	1,555.40	499,951.40	07/01/23	0	07/03/23	08/01/23	11/11/20	01/01/31	performing
5107		300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	229,754.32	07/01/23	0	07/03/23	08/01/23	11/20/20	11/01/30	performing
5110		500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	448,388.24	07/01/23	0	07/03/23	08/01/23	01/13/21	01/01/31	performing
5111		210,000.00	210,000.00	120	3.5000	12	2,076.60	2,076.60	164,456.96	07/01/23	0	07/03/23	08/01/23	12/31/20	01/01/31	performing
5112		500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	391,669.95	07/01/23	0	07/03/23	08/01/23	12/28/20	01/01/31	performing
5113		50,000.00	50,000.00	60	3.5000	12	909.59	909.59	28,613.25	07/01/23	0	07/03/23	08/01/23	02/25/21	03/01/26	performing
5114		150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	119,823.38	07/01/23	0	07/03/23	08/01/23	02/24/21	02/01/31	performing
5115		100,000.00	100,000.00	60	3.5000	12	1,594.07	250.00	77,416.29	06/01/23	0	06/30/23	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	264,130.65	07/01/23	0	07/03/23	08/01/23	05/14/21	04/01/31	performing
5117		394,000.00	394,000.00	240	3.5000	12	2,285.04	2,285.04	363,369.14	07/01/23	0	07/03/23	08/01/23	05/13/21	05/01/31	performing
5118		500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	457,582.39	07/01/23	0	07/03/23	08/01/23	06/15/21	07/01/36	performing
5119		150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	130,069.92	07/01/23	0	07/03/23	08/01/23	08/12/21	08/01/31	performing
5120		180,000.00	180,000.00	120	3.5000	12	1,695.46	1,695.46	161,644.15	07/01/23	0	07/03/23	08/01/23	08/09/21	08/01/31	performing
5121		175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	145,779.37	07/01/23	0	07/03/23	08/01/23	08/24/21	08/01/31	performing
5122		500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	465,049.37	07/01/23	0	07/03/23	08/01/23	08/25/21	08/01/31	performing
5123		250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	220,578.35	07/01/23	0	07/03/23	08/01/23	10/15/21	10/01/31	performing
5125		500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	463,452.24	07/01/23	0	07/03/23	08/01/23	01/13/21	10/01/31	performing
5126		128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	96,547.36	07/01/23	0	07/03/23	08/01/23	02/15/22	02/01/27	performing
5127		200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	182,426.57	07/01/23	0	07/03/23	08/01/23	06/09/22	06/01/32	performing
5128		437,136.20	172,029.60	36	5.0000	12	511.78	34,200.00	172,029.60	07/01/23	0	07/03/23	08/01/23	10/20/22	11/01/25	performing
5129		250,000.00	250,000.00	180	6.0000	12	2,109.64	20.00	250,000.00	07/01/23	0	06/27/23	08/01/23	06/22/23	07/01/38	performing
Totals		6,292,136.20	6,042,029.60				49,906.23	80,160.74	5,344,502.69							

Portfolio Analysis

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

Cutoff Date: 7/3/2023
Run Date: 07/06/2023
Run Time: 11:17:58 am
Page 1 of 1

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	21	5,267,086.40	98.55%
Past due 1-30 days	1	77,416.29	1.45%
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	22	5,344,502.69	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: 07/01/2023

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



MEMORANDUM

AGENDA ITEM #VII.A

DATE: JULY 31, 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.sfr regionalcouncil.org

2022/2023 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	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 MDTPO	6/16/23 Monroe Co
ANDREOTTA, JASON Florida Dept. of Environmental Protection		VP	D	D	D	*	*	*	*
HUYNH, DAT Florida Dept. of Transportation		VP	VP	*	VP	*	*	VP	D
MAYERS, Lorraine South Florida Water Management District (retired)		VP	VP	VP	P	-	-	-	-
VILABOY, Armando L South Florida Water Management District								*	P

A majority of the meetings were physical/virtual meetings

P = Present

VP = Virtually Present

A = Absent

D = Designee Present

* = Excused Absence

- = Not Yet Appointed

MDC = MIAMI-DADE COUNTY

MC = MONROE COUNTY

MDTPO =Miami-Dade Transportation Organization

** Joint Meeting March 18, 2022*

** Exec. Committee/Workshop only



MEMORANDUM

AGENDA ITEM #VII.B

DATE: JULY 31, 2023
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CORRESPONDENCE AND ARTICLES

Linked Articles

- State Farm Florida is now the state's second-largest home insurer. It vows to stay in Florida
- Thousands of Citizens policyholders may have to switch home insurance coverage
- Miami-Dade County mayor proposes property tax reduction in \$11 billion budget
- Miami-Dade's recycling program in jeopardy as commissioners punt on fee increase
- Palm Beach County cuts millage rate by nearly 5%; largest percentage cut in 15 years
- ** Regional MIRR report provides resiliency solutions to state's military bases and their communities
- ** Fla. Navy installation reveals challenges for military's climate resilience
- Boston plans to offer 'up to 75%' tax breaks to office building owners that convert spaces into housing
- Florida is America's new inflation hotspot with more than 2.5 million residents living with a 9% rate - more than double the national average of 4% - as an exodus from New York and California drives up housing
- ** County Commissioner Michelle Lincoln Elected First VP of the Florida Association of Counties
- Miami-Dade's trash chief resigns after warning that a landfill crisis is coming
- ** South Florida military bases draft plan for climate risk. It's a national security threat
- Message to Southwest Florida: 'Help is on the way' Nearly one-third of the state's population relies on septic tanks for wastewater disposal
- Regional Banks Scramble to Unload Commercial Real Estate Loans, Fearing New Crisis

** SFRPC

Recommendation: Information only

State Farm Florida is now the state's second-largest home insurer. It vows to stay in Florida.

BY RON HURTIBISE



View of a pile of trash collected around South Florida, at the Miami-Dade Resources Recovery Facility in Doral, on Friday April, 14, 2022, less than a year before a fire shut down the facility in February 2023. PEDRO PORTAL pportal@miamiherald.com

State Farm is becoming a good neighbor to Florida again.

The company regained its position as the state's largest private market insurer — and No. 2 insurer overall — during the first quarter of the year, supplanting longtime No. 2 Universal Property & Casualty Corp., according to an analysis of marketshare data produced by the state Office of Insurance Regulation.

It's a positive sign amid continued bad news about Florida's insurance market, and an early indication that recent reforms could inspire more companies to expand their presence in the state.

State Farm increased its number of personal residential policies from 558,604 in the third quarter of 2022 to 588,005 in the first quarter of 2023, the data shows. That's an increase of 29,401 — or 5.3%. Universal Property & Casualty, meanwhile, lost 44,775 policies — or 7.0% — during that time and reported 584,954 policies in the first quarter of 2023.

State Farm even responded last week to reports that Farmers Insurance would cut 100,000 company-branded policies in Florida and AAA would decline to renew a number of its policies here by releasing a statement declaring it plans to remain in the state.

"State Farm plans to continue our substantial presence in the Florida insurance marketplace," the company said in a written statement. "Our current plans include a commitment to responsible growth so that we can maintain the financial strength to deliver on our promises to our customers."

The statement said that State Farm is “encouraged by the recent insurance reforms and efforts to curb legal system abuse” in Florida “and we will continue to work constructively with the Florida Legislature and the Office of Insurance Regulation to improve the marketplace on behalf of our Florida customers.”

The state’s data shows the venerable insurance carrier — which also sells auto, life, medical, pet insurance — has been slowly adding customers, 30 years after Hurricane Andrew’s assault on South Florida prompted State Farm and other national carriers to reduce their exposure in the state.

When Hurricane Andrew caused \$25.5 billion in damages and 625,000 claims in 1992, State Farm was the state’s largest carrier. The storm’s devastation caused 20 companies to pull out of the state. Eight companies went out of business, according to published reports at the time.

And State Farm announced it would no longer write policies for new customers in Florida.

Lawmakers reacted by forming Citizens Property Insurance Corp. to serve as the insurer of last resort for Florida homeowners who could not otherwise find affordable coverage.

Growth of Citizens eventually led a number of homegrown private market insurers to start their own businesses by absorbing Citizens’ policies.

If that sounds familiar, it’s because a similar insurance crisis is unfolding in Florida today.

A confluence of events — several costly hurricanes, high litigation rates, inflation-triggered increases in inflation costs and rising reinsurance costs — has caused rates to skyrocket and Citizens to grow again.

After reaching 1.5 million policies in 2012, Citizens declined to 419,000 policies by 2019.

But now, as private-market insurers are failing again, Citizens has reached 1.3 million policies and continues to grow.

State Farm, meanwhile, remained Florida’s top insurer until it was overtaken by Citizens in the years after a succession of costly storms hit the state in 2004-2005.

In 2007, State Farm had just over 1 million policies.

By 2009, State Farm had fallen to second place, with about 700,000 policies, behind Citizens, which by that time was at 975,500 policies, according to state data.

By 2013, State Farm had fallen to 361,493 policies and was in third place behind Citizens (983,629) and Universal (499,040). And that was the last State Farm policy count available to the public for a decade.

The next year, State Farm started classifying data sent each quarter for the state’s Quarterly Supplemental Report as “trade secret,” meaning it could no longer be available to the public. The company successfully defended its decision in court against the Office of Insurance Regulation. It argued that releasing county-level policy totals publicly provided rivals with too much “proprietary” information.

While State Farm remained among the major carriers in Florida, insurance watchers in Florida suddenly lost the ability to know how many policies it had, and how the company compared to other insurers.

That changed during a special legislative session to enact insurance reforms in May 2022. Along with a number of measures to help stabilize the industry, the Legislature required insurers to submit policy and cost totals each quarter and eliminated the “trade secret” exemption for statewide data.

The first of those reports, with policy totals for the third quarter of 2022, was released around the beginning of the year. It showed State Farm in third place in Florida, behind Citizens and Universal Property & Casualty. The second report, covering the fourth quarter of 2022, showed that State Farm had increased from 558,604 personal residential policies to 576,847.

In the first quarter of this year, the company reported 588,005 personal residential policies, enough to move it into second place.

How many of those policies are in South Florida is not included in the data. But State Farm spokeswoman Roszell Gadson said in an email that the company “continues to insure a significant number of policies in South Florida” and suggested that consumers in “higher risk areas can speak to a State Farm agent about applying for a policy through the State Farm subsidiary company Dover Bay Insurance.”

Travis Miller, a spokesman for Universal, on Friday said the company in recent quarters has written “significantly fewer new policies” due to the “well-documented market concerns” in Florida. Meanwhile, the company’s overall policy number has declined as existing policyholders have sold their homes or gone to other companies, like Citizens, he said.

However, “in the last few weeks it has gradually and conservatively increased the amount of new business it is willing to write” as it assesses that “the market is showing early signs of improvement,” Miller said.

Locke Burt, a former state senator and current president and CEO of Security First Insurance, said he’s glad that State Farm is growing again.

“People who go to State Farm like getting their auto and home insurance from the same company,” Burt said. “My biggest competitor is Citizens. I can’t compete with the government.”

Read more: <https://www.sun-sentinel.com/2023/07/24/state-farm-florida-is-now-the-states-second-largest-home-insurer-it-vows-to-stay-in-florida/>

Thousands of Citizens policyholders may have to switch home insurance coverage

BY SHELDON DUTES



ORLANDO, Fla. — As Farmers Insurance gets ready to leave the state and AAA announces plans not to renew some Florida home insurance policies, tens of thousands of Citizens policyholders may now lose their coverage.

Citizens, the state-backed insurer that's traditionally a last resort, has grown to more than a million policyholders over the past two years, but tens of thousands of Citizens policyholders like Mike McKee are bracing to find out if they'll be forced to get new pricier premiums with a private insurance company.

Related: [Florida homeowners left in limbo as insurance crisis worsens](#)

"I don't know what to do now. If the insurance goes up on this house, then it'll be a choice between do I insure at rate or do I not insure at all?" McKee asked aloud.

McKee's dilemma isn't unique. For more than three years now, homeowners across Central Florida have been dealing with home insurance premiums that keep going up.

WESH 2 first met McKee in 2021 when he was getting ready to put a metal roof on his house near downtown Orlando. Even with the new roof, however, Citizens was the only company he could get to affordably cover his home.

But now he's wondering what would happen if he gets dropped. "I'd lose my mind for about 30 seconds, and then I'll research and see what I can do," McKee said. "Again, that option would be if it's exceedingly expensive, I may just self-insure, and that might. I'll just have to wait and see what happens at that point."

Ten of thousands of Citizens policyholders may no longer be eligible for coverage if a private company offers to take over their policies. It's what Citizens calls "depopulation."

Here's how the depopulation process works: Citizens will let you know that a private company wants to take over your policy. If that private company's premium is within 20% of your Citizens premium, you would no longer be eligible for Citizens. You don't necessarily have to go with that private company, but you'd no longer be able to get coverage through Citizens.

For example, if the premium for your Citizens policy is \$3,000 and you get an offer from a private company for \$3,600 or less, you wouldn't be able to keep your Citizens policy. That means some Citizens policyholders could end up spending more, or less, money on their new policies.

When it comes to deciding what's best for your home, you may have to do a little legwork. "We suggest that they talk with their insurance agent," Citizens' spokesman Michael Peltier said.

Related: [Farmers Insurance Group stops writing new property policies in Florida](#)

Since 2009, Citizens reports 1.7 million of its policies have transferred to private companies under the depopulation process, which helps Citizens lower its risk by having fewer policies.

Policyholders used to have the option to stay with Citizens when that happened, but that changed during the state legislature's special session last December when lawmakers voted to change the requirements.

"So it's not an option anymore, if you're within that 20%," said Mark Friedlander of the Insurance Information Institute.

All of the private companies that take over Citizens policies have to be financially fit and approved by the Florida Office of Insurance Regulation. The state recently approved Tampa-based company Slide to take over up to 25,000 Citizens policies.

"Citizens doesn't have a say in which policies are chosen," Peltier said. Letters to impacted policyholders were supposed to go out on June 28, but Citizens didn't have the total number when WESH 2 Investigates asked multiple times how many policyholders received notices.

Related: [Florida insurance complaints rise in wake of Hurricane Ian](#)

Regardless, more and more private companies are taking over Citizens policies. So far this year, the Florida Office of Insurance Regulation reports seven different private companies were approved to takeover 91,000 Citizens policies, but that number could climb even higher because the office reports 184,000 Citizens policies have been requested for takeover.

It's all just a drop in the bucket, however, to help Citizens, and the overall home insurance market, stabilize. "Citizens needs to depopulate in total by at least a million policies to get it down to a manageable number, so there's a long way to go, but the fact that Citizens is still forecasting major growth this year that's very problematic," Friedlander said.

Read more: <https://www.wesh.com/article/citizens-insurance-policyholders-florida/44589763#>

Miami-Dade County mayor proposes property tax reduction in \$11 billion budget

BY CADEN DELISA



View of a pile of trash collected around South Florida, at the Miami-Dade Resources Recovery Facility in Doral, on Friday April, 14, 2022, less than a year before a fire shut down the facility in February 2023. PEDRO PORTAL pportal@miamiherald.com

Miami-Dade County Mayor Daniella Levine Cava presented her proposed county budget for the upcoming fiscal year of 2023-2024 this week, which features a 1 percent property tax cut.

The levied tax cut, as part of the \$11.6 billion budget, would provide upwards of \$36 million in savings for county residents. If approved, the reduction would mark the second consecutive year of tax rate decreases.

“The proposed 1 percent property tax cut will provide immediate relief to residents, while also ensuring our county can continue to provide essential services,” said Levine Cava following the presentation of the proposal.

According to a county-provided [financial breakdown](#), property taxes will account for 37 percent of the operating budget, or \$2.7 billion. As a result of rising property values in South Florida, the projected contributions generated via property taxes will exceed that of the year prior, which brought in \$2.4 billion, equating to 36 percent of Miami-Dade’s budget.

The county currently collects \$462 for every \$100,000 of a property’s taxable value and has one of the highest median property taxes in the United States, ranked 210th of the 3143 counties nationwide.

Market data from Jacksonville-based [Black Knight](#), a real estate data analytics company, shows that Miami is one of the top cities in the nation in terms of annual growth of home prices at 20.1 percent over last year. The metro area was also deemed to be the 6th least affordable real estate market in the country, which is calculated by comparing monthly mortgage payments with monthly household income. On average, a home mortgage in Miami consumes approximately 51 percent of household income.

In total, the budget highlights several additional areas of focus, including investments in affordable housing, public safety programs, environmental protection, and local infrastructure. Adding to preexisting municipal efforts, the proposal grants allocated funding to improve the county's transit systems, including the Better Bus Network, completing the South Corridor of the SMART Plan, and making upgrades to the MetroRail and MetroMover systems.

Support for small businesses is also included in the budget, with funding given to Community Development Block grants to encourage economic development, minority-owned small business grants to support local entrepreneurs, and the completion of a procurement disparity study to promote equal opportunities for small and local businesses.

“With this year’s budget, we’re creating a more future-ready Miami-Dade – building for today and investing in tomorrow,” said Levine Cava. “As we continue offering much-needed relief to many residents, we’re also building the foundation for future prosperity and growth. We have proposed a budget that is smart, compassionate, and puts people first. It builds on last year’s historic tax cut while continuing to make key investments in our community’s core priorities.”

Read more: <https://thecapitolist.com/miami-dade-county-mayor-proposes-property-tax-reduction-in-11-billion-budget/>

Miami-Dade's recycling program in jeopardy as commissioners punt on fee increase

BY DOUGLAS HANKS



View of a pile of trash collected around South Florida, at the Miami-Dade Resources Recovery Facility in Doral, on Friday April, 14, 2022, less than a year before a fire shut down the facility in February 2023. PEDRO PORTAL pportal@miamiherald.com

Miami-Dade County could drop its recycling service in an effort to dodge a \$36 yearly increase in trash fees in 2024.

Commissioner Kevin Cabrera asked fellow board members Tuesday to cancel the recycling contract immediately and save the county's Solid Waste department \$22 million rather than ask residents to pay more starting Oct. 1.

"If we were able to cancel the recycling contract today, we could not raise fees on our residents," Cabrera said. With recycling costs for Miami-Dade higher than in past years, he urged the county to join other local governments in deciding recycling "doesn't make sense" financially.

Commissioners opted to postpone the trash-fee and recycling decisions until September, when the board approves the 2024 budget.

Most commissioners who spoke said they weren't ready to approve a fee increase that Mayor Daniella Levine Cava said is needed to avoid cuts in garbage services for about 300,000 households that rely on county trucks to pick up trash and recycling.

In a memo, Levine Cava said keeping the current \$509 fee flat next year would leave a funding hole to be closed with service cuts. Those could include dropping one of two weekly garbage pickups and ending the county's recycling service as Cabrera proposed.

[READ MORE: Miami-Dade has its first \\$11 billion budget. Why a lower tax rate won't cut spending](#)

After the meeting, Levine Cava said she didn't think Miami-Dade would make that drastic move. "I think we're going to find a way to pay for collection services," she said. "There are different options that include recycling."

The impasse is the latest challenge for the county's underfunded trash system in 2023. [A February fire](#) shut down the county's Doral incinerator plant, idling a facility that burned about half of Miami-Dade's garbage.

That led to a temporary shift to landfills in and out of Miami-Dade, an arrangement that won't be enough for the county to keep up with the extra trash produced by a growing population. Mike Fernandez, Solid Waste director under the last two mayors, [quit earlier this month](#) and warned Miami-Dade would need to halt development next year if it didn't find a way to dispose of more trash with the Doral plant down.

The fee increase wasn't tied to the Doral fire, but a chronic issue in Miami-Dade of the garbage fees not covering expenses. Last year, Miami-Dade raised the fee by \$25 a year but still had a deficit, which commissioners and Levine Cava closed using \$40 million in federal COVID aid.

This year, there is another \$40 million gap. The proposed fee increase generates only about \$12 million, according to the Levine Cava memo. The remaining \$28 million would be borrowed from Solid Waste reserves and paid back with future fee increases.

Miami-Dade mailed out advisories about the trash-fee vote, and several residents appeared with their notices to ask for relief.

"I'm a senior. My husband is a senior," said Rose Ling, 67, a retiree who lives in West Kendall. With higher insurance costs, their Social Security payments can't absorb even small fee increases, she said. "This is very impactful for us."

Javier Balcells, 64, said the increase is double for him because of a garage apartment on his property that requires a second fee for trash service. "My son lives there," he said. "He's unemployed."

Oliver Gilbert, the commission chair, supported the fee increase and said it made no sense to deny more revenue is needed to maintain a basic service like picking up trash. Elected in 2020 after new term-limit rules forced veteran commissioners to leave office, Gilbert said the new board needed to do better.

"We're kicking the same can down the same road," he said. "Even though we all said we'd be different."

Read more at: <https://www.miamiherald.com/news/local/community/miami-dade/article277420653.html#storylink=cpy>

Palm Beach County cuts millage rate by nearly 5%; largest percentage cut in 15 years

BY MIKE DIAMOND



The millage rate of \$4,500 that was adopted Tuesday would result in the owner of a home assessed at \$500,000 paying about \$2,200 in county taxes. Allen Eyestone, The Palm Beach Post

The reduction, passed Tuesday, will force County Administrator Verdenia Baker to do without more than \$50 million. She said she is not sure how she will do it but pledged to follow the directive of commissioners who unanimously adopted a millage rate of \$4.500. Baker had called on the commissioners to keep the rate at the current level of \$4.715.

Baker was concerned about the ability of the county to properly fund its reserve, a fund that is set aside to make sure that the county can respond to catastrophic events or unexpected downturns in the economy. She noted that the county already has the lowest reserve percentage among Triple-A-rated counties in Florida.

“The bond rating agencies look closely at what your peers are doing,” Baker said, adding that the Triple-A rating could be impacted.

More: [PBSO requests record budget increase as costs, tasks rise, but calls to service remain flat](#)

But Marino said even with the cut, the reserve is adequately funded, noting that 10 years ago the percentage in reserve was around 8%. Today, it is more than 20%. Marino and Commissioners Mack Bernard and Maria Sachs called on the administration to use technology to make the county more efficient.

The county millage rate is applied to a tax base to raise funds for the county government. The school district, county library and local government taxes will set their own rates.

How much would an owner of a \$500,000 Palm Beach County home pay in property taxes?

History of Changes in Property Values and Millage Rates

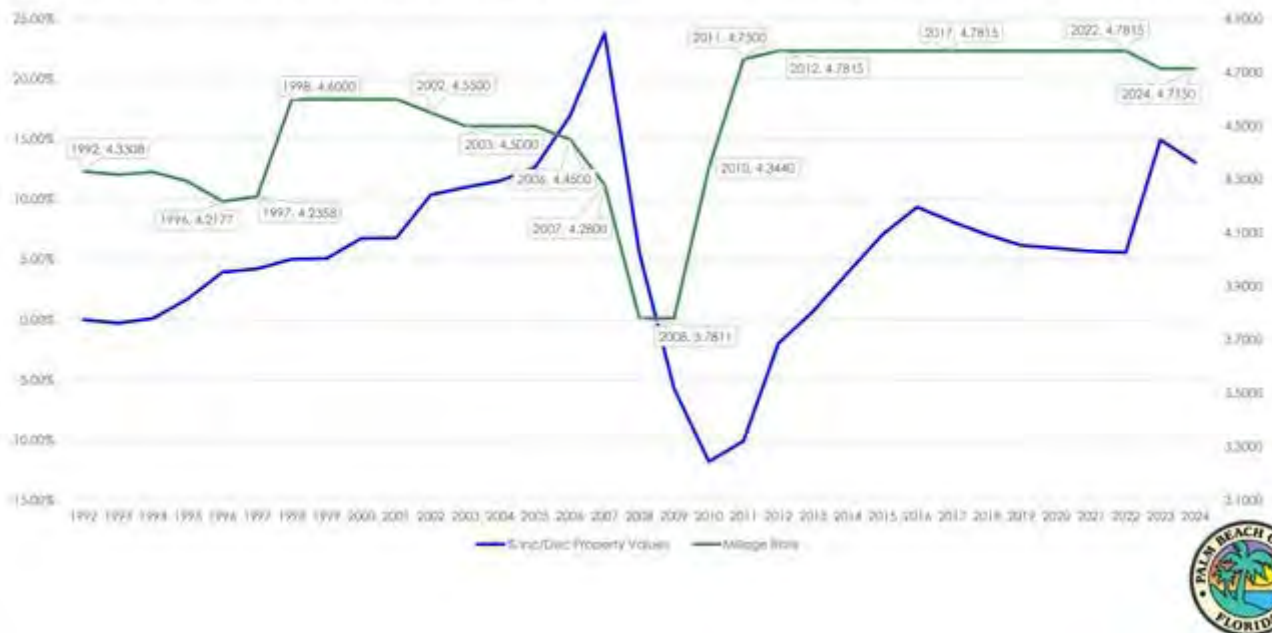


Chart shows changes in property values and millage rates since 1992. County commissioners have cut the millage rate by nearly 5%, the largest such cut since the great recession. Palm Beach County Office of Financial Management and Budget.

The millage rate of \$4.500 that was adopted Tuesday would result in the owner of a home assessed at \$500,000 paying about \$2,200 in county taxes.

Some takeaways from the current spending plan:

- The county expects to raise salaries by 6%, a hike that will cost \$17 million.
- Twenty-three new positions will be funded with property taxes; most of them in Palm Beach County Fire Rescue.
- The total expense budget for the sheriff's office is \$877 million, an increase of \$53.5 million from the current fiscal year. The figure represents another record increase.
- \$85 million has been set aside for capital projects, an increase of \$26 million.
- With the significant increase in property values, most homesteaded properties will see their values rise to the cap of 3%. That is a rare event, according to county officials.

County budget officials say they may ask constitutional officers to review their spending plans in light of the millage rate cut.

It is only fair, they said, that they share in whatever cuts have to be made to balance the budget. Even with the cut, non-homesteaded properties are still likely to incur much higher tax bills. The homestead caps do not apply to businesses, some of whom will see double-digit percentage increases in their tax bills as a result of much higher assessments. County commissioners will hold the first of two public hearings on the budget Sept. 7; the final hearing will be held Sept. 26.

Read more: <https://www.palmbeachpost.com/story/news/local/2023/07/17/palm-beach-county-rate-cut-should-keep-your-property-taxes-from-rising/70404356007/>

**** Regional MIRR report provides resiliency solutions to state's military bases and their communities**

BY SOPHIA HERNANDEZ



Photo by: FL24

In Florida, we aren't strangers to natural disasters. Across our state, local communities have been making strides to implement various resiliency efforts, like seawalls in Fort Lauderdale.

But what about South Florida's military bases and their surrounding communities?

There's a first-of-its-kind report that provides collaborative solutions to keep national security and resiliency at the forefront. It's what's known as a Military Installation Resilience Review.

Conducted by the South Florida Regional Planning Council, they have partnered with the South Florida Defense Alliance and Jacob's Engineering to focus on four military facilities in Key West, Doral, Homestead and Dania Beach.

The goal? To come up with a regional approach to become more resilient. And it's not just the sites themselves but the areas around them.

"What they realize is the base is not an island, and the community around the base is very important to the resilience of the base. So, this program is really designed to look at what are those investments that need to be made outside of the fence line that will bring resilience to the installation itself," explained Isabel Cosio Carballo, the executive director of the South Florida Regional Planning Council.

Through a federal grant, the team conducted community outreach to figure out the needs of the surrounding area, what was already being done and how they could come in and help.

Their report shows they looked at climate threats such as storm surges, lightning and extreme heat. But they also looked at issues like land management, housing and staff retention.

While each of the bases may share similar areas of improvement, like utilities and roadways, their plans for what needs to be done and could be done look very different.

Rick Miller, a retired U.S. Navy captain and executive director of South Florida Defense Alliance, gives an example of the wastewater treatment plant in Key West.

“It’s the city plant, but it sits on base property on the tip of one of the islands. It serves the city of Key West as well as the military team and the base. And so, potential risk of flooding there, they are looking at how they increase resilience of that facility to harden it to be a benefit to both the community and the base,” he said.

The council is currently working on another draft report and said their focus now is on gaining additional funding to help local municipalities get started.

“This was never meant to override any local government activities,” said Cosio Carballo. “This was meant to identify needs and supplement resilience investments that are already ongoing, and there are a lot of them here.”

This MIRR report is the first of its kind in the nation to be done regionally. Miller explained it’s due, in large part, to the fact that these four sites work in tandem.

“All four of these installations and the major commands that sit on them rely on at least one or more of the other four installations for mutual support for hosting subordinate command as a basing option, mission support in a variety of different ways, communications, linkages and other things,” Miller said.

Yet the work at each of the installations will happen independently, not only improving the site itself but also the community.

“National security economy in Southeastern Florida in our region represents annually about 16 billion dollars and over 150 thousand jobs into the region every year,” Miller said. “The fastest growing region from a defense economic region has been our Southeast Florida region.”

While there is no timeline for the rollout of these plans, the team is hoping once they get this next draft approved, starting the work should not be far behind.

Read more: <https://www.abcactionnews.com/news/state/regional-mirr-report-provides-resiliency-solutions-to-states-military-bases-and-their-communities>

**** Fla. Navy installation reveals challenges for military's climate resilience**

BY DANIEL CUSICK

The Navy's South Florida Ocean Measurement Facility may be one of the most mission-critical and climate-threatened defense installations on the Atlantic Coast.

The 8-acre facility is a proving ground for U.S. warships and submarines to practice detecting and evading hostile navies. It's also on a barrier island that is prone to hurricane storm surges and faces as much as 2 feet of sea rise by midcentury.

"This place is unique in the sense that it is [an] active warfare research site under the Naval [Sea] Systems Command. Most bases that do that kind of stuff don't make it public for a variety of reasons," said Rick Miller, a retired Navy captain and executive director of the nonprofit South Florida Defense Alliance, which works with DOD on base resilience and adaptation concerns.

The research center is included in a new draft assessment examining climate vulnerabilities around four South Florida military installations. The assessment is one piece of the Defense Department's expanding strategy to understand and respond to climate change threats both on bases — or "inside the fence" — and in the surrounding communities where tens of thousands of civilian employees and service members' families live.

Such Military Installation Resilience Reviews, or MIRR, will eventually be done for all bases. But the South Florida report — prepared by the South Florida Regional Planning Council — is the first to examine one of DOD's most critical operational regions, where large and small bases and infrastructure are increasingly exposed to climate change impacts.

The ocean monitoring site is particularly vulnerable given its location on the north end of a barrier island and state park near Fort Lauderdale. The facility is surrounded on three sides by waters subject to storm surge and tidal inundation, including the primary ship channel to Port Everglades. And as seas continue to rise in the Atlantic, the facility and surrounding area should see more flooding and shoreline erosion, resulting in greater need for expensive adaptation measures like road elevations and more protective ocean barriers.

The \$1.1 million South Florida MIRR also examine three other base communities: the U.S. Southern Command headquarters outside Miami, Naval Air Station Key West and Homestead Air Reserve Base in southern Miami-Dade County. The effort was funded by the Defense Department under its Office of Local Defense Community Cooperation. Officials there were unavailable to answer questions about the program.

In a telephone interview, several co-authors of the South Florida assessment stressed the importance of examining off-base climate vulnerabilities given the close relationships between bases and surrounding communities.

"From a military perspective, we recognize there are a bunch of interdependencies and inter-linkages between the bases and their host communities," Miller said. "Neither can do it alone."

Susy Torriente, a report contributor and Orlando-based city resilience global technology leader with the consulting firm Jacobs, said the MIRR process provided “our first opportunity as a region and as individual communities to engage with DOD on climate resilience issues.” Such work was historically “siloeed,” said Torriente, whose firm conducts environmental sustainability research.

Officials would not release the draft, saying it was undergoing final revisions before its handover to the Navy. A recent [PowerPoint presentation](#), however, provided a detailed overview of the report’s findings and recommendations.

They include sizable investments in shoreline protection and girding infrastructure like roads, wastewater plants and power transmission lines from wind, storm surge and floods. At larger installations, like SouthCom, the report found that climate concerns extend to housing as military families demand safe, affordable homes built to withstand hot temperatures and extreme storms.

Housing vulnerability also extends to affordability, notably in fast-developing Broward and Miami-Dade counties and in Key West, where the Navy fighter pilot training base has been identified as one of DOD’s most climate-threatened defense installations from sea-level rise, tidal flooding and hurricane exposure. And in April, Fort Lauderdale experienced a freakish “rain bomb” that dumped 10 inches of rain over the region and caused extensive localized flooding.

John Conger, director emeritus of the Center for Climate and Security in Washington, said that while all of the military branches are assessing climate change within the bounds of their base operations — including taking steps to reduce carbon emissions — the MIRR program “brings entire communities together to find ways to reduce their vulnerabilities.”

The Defense Department “has a lot of smaller sites in addition to its major bases” that are mission critical, he said, including the ocean monitoring site in Fort Lauderdale.

“But taking a holistic look across entire regions like Florida is very helpful,” he said. “To be blunt, the thing that it helps the most is getting communities to shore up their resilience in order to protect DOD missions.”

Read more: <https://sfregionalcouncil.org/wp-content/uploads/2023/07/Fla. Navy installation reveals challenges for military s climate resilience - EENEWS-1.pdf>

Boston plans to offer 'up to 75%' tax breaks to office building owners that convert spaces into housing

BY ANDY CASTILLO



Like many other cities across the United States, Boston is facing a housing crisis. Meanwhile, because so many companies moved to remote or hybrid workforce norms when the COVID-19 pandemic forced people to stay at home, many offices have remained empty for years—a [Downtown Revitalization Report](#) published in October showed that about 20% of all commercial space in downtown Boston are vacant.

Boston Mayor Michelle Wu is addressing both at once through a new “[Downtown Office to Residential Conversion Pilot Program](#),” which will incentivize commercial property owners to convert underutilized buildings to residential housing via hefty tax breaks.

“We must take every possible action to create more housing and more affordability so that Boston’s growth meets the needs of current and future residents,” said Wu in a statement published by the Boston Planning and Development Organization about the initiative, which was announced Monday. “This program will help us take advantage of the opportunity we have to rethink downtown as a space where people from all over come together to collaborate, create, live, and play.”

Starting in the fall when applications open, the program will offer owners of commercial office buildings in the downtown area a reduced property tax rate of up to 75% if they immediately convert their buildings to residential use. The discount is based on research included in the city’s [PLAN: Downtown](#) study, which found that discounting taxes at that rate for “up to 29 years could provide a strong incentive to encourage conversion,” the statement says.

The program, which is going to be overseen by the Boston Planning and Development Organization, the mayor’s office and the City of Boston Finance Cabinet, will be implemented through a public-private partnership that enables the city and the building owner to enter a payment in lieu of taxes (PILOT) agreement. Approved

projects will receive assistance from the planning organization to streamline departmental building requirements.

“By converting office space into residential homes, we can fulfill the housing needs of our thriving City, while revitalizing and stabilizing our downtown neighborhood,” said Chief of Housing Sheila Dillon in the statement. “New residents will enjoy the advantages of living in a neighborhood with many amenities, including shopping options, recreational spaces and multiple transportation hubs. This initiative aligns with this administration’s dedication to creating accessible and equitable housing in every neighborhood, strengthening our small businesses and commercial centers.”

According to the latest annual [2022 Greater Boston Housing Report Card](#) from the Boston Foundation, published in October, the region is facing a “crippling housing shortage.” And an analysis published last month by Portland Real Estate, which compared job growth to the number of building permits issued, ranked Boston as having the sixth worst housing shortage in the nation.

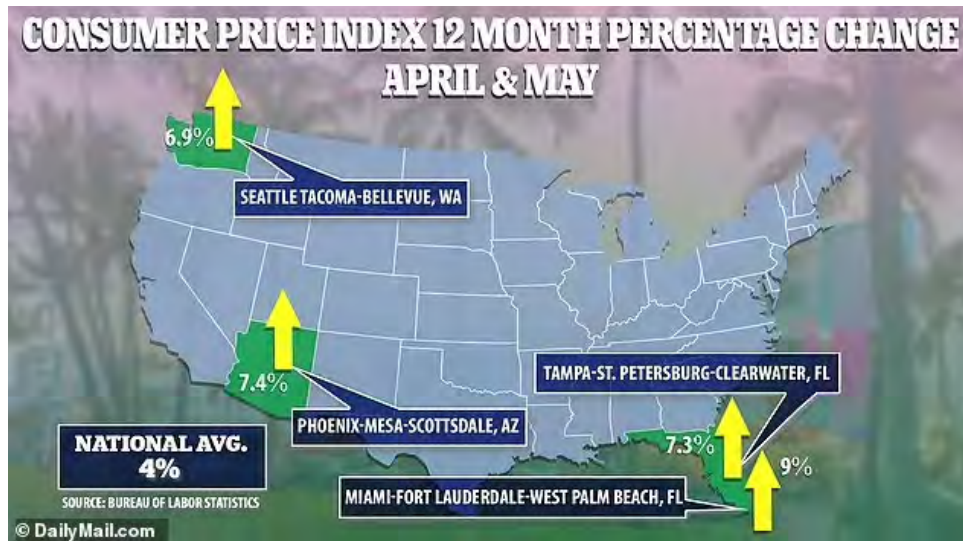
“Through this conversion program, we seek to incentivize lenders, property owners, downtown stakeholders, and the state to partner with the City to increase the production of much needed housing in our downtown core,” said Chief of Planning Arthur Jemison. “This public private partnership opportunity is the right tool to unlock new housing and shape a new, mixed-use neighborhood Downtown.”

Final parameters for the program will be published when applications open. The program is expected to be time-limited, and will only accept applications through June of 2024, the statement says. To be eligible, projects must comply with certain zoning standards and the city’s new energy efficiency standards. Applicants will be encouraged to maintain ground floor retail or other public uses. Projects will be required to start construction by October 2025, and will be subject to paying any forgone taxes if these commitments are not met. In order to recoup the forgone tax revenue over time, the city will also require a 2% payment on future sales of the property.

Read more: https://www.americancityandcounty.com/2023/07/11/boston-plans-to-offer-up-to-75-tax-breaks-to-office-building-owners-that-convert-spaces-to-housing/? mc=NL DR EDT 20230712&cid=NL DR EDT 20230712&utm rid=CPEQW000044966539&utm_campaign=21818&utm_medium=email&utm_source=eloqua&elq2=8a548a8db865440ab5c0cb58eb1dff97&sp_eh=f544cf90af6760ffb75426f7aab3603e65ad5aa6320b781b5cf292b1c76d1e32

Florida is America's new inflation hotspot with more than 2.5 million residents living with 9% rate - more than double the national average of 4% - as exodus from New York and California drives up housing

BY HARRIET ALEXANDER



Florida is still seeing a surge in people moving to the state, which is contributing to two of their cities having the highest and third-highest Consumer Price Index increase in the country

Florida is enduring the highest [inflation](#) in the nation, newly-released data shows, as persistently high housing costs continue to impact consumer prices across the region.

Two metropolitan areas - Miami and Tampa - were in the top three from a list of 23 regions analyzed in a report on inflation by the Bureau of Labor Statistics.

The Consumer Price Index [in the area encompassing Miami, Fort Lauderdale and West Palm Beach rose 9 percent, year on year.](#)

Phoenix was in second place, with the [CPI](#) at 7.4 percent. Third was the Tampa metropolitan area, with a CPI of 7.3 percent. The [Bureau of Labor Statistics](#) looked at a range of price increases for April and May to present their new conclusions. Nationwide, the CPI rose 4 percent, making Miami's rate more than double the national average. The lowest rate of inflation among the 23 metro areas was felt in Minneapolis-St Paul, at 1.8 percent, followed by Hawaii at 2 percent.

Florida's surge was largely due to housing costs, analysts said. 'A lot of people are still coming to Florida because the economy is really strong, and many like the fact that we don't have an income tax like in New York, for example,' said Amanda Phalin, an economist at the University of Florida.

'And in places like Miami, we're seeing a lot of real estate demand from non-Floridians or non-American investors — generally wealthy folks who want to have a nice home here.'

The population of Florida grew the most of any state from July 2021 to July 2022 because of domestic migration, according to the Census Bureau's latest estimates. Florida also had the fastest population growth by percentage over the same time frame - the first time it has notched that top spot since 1957.

The Sunshine State has seen a jump in population in recent years, [along with an increase in wealth](#), as people flee the Northeast and West Coast and their high-crime rates and invasive governments for Southern states.

Ron DeSantis, the governor of Florida and 2024 Republican presidential candidate, has used the draw of his state as a campaign tool, promising to bring his boom-town policies and business-friendly approach to the entire United States.

The increase in population has forced up the prices of transportation and services. Furthermore, rising mortgage rates, limited housing stock in cities such as Miami, and more expensive property insurance have contributed to the high inflation. Insurance premiums have also ballooned in the Sunshine State, as a series of devastating natural disasters alongside high fraud rates have seen home insurance bills hit \$6,000 on average - almost four times the U.S. average.

'Both the rental and purchasing markets are seeing upward pressures on prices from all these factors,' said Phalin, [speaking to CNN](#). She added: 'A lot of homes are converting themselves into Airbnbs and some homeowner associations prohibit people from renting out their homes.'

Economists pointed to Atlanta as an example of Miami and Tampa's possible trajectory. In August 2022, Atlanta was at the top of the list, with CPI of 11.7 percent. Atlanta's inflation soared as people moved away from expensive regions and flocked to the buzzy Georgia city. It has come down in part as more housing became available.

'If you look at the data, housing inventory in Atlanta has increased quite a bit from a year ago, so there's a lot more supply in the market, while the number of sales has been declining,' said Kaiji Chen, an economics professor at Emory University in Atlanta. He said that a reduction in transport costs has also helped.

Miami has held its spot as America's least affordable metro area, despite a slump in property prices in [Florida](#) - and billionaire Peter Thiel says the state is now too expensive to relocate his operations from Silicon Valley.

The average cost of a home in Miami was \$585,000 in May, according to RealtyHop, which ranked it first in a list of America's least-affordable housing markets.

A typical homeowner can expect to spend 79.92 percent of their monthly income on ownership, the study found, which placed [Los Angeles, California](#), in second and Newark, New Jersey, in third.

Investor and [Republican](#) donor Peter Thiel said recently that house prices in Miami made him reluctant to relocate his operations to Florida.

Read more: <https://www.dailymail.co.uk/news/article-12285403/Florida-Americas-new-inflation-hotspot-2-5-million-residents-living-9-rate.html>

**** County Commissioner Michelle Lincoln Elected First VP of Florida Association of Counties**



Monroe County Commissioner Michelle Lincoln at the Florida Association of Counties' annual conference. Lincoln will serve as the association's second vice president. FAC/Contributed

On June 30, Monroe County Commissioner Michelle Lincoln was elected as the first vice president of the Florida Association of Counties (FAC) at the association's annual conference in Orlando. Commissioners Holly Merrill Raschein and Jim Scholl were also at the conference.

Lincoln previously served as second vice president and sits on many policy committees, including Health, Safety, and Justice and Water and Environmental Sustainability. "Public service is something I truly enjoy," said Lincoln. "By continuing to serve on the association's executive committee, I have the opportunity to assist my community in a unique way by being their representation at a state and national level."

In addition to her leadership position at FAC, Lincoln holds an Advanced County Commissioner II designation, the highest level of commissioner education offered by the Institute for County Government.

"In recent years, I have seen Commissioner Lincoln step up to the plate for her community," said Ginger Delegal, FAC executive director. "Observing her determination to be a leader in the association has proven her as an asset to Florida's 67 counties." As first vice president, Lincoln plays a vital role in the association's advocacy and policy efforts along with representatives from Charlotte, Okeechobee, Pinellas and Seminole counties.

Founded in 1929, FAC has represented the diverse interests of Florida's counties and Floridians, emphasizing the importance of protecting home rule – the concept that communities and their local leaders should make the decisions that impact their community.

Read more: <https://keysweekly.com/42/county-commissioner-michelle-lincoln-elected-first-vp-of-florida-association-of-counties/>

Miami-Dade's trash chief resigns after warning that a landfill crisis is coming

BY DOUGLAS HANKS



A look at some of the damage from a February 2023 fire that ravaged Miami-Dade's trash incinerator plant in Doral. Months later, the county is at risk of not meeting minimum standards for trash disposal needed to approve new construction projects, the outgoing head of Miami-Dade's Solid Waste Department said in a July 3, 2023 resignation letter. Miami-Dade Fire

Miami-Dade County's trash chief submitted his resignation this week with a warning: the county will need to declare a moratorium on construction next year if it can't find new places to put its garbage after a February fire shut down its incinerator plant in Doral.

Mike Fernandez, [Solid Waste director](#) under Mayor Daniella Levine Cava, said in a letter Monday that he's resigning his post "with a heavy heart." He then laid out a series of decisions that have stalled while the county risks running short of the five years of waste-disposal capacity needed to approve future housing projects across Miami-Dade.

"At this point, the County will have to issue a moratorium to stop all development in Miami-Dade County or initiate the plans that were suggested in the past, that would increase disposal capacity," Fernandez wrote to Levine Cava in a letter giving his two-week notice for a post he's held since 2019.

County laws require Miami-Dade have the landfill space and disposal facilities to absorb five years of projected growth in trash collection in order to approve land-use changes needed for new residential and commercial projects outside of city limits.

[READ MORE: Miami-Dade used COVID relief funds to rescue trash budget. Now fees are going up](#)

Fernandez's abrupt departure robs Levine Cava of a veteran of Miami-Dade's Solid Waste Department at a time of maximum stress for the agency.

The fire that shut down the privately run incinerator plant in Doral upended the county's disposal system. It had burned more than half of the trash county trucks pick up on a given day.

The calamity forced Miami-Dade to divert garbage to landfills in and out of the county, accelerating the timeline of when the department will run out of space for more trash.

While Fernandez said Solid Waste recommended replacing the current incinerator with a modern facility about two years before the fire. Levine Cava hasn't submitted a plan on what to do next. The mayor had planned to make a recommendation in June, but that's now delayed until September.

In a statement Tuesday, Levine Cava's deputy chief of staff, Rachel Johnson, said the administration is "working with all stakeholders" to tackle both the short-term issue of a disabled incinerator plant that was burning nearly a million tons of trash a year being inoperable, and the long-term needed for a modern, ecological strategy for solid waste in the long-term.

"We look forward to sharing more updates on these plans in the weeks and months ahead," the statement read. In a [June 21 memo](#), Levine Cava said a new and modern incinerator plant "is desperately needed" and would likely cost \$1.2 billion to build.

On Wednesday, Levine Cava sent a memo to commissioners naming an immediate replacement at Solid Waste and said Fernandez would be leaving immediately rather than on the July 14 departure date in his resignation letter. Olga Espinosa-Anderson, a deputy under Fernandez, will serve as interim director while the administration searches for a permanent replacement, Levine Cava said.

"I am confident in Olga's leadership and the ability to usher the department forward during this transitional period," Levine Cava wrote. "As we know, our solid waste system faces significant challenges that were exacerbated by the waste-to-energy plant fire earlier this year."

The first Solid Waste decision facing county leaders are trash collection rates for the budget year that begins Oct. 1.

Read more at: <https://www.miamiherald.com/news/local/community/miami-dade/article277002913.html#storylink=cpy>

**** South Florida military bases draft plan for climate risk. It's a national security threat**

BY ASHLEY MIZNAZI



Hurricane Ian flooded Naval Air Station Key West last September. NAVY PETTY OFFICER 2ND CLASS NICHOLAS V. HUYNH Navy Petty Officer 2nd Class Nicholas V. Huynh

From Key West to Port Everglades, the military facilities across South Florida face the same risks from hurricanes and extreme weather as homes and businesses. But when they're battered by winds, flooded out or lose power, it can also pose a national security risk.

Protecting them from the increasing threats of climate change will call for millions of dollars in projects and some key policy changes, according to a [draft report](#) released by the [South Florida Regional Planning Council](#).

"There's a national security imperative to ensure that our installations, our commands and our missions are resilient," said Rick Miller, a retired U.S. Navy captain and executive director of South Florida Defense Alliance. "And the great thing about this program is it does it in collaboration with the communities."

The report doesn't provide a timeline for upgrades at the four bases and sites but underlines the realities that all of South Florida faces heightened threats in the coming decades – particularly from flooding caused by sea rise, hurricane storm surge and extreme rainfall like the rain bomb that drowned Fort Lauderdale neighborhoods in April.

READ MORE: [Can hybrid super reefs defend the coasts? UM leading research for military project](#)

That's why what tops the list of priorities involves keeping things high and dry at four facilities: the sprawling Southcom base in Doral, a critical command center that oversees operations in Central and South America and the Caribbean; the Naval Air Station in Key West; Homestead Air Reserve Base; and an ocean monitoring and

communications facility at the mouth of Port Everglades – a vital link, via undersea cables, to the Guantanamo Bay detention center in Cuba.

The plan calls for that low-lying road to that ocean monitor site, located adjacent to Dr. Von D. Mizell-Eula Johnson State Park on a barrier island across from Port Everglades in Broward County, to be elevated. It also proposes raising ground transformers at each site and for beefing up satellite communications in case cellular and line options are damaged. Other ideas on the table include building a storm water pump station in Key West and a 36,000-sqft “resilience hub” in Miami Dade.

The planning council will also check that military facilities are prioritized by utility providers like Florida Power & Light so they, like hospitals and other key facilities, have power restored quickly after storms.

The plan, called the [South Florida Military Installation Resilience Review \(MIRR\)](#), echoes existing resilience plans from cities and organizations in South Florida – but also reflects that the nation’s military commanders take climate concerns seriously. Miller also hopes the military’s clout in Washington over national security concerns can help expedite funding for future work.

“As we did the study, we said all along, we don’t want to duplicate any work that’s been done. So a lot of the data was existing studies, existing resiliency work,” Miller said. The projects also were prioritized based on how they might benefit the economy and environment of surrounding communities.

For example, the plan to elevate the road to the ocean monitoring center near Port Everglades also calls for adding a bike lane that would serve state park visitors. Plans for Homestead Air Reserve Base roadway include a transit stop that would be for easier for base workers and civilians to use mass transit.

The Key West Naval Air Station is more vulnerable to sea rise than any other military base and by 2050 it could become unusable with [35 to 70% projected by the Union of Concerned Scientists of land loss](#). And the plan for Key West underlines solutions already presented by Monroe County, like adding stormwater pumps to reduce flooding at the air station, which had to be evacuated most recently during Hurricane Ian last year.

Miller, who spent several years running operations at the SouthCom military installation in Doral, said he saw first hand the consequences of significant storms in the region. “I saw property damage, people being displaced, disruption to civil society,” Miller said.

During high-wind storms South Florida’s military installations experience frequent outages in communications service and power lines and floods that impact local roads put intelligence centers, training grounds, airfields and research hubs at risk.

Miller hopes the resilience review will help give the military a seat at the table in addressing climate changes. Some coastal bases across the country are already planning projects to address sea-rise and surge risks.

MIRR represents a new and different approach, Miller said, with the military mission more integrated with the priorities in the surrounding community. He suspects the military has not been widely involved in climate conversations prior because of the general assumption that what lays behind the military fence line would be taken care of by the other branches of the federal government. But, he said, the days where the military installations functioned as their own independent islands with their own electric, water and sewer setup are long gone.

The South Florida Regional Planning Council contracted the South Florida Defense Alliance to engage with the military and Jacob's Engineering to do the technical assessment. A few years ago [Jacobs worked with](#) the Tyndall Air Force Base in Panama City Beach to use natural solutions, like nourishment for beaches, dunes and marshes, after the base suffered a direct hit from Hurricane Michael.

South Florida is the first in the country to combine the plans for multiple installations in the region. Miller said this made the most sense because the bases already relied on each other.

Beyond climate concerns, the plan also looked at potential solutions to other related "vulnerabilities" to base operations - like job security and affordable housing.

Read more: <https://www.miamiherald.com/news/local/environment/climate-change/article276838156.html>

Message to Southwest Florida: 'Help is on the way' Nearly one-third of the state's population relies on septic tanks for wastewater disposal

BY PETER SCHORSCH

With new laws going into effect and significant financial resources invested by the Florida Legislature this year, help is on the way to residents in Southwest Florida and on the Treasure Coast who are looking for protection and restoration of their precious water resources.

One key piece of legislation signed with little fanfare was House Bill 1379, sponsored by Infrastructure Strategies Committee in the House and Sen. **Jason Brodeur** in the Senate.

This new law not only dedicates \$100 million to the new Indian River Lagoon Protection Program but also establishes pollution-remediation requirements and growth management caps. In addition, the legislation invests in conservation to protect precious landscapes and mitigate the increasing urban pressures on existing infrastructure.

"Protecting Florida's natural environment has been a priority since Day 1, which is why I was proud to sign legislation that will improve our water quality, preserve the Indian River Lagoon and expedite our land conservation efforts," [said Gov. Ron DeSantis on Twitter after signing House Bill 1379](#), which earned unanimous support from both chambers of the Florida Legislature.

The ecosystems around the Indian River Lagoon in recent years have been plagued by harmful algal blooms and dangerous diseases due to sewage pollution in the central and northern lagoon basins.

Specifically, the law implements a ban on new septic systems in the Basin Management Action Plan (BMAP) area and requires the Florida Department of Environmental Protection (DEP) to work with local governments and other key stakeholders to develop a remediation plan in places where septic tanks are contributing 20% or more of the pollution to the local water resources.

The proper treatment and disposal or reuse of domestic wastewater is an important part of protecting Florida's water resources, according to the [bill analysis](#). Floridians generate approximately 100 gallons of domestic wastewater per day, most of it managed and treated through sewage systems.

However, nearly one-third of the state's population relies on septic tanks for wastewater disposal. While sewage disposal facilities are required to provide advanced waste treatment approved by DEP, septic tanks generally filter waste through a drain field, after which gravity draws the water down through the soil layers. In most circumstances, the septic tank does not reduce nitrogen from the raw sewage, allowing nitrogen to potentially contaminate the groundwater. This all occurs with little to no oversight from DEP.

A recent study published in the upcoming [June 25 issue](#) of Science of the Total Environment underscores the role human waste pollution plays in plaguing Florida's precious water resources.

Scientists from Florida Atlantic University and the Lee County Department of Natural Resources collected and analyzed samples from 25 ditch, creek and canal sites across Lee County. They discovered “evidence of widespread human waste pollution throughout Lee County.” The study concluded “these findings should be applicable to urbanized regions globally that are experiencing declines in water quality and [harmful algal blooms](#) due to development with inadequate infrastructure.”

The new law is a significant step forward in strengthening infrastructure to better protect water resources, with an emphasis on converting septic to sewer. With grants or loans from DEP, local governmental agencies can help residents offset the cost of connecting septic-reliant homes to public sewer systems.

“We have made historic strides in environmental protection, water quality, and land conservation under the leadership of Gov. DeSantis and with the support of the Florida Legislature,” said Department of Environmental Protection Secretary **Shawn Hamilton** in a [statement issued by the Governor’s Office](#).

“This legislation will allow us to further expedite and advance these efforts.”

This is a wave of good news for residents from Martin to Palm Beach County and stretching over to Collier and Lee counties after a drumbeat of bad news in recent weeks.

Lake Okeechobee is [more than half covered with cyanobacteria](#), or blue-green algae. At least three spots in the Caloosahatchee River are flagged for algae toxins, including the Davis boat ramp in Fort Myers Shores.

The Florida Department of Health in Lee County issued an alert May 26: “The public should exercise caution in and around Caloosahatchee River-Fort Myers Shores.”

The emailed statement urged people not to drink, swim, wade, use personal watercraft, water ski or boat in waters where there is a visible bloom, and to keep pets and livestock away from the bloom.

“With the signing of House Bill 1379, Gov. DeSantis is both renewing and expanding upon his commitment to protecting and restoring our water quality statewide, with a much-needed focus on some of our most at-risk waters in the Everglades and the Indian River Lagoon,” [said Chief Science Officer Dr. Mark Rains](#). “This legislation directs strategic action to address nutrient sources and expedite restoration.”

In addition, the legislation is bolstered by an additional \$25 million in investment for Southwest Florida infrastructure upgrades in the Caloosahatchee River basin for septic-to-sewer conversion. Plus, \$50 million recurring will go toward storage North of Lake Okeechobee, an integral part of the Lake O Water Restoration Plan.

Since DeSantis took office, he has invested more than \$250 million to implement the Comprehensive Everglades Restoration Plan (CERP). For residents and businesses in the region that continue to struggle with the water crises, know that help is truly on the way.

Read more: <https://floridapolitics.com/archives/619549-message-to-southwest-florida-help-is-on-the-way/>

Regional Banks Scramble to Unload Commercial Real Estate Loans, Fearing New Crisis

BY KEVIN STOCKLIN



Sargassum seaweed has collected along the shoreline at Jensen Beach Park on Thursday, May, 25, 2023, on Hutchinson Island. The beach is 4191 N.E. Ocean Blvd. CRYSTAL VANDER WEIT/TCPALM

The work-from-home trend has been taking its toll on office landlords and is now making its way through to banks' commercial loan portfolios, leading some analysts to predict that more trauma could be on the way for regional banks this year.

And in the current climate of bank failures, short sellers, and nervous depositors, banks with large exposures to commercial real estate (CRE) loans are racing to clean up and sell down their loan portfolios in hopes that they will not fall victim to another round of bank runs.

"There is an estimated \$1.5 trillion of commercial property debt that will be due for repayment in about 18 months," Peter Earle, an economist at the American Institute for Economic Research, told The Epoch Times. "It's not improbable that even if interest rates have fallen by that time, some of that real estate debt will nevertheless be impaired and have an adverse impact on regional banks."

In step with a recent trend in the CRE market, tech giant Google announced in May that it was attempting to sublease 1.4 million square feet of vacant office space in its Silicon Valley home base in order to "match the needs of our hybrid workforce." Despite more employees returning to their offices this year, average office occupancy rates across the United States are still [below 50 percent](#).

According to a report by Bank of America, 68 percent of CRE loans are held by regional banks. Approximately \$450 billion in CRE loans will mature in 2023. JPMorgan Chase estimated that CRE loans comprise, on average 28.7 percent of the assets of small and regional banks, and projected that 21 percent of CRE loans will ultimately default, costing banks about \$38 billion in losses.

Double Hit

Commercial mortgages are getting hit on two fronts: first, by the lack of demand for office space, leading to credit concerns regarding landlords, and second, by interest rate hikes that make it significantly more expensive for borrowers to refinance.

According to a [June 12 report](#) by Trepp, a CRE analytics firm, CRE loans that were originated a decade ago, when average mortgage rates were 4.58 percent, are now coming due, and in today's market, fixed-rate CRE loan rates are averaging around 6.5 percent.

Banks that make CRE loans consider factors like debt service coverage ratios (DSCRs), which measure a property's income relative to cash payments due on loans. Simulating mortgage interest rates from 5.5 percent to 7.5 percent, Trepp projected that between 28 percent and 44 percent, respectively, of currently outstanding CRE loans would fail to meet the 1.25 DSCR ratio today, and thus be ineligible for refinancing.

These calculations were done assuming current cash flows from properties stay the same and that loans are interest-only, but with vacancies rising, many landlords may have substantially less cash flow available. In addition, whereas interest-only CRE loans were [88 percent](#) of the market in 2021, lenders are now switching to amortizing mortgages to reduce risk, which significantly increases debt service payments.

Refinancing Issues

Fitch, a rating agency, [projected](#) that approximately one-third of commercial mortgages coming due between April and December of this year will be unable to refinance, given current interest rates and rental income.

"It's a very different world now from the one in which the majority of these loans were made," Earle said. "In a zero-interest-rate environment, before the COVID lockdowns saw many businesses shift to a remote work basis, many of these loan portfolios full of office properties looked great. Now, a substantial portion of them look quite vulnerable."

The Trepp report highlighted several regional markets, such as San Francisco, where office sublease offers jumped 140 percent since 2020, and Los Angeles, where office vacancies hit a historic high of 22 percent. Available office space in Washington D.C. increased to 21.7 percent in the first quarter of 2023.

New York has been hit hard, as well. Office occupancy rates in New York City plummeted from 90 percent to 10 percent in 2020 during the COVID pandemic, but only recovered to [48 percent](#) this year. Revenue from office leases fell by 18.5 percent between December 2019 and December 2022.

Vacancy Rates at 30-Year High

Overall, according to a [report](#) by analysts at New York University and Columbia Business School, office vacancy rates are at a 30-year high in many American cities.

The report found that "remote work led to large drops in lease revenues, occupancy, lease renewal rates, and market rents in the commercial office sector."

The authors predict that, even if office occupancy returns to pre-pandemic levels, “we revalue New York City office buildings, taking into account both the cash flow and discount rate implications of these shocks, and find a 44% decline in long run value. For the U.S., we find a \$506.3 billion value destruction.”

As predicted, delinquencies in commercial mortgage loans are now [creeping up](#). Missed payments in commercial mortgage-backed securities (CMBS) increased half a percent in May over the prior month to 3.62 percent, Trepp reports. The worst component of the CMBS market, which includes multi-unit rental buildings, medical facilities, malls, warehouses, and hotels, was offices, where delinquencies increased 125 basis points to more than 4 percent.

To put this in perspective, however, CMBS delinquencies exceeded 10 percent in 2012 and 2020. And analysts say that lending criteria for CRE have been more conservative than they were before the mortgage crisis of 2008, leaving more cushion on ratios relative to a decade ago.

All the same, the credit crunch at regional banks has created a vicious circle, where banks race to pare down their CRE portfolios, and the dearth of financing leaves more landlords facing default as outstanding loans mature. To make matters worse, commercial property values, which provide collateral for the loans, appear to be taking a hit as well.

In an effort to rapidly clean up their CRE loan portfolios and avoid the fate of failed banks like Silicon Valley Bank, Signature Bank, and First Republic Bank, banks are now attempting to sell off the loans, often taking a loss in the process.

In May, PacWest, a regional bank, [sold \\$2.6 billion](#) of construction loans at a loss. Citizens Bank reportedly has put \$1.8 billion of its CRE loans up for sale during the first quarter of this year. Customers Bancorp reduced its CRE lending by \$25 million and put \$16 million of its existing portfolio up for sale.

Wells Fargo, one of the top four largest U.S. banks, is also downsizing its CRE portfolio, and in announcing the move CEO Charlie Scharf stated, “we will see losses, no question about it.”

“Between the Fed’s 500+ basis point hikes over the past 16 months and the failure of Silicon Valley Bank, and others, earlier this year, a credit tightening is already underway,” Earle said. “That has put a lot of pressure on regional lenders.”

A March academic study titled “Monetary Tightening and U.S. Bank Fragility in 2023” stated that the market value of assets held by U.S. banks is \$2.2 trillion lower than what is reported in terms of their book value. This represents an average 10 percent decline in the market value of assets across the U.S. banking industry, and much of this decline came from commercial real estate loans.

Consequently, the authors wrote, “even if only half of uninsured depositors decide to withdraw, almost 190 banks with assets of \$300 billion are at a potential risk of impairment, meaning that the mark-to-market value of their remaining assets after these withdrawals will be insufficient to repay all insured deposits.”

Read more: https://www.theepochtimes.com/regional-banks-scramble-to-unload-commercial-real-estate-loans-fearing-new-crisis_5334716.html



e-Highlights

JULY 2023



SFRPC EXECUTIVE BOARD MEMBER AND MONROE COUNTY COMMISSIONER MICHELLE LINCOLN ELECTED FIRST VP OF FLORIDA ASSOCIATION OF COUNTIES

We are honored to congratulate SFRPC Executive Board Member and Monroe County Commissioner Michelle Lincoln on being elected as the First Vice President of the Florida Association of Counties at its annual conference in Orlando, Florida on June 30, 2023.

Lincoln previously served as Second Vice President and sits on many policy committees, including the Health, Safety, and Justice and the Water and Environmental Sustainability committees. *“Public service is something I truly enjoy,”* said Lincoln. *“By continuing to serve on the association’s executive committee, I have the opportunity to assist my community in a unique way by being their representative at a state and national level.”*

[READ MORE](#)

RESILIENT FLORIDA PROGRAM STAFF OFFERING IN-PERSON AND VIRTUAL OFFICE HOURS TO ASSIST LOCAL GOVERNMENTS WITH RESILIENT FLORIDA GRANT APPLICATIONS

During the Resilient Florida Grants Application Portal opening (through July 1 – Sept. 1), staff are traveling around the state from August 7-10, 2023, to foster relationships with local governments and provide in-person resources and assistance. Staff will be available to assist with eligibility questions, pre-submittal application review, technical assistance with the application portal and general questions about current grants or applications.

Additional information and resources can be found on the DEP website at [Resilient Florida Resources](#).

West Palm Beach (In-Person)

Day/time: Thursday, August 10, 1:00 – 4:00 PM, EDT

Location: DEP Southeast District Office, 3301 Gun Club Rd, MSC 7210-1, West Palm Beach, FL 33406

Grant Application Portal Office Hours –(Virtual)

Resilient Florida is holding virtual “office hours” via Microsoft Teams during the pre-application assistance period and during the application cycle (**July 1- Sept. 1**). Office hours are recurring on Tuesday mornings from 9:30-11:30 a.m. EDT and Thursday afternoons from 2:00-4:00 p.m. EDT.

When: Tuesdays, 9:30-11:30 a.m.

How: [Join online](#)

When: Thursdays, 2:00-4:00 p.m.

How: [Join online](#)

For additional information, please contact Regional Resilience Planner Hailey Lazzaroni at hlazzaroni@sfrpc.com.

U.S. EDA ANNOUNCES THE “RECOMPETE PILOT PROGRAM” FUNDING OPPORTUNITY

The U.S. Department of Commerce’s Economic Development Administration (EDA), has launched the Distressed Area [Recompete Pilot Program \(Recompete\)](#) notice of funding opportunity. The program is an economic development initiative to spur economic activity in geographically diverse and persistently distressed communities across the country. Specifically, this program targets areas where prime-age (25-54 years) employment significantly trails the national average.

To support applicants in determining geographic eligibility, EDA – in partnership with Argonne National Laboratory – released the Recompete Eligibility Mapping Tool. Please [click here](#) to access the tool, which includes a user-friendly map and instructional materials. Additional resources, including Fact Sheets and FAQs, can be found at eda.gov/Recompete.

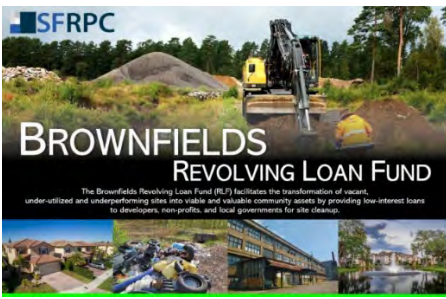
For additional information, please contact Community & Economic Development Program Manager Eralda Agolli at eagolli@sfrpc.com

SOUTHEAST FLORIDA CLIMATE CHANGE COMPACT TO HOST A WORKSHOP ON TUESDAY, AUGUST 8TH ON CONDUCTING STATUTORY COMPLIANT VULNERABILITY ASSESSMENTS: RELEVANT DATA, RESOURCES, AND INCORPORATING RAINFALL

In partnership with the [Southeast Florida Regional Climate Change Compact](#), environmental consulting firm [Hazen and Sawyer](#) will present a capacity-building workshop on **Tuesday, August 8th** for local governments and the consulting community that provides vulnerability assessment services to local governments across the region. This workshop is particularly well-suited for communities that have fewer internal resources to advance vulnerability assessments.

REGISTER TODAY FOR THIS VIRTUAL EVENT

The workshop will build upon information presented at the Compact workshop “[Readying Southeast Florida Communities for Resiliency Funding: Leveraging Existing Data and Best Practices for Vulnerability Assessments](#)” hosted in August of 2021. The workshop is designed to share lessons learned regarding the vulnerability assessment processes and key takeaways and best practices for engagement through the vulnerability assessment process. The workshop will also outline the state requirements and resources available to local governments, identify and share relevant regional and county-level data sets, and present methodology related to the incorporation of rainfall flood inundation.



U.S. EPA AWARDS THE SFRPC \$1 MILLION FOR BROWNFIELDS CLEAN UP AND \$500K FOR BROWNFIELDS ASSESSMENTS IN MIAMI-DADE COUNTY

The South Florida Regional Planning Council has 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 in a predominantly low-income community. 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.

Additionally, 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 will also be used to develop a site inventory, prepare seven cleanup and five reuse plans, and conduct community outreach activities in the City of Homestead.

[LEARN MORE](#)

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

SOUTHEAST FLORIDA COMMUNITY DEVELOPMENT FUND, INC. COMPLETES THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY HOMES IN HOLLYWOOD, FL

Liberia Economic and Social Development Inc. has successfully completed the development of two (2) affordable single-family residential homes for first-time minority homebuyers. Financing for the construction of the homes was provided by a partnership of the Southeast Florida Community Development Fund, Inc., and the Urban League of Broward County/Central County Commission Development Corporation.

We congratulate the homebuyers of 2351 and 2361 Raleigh Street, Hollywood, Florida and wish them much happiness in their new homes.

The Southeast Florida Community Development Fund, Inc. (SFCDFI) was created in 2014 by the SFRPC to promote community and economic development, provide access to capital for small businesses, and incentivize job creation for low- and moderate-income individuals. A primary activity of the SFCDFI is working with minority builders to create affordable housing opportunities.

[LEARN MORE](#)

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





SOUTH FLORIDA MILITARY INSTALLATION RESILIENCE REVIEW

SOUTH FLORIDA REGIONAL MILITARY INSTALLATION RESILIENCE REVIEW

The South Florida Military Installation Resilience Review (South Florida MIRR), funded by the U.S. Department of Defense Office of Local Defense Community Cooperation with matching funds from the Florida Defense Task Force, is reaching completion. The *South Florida Military Resilience Strategy: Mission Assurance through Community Resilience* report is undergoing final review and will be released shortly. Led by the SFRPC, with consultants Jacobs Engineering

and the South Florida Defense Alliance, this strategy addresses the risks, hazards, and vulnerabilities of concern related to the ability of the military to carry out its missions by identifying investments and solutions outside of the fence line in the surrounding communities.

Over the last 18 months, the South Florida MIRR Project Team has been diligently working in partnership with the military commands and key local stakeholders to enhance the resilience of the following South Florida’s defense installations:

- Homestead Air Reserve Base (HARB),
- Miami-Dade County United States Army Garrison-Miami (USAG-Miami),
- South Florida Ocean Measurement Facility (SFOMF), and
- United States Naval Air Station Key West (NASKW).

LEARN MORE

For additional information, please contact Principal Planner Christina Miskis at cmiskis@sfrpc.com

SFRPC BOARD MET IN KEY LARGO ON JUNE 16TH AND RECEIVED PRESENTATIONS ON PROPERTY AND FLOOD INSURANCE AND MONROE COUNTY RESILIENCE PLANNING EFFORTS

The South Florida Regional Planning Council held its monthly meeting on Friday, June 16, 2023, at the Murray E. Nelson Government Center located in Key Largo, FL. Special guests included:



- **The Honorable Jim Mooney, Jr., State Representative, 120th District**, spoke about the impacts of sea level rise and the importance of resiliency to Monroe County’s island communities, encroachment on the Everglades, water supply, and sinking infrastructure among other topics. He discussed the importance of working collaboratively to solve the challenges facing Florida residents.
- **Rhonda Haag, Chief Resilience Officer, Monroe County Board of County Commissioners**, gave a detailed update on the [Monroe County Resiliency Efforts](#). Her presentation showed the sea level rise projections, the Resiliency Planning and Living Shoreline Projects, the municipal projects managed by the County, Roadway Vulnerability Study, Adaptation Plan and Program Cost, funding, Storm Risk Management Feasibility Study, etc.
- **Mr. Paul Handerhan, President of the Federal Association for Insurance Reform (FAIR) and the FAIR Foundation**, updated the Councilmembers on Property and Flood Insurance for the State of Florida. Citizens Insurance is the

only insurance that the tri-county has access to since there are few private market options, and private market insurance will not be available for quite a few years. In the short term, pricing will become more expensive in the tri-county area and should see some stabilization in time. New legislative requirements for flood insurance can be purchased in the private market or through the National Flood Insurance Program (NFIP). The NFIP rehailed the pricing, zoning, property height, housing construction material, and the Program's structure in detail. The Insurer Accountability Bill was passed to provide more oversight over the insurance companies and the Office of Insurance Regulations will now have regulatory oversight of the insurance companies.

[READ MORE](#)

[VIEW RECORDING](#)

For additional information please contact sfadmin@sfrpc.com



ICE MECHANICS' INTRODUCTION TO EV MAINTENANCE APPROVED FOR PILOT

The Southeast Florida Clean Cities Coalition has 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.

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.

[VISIT CLEAN CITIES](#)

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

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

The Southeast Florida Clean Cities Coalition (Coalition) and the South Florida Local Emergency Planning Committee (LEPC) Region 10 identified alternative fuel first responder training needs for Broward, Miami-Dade, and Monroe counties. Today's alternative fuel vehicles are vastly different than traditional gasoline and diesel vehicles. First responders



must receive training to understand the new mechanical features of alternative fuel vehicles to ensure public safety in the event of an incident. To help meet this need, the Coalition and the LEPC hosted an alternative fuel training for electric and propane school buses on May 18, 2023.

Alternative fuel training for school buses was selected to coincide with Broward County Public School's (BCPS) contract with Blue Bird to supply 60 new electric school buses. The order replaced part of BCPS diesel fleet with zero-emission vehicles through the Florida Department of Environmental Protection's (DEP) Volkswagen Mitigation Settlement Trust fund. This deal marks the largest electric school bus fleet purchase in Blue Bird's history. BCPS also operates the largest propane school bus fleet in the state.



The training was held in partnership with the Southeast Florida Clean Cities Coalition, Florida Transportation Systems, Inc.; the provider of the school buses; Roush, Blue Bird, the LEPC, and City of Hollywood Fire Rescue & Beach Safety. The training was hosted at the City of Hollywood Fire Rescue Training Facility in Broward County at no cost. The EV school bus training was provided by Blue Bird and the propane training was provided by Roush. The electric vehicle and propane training helps to ensure public safety continues to be a priority.

Approximately 50 first responders from Miami-Dade and Broward counties participated in this standing-room only training opportunity. The responders rotated between a classroom and outside, hands-on training. The classroom training provided an overview of the propane system and the electric vehicle battery. During the hands-on component of the training, responders were able to climb on board and underneath the propane and EV school buses to thoroughly examine engine mechanics and structural components and to field questions directly to the manufacturers. The program was well-received, and plans are in the works to provide additional alternative fuel vehicles training later in FY 2023.

[VISIT CLEAN CITIES](#)

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

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

The SFRPC's Comprehensive Economic Development Strategy for South Florida (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 SFRPC and the Miami-Dade Transportation Planning Organization have partnered to study the nexus between affordable housing and transit hubs. The study 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.

The study is expected to be completed by September 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.

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



FREE STATE-FUNDED CYBERSECURITY AWARENESS EDUCATION & TECHNICAL TRAINING FOR THE PUBLIC SECTOR

[READ MORE](#)

UPCOMING COUNCIL MEETINGS

- Monday, July 31, 2023 @ 10:30 a.m. (SFRPC, Hollywood)
- August 2023 - SUMMER RECESS - No Meeting Scheduled
- Monday, September 18, 2023 @ 10:30 a.m. (SFRPC, Hollywood)
- October 2023 – SFRPC/TCRPC Annual Conference (TBD)

[VIEW 2023 SCHEDULE](#)