

**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, 120<sup>th</sup> 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 26<sup>th</sup> 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 26<sup>th</sup> 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 20<sup>th</sup>.

- 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 31<sup>st</sup> day of July 2023.

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Michelle Lincoln, Secretary  
Monroe County Commissioner, District 2

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Date