

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

**July 31, 2023**

The South Florida Regional Planning Council met virtually and in person on this date at the South Florida Regional Planning Council, 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. Chair Geller welcomed everyone and called the meeting to order at 10:35 a.m. He reminded everyone of the meeting's procedures and asked Councilmember García 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:

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 for an Executive Committee Meeting.

## II. Approval of Council Agenda

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

Chair Geller congratulated SFRPC Councilmember Greg Ross as the incoming President of the Florida League of Cities and Councilmember Michelle Lincoln as the First Vice President of the Florida Association of Counties.

## 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

*Chair Geller motioned to approve the Meeting Minutes for June 16, 2023. Councilmember García moved the motion and Councilmember Furr seconded the motion, which was carried by a unanimous vote.*

### B. Financial Report

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

*Chair Geller motioned to approve the Financial Report. Councilmember Udine moved the motion and Councilmember Furr 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

- 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

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 Furr motioned to approve the proposed Comprehensive Plan Amendments. Councilmember García 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

- 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\*

\* Property Rights Element

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

Mr. Goren explained the SFRPC's history, role, and time constraints in reviewing the Local Government Comprehensive Plans from municipalities and counties.

E. FY 2023-2024 Membership Fees (moved up in the Agenda)

Mrs. Cosio Carballo explained that this is the fourth conversation on the SFRPC Membership Fees. This year the dues will be \$.2250. Detailed backup information is attached to the Agenda Item. She described the Highlights in today's packet featuring the various SFRPC activities.

*Councilmember Furr motioned to approve the FY 2023-2024 Membership Fees. Councilmember García seconded the motion, which was carried by a unanimous vote.*

D. Audit Presentation (Time Certain: 11:00 AM)

Mrs. Tanya Davis, CPA, and Partner for S. Davis & Associates, PA. gave a presentation explaining the FY 2022 Audit in detail. She introduced Joy Chambers-Nicholas who oversaw the compiling of the Audit information along with SFRPC staff. Mrs. Davis thanked management and staff for their cooperation throughout the process. She stated there were no issues or concerns throughout the process and that the Council is in compliance. Chair Geller stated he was pleased with the Audit results. Councilmember Udine agreed with Chair Geller. Mrs. Davis provided a report on the Engagement Letter and Audit and stated there were no outstanding issues identified. She noted that although Quick Books is sufficient for many of the state's regional planning councils, the Council has unique needs and programs that would be better served with a more robust accounting software program specifically designed for the Council and fund accounting. This does not fall on any person or personnel of the Council. She stated that the Council's current accounting system is not compatible with the Revolving Loan Program, which created extra staff time demands and delayed the Audit Process. The Audit can be found on the Council website: <https://sfregionalcouncil.org/portfolio-items/audits/>. Mrs. Cosio Carballo and Mr. Braslavsky Soldi explained the reason the Council changed to the existing accounting software, the months long research into a new system/software program for the near future, the financial costs involved, and the pending migration from the existing system to a more robust system. Councilmember Udine congratulated the Council on the Audit and remarked that it is rare to have a clean Audit.

*Councilmember Udine motioned to approve the FY 2022 SFRPC Audit. Councilmember Furr seconded the motion, which was carried by a unanimous vote.*

**III. South Florida Military Installation Resilience Review Update (Presentations)**

- Christina Miskis, MURP, Principal Planner

Christina Miskis, Principal Planner, updated the Councilmembers on the South Florida Military Installation Resilience Review (MIRR), consisting of Homestead Air Reserve Base (HARB), Miami-Dade County, United States Army Garrison-Miami (USAG-Miami), Miami-Dade County, USN Naval Surface War-Center South Florida Ocean Measurement Facility (SFOMF), Broward County, United States Naval Air Station Key West (NASKW), Monroe County. She explained the Project's Purpose, Mission, Timeline, deliverables/funding, implementation, vulnerabilities, meetings/workshops, coordination with the communities outside the bases, etc. She noted that the MIRR team kept within the parameters of State and Federal Guidelines. For more detailed information, the presentation can be located on the Council website: <https://sfregionalcouncil.org/wp-content/uploads/2023/07/South-Florida-MIRR-Presentation.pdf>. Mrs. Cosio Carballo commended Ms. Miskis, the members of the South Florida Defense Alliance, and Suzie Torriente and the team at Jacobs Engineering. The Council requested a complete, final report and full presentation at a future Council Meeting once finalized. Chair Geller congratulated Ms. Miskis on a great job.

**V. Program Reports and Activities**

- A. South Florida Military Installation Resilience Review Update (Addressed in III.)
- B. SFRPC Revolving Loan Funds Status Report

C. SFRPC CARES Act RLF Status Report

Mr. Tart updated the Councilmembers on the CARES Act, which has provided more than \$7.17 million to 34 businesses, along with technical resources to help stabilize those businesses who were impacted by COVID. Mr. Tart conveyed that the traditional RLF continues to do well with total assets of \$5.5 million and serving approximately 30 borrowers. Goren, Cherof, Legal Counsel's office, continues to provide information on the borrowers in the legal collection with additional detailed information in the Council Packet. Mr. Goren summarized the Dawson Case Litigation and suggested the Councilmembers read the Agenda Item for more details. Mr. Tart stated that through the Affordable Housing Initiative, two (2) new single-family homes for first-time minority homebuyers were completed by Liberia Economic and Social Development Inc. in Hollywood, FL. The Affordable Housing Initiative is a successful partnership of the Southeast Florida Community Development Fund, Inc. (SFCDFI), the Urban League of Broward County/Central County Commission Development Corporation, the Housing Finance Authority of Broward County, and Broward County. To date, the SFCDFI has financed 23 single-family homes in the South Florida region with recent projects completed and/or started in West Park, Dania Beach, and West Palm Beach. Councilmember Furr requested the addresses of the affordable housing projects in his District. Mr. Tart thanked the Councilmembers for their support. Mr. Goren summarized the Dawson Case litigation and suggested the Councilmembers read the Agenda Item for more details.

*Councilmember Furr motioned to approve the RLF Program Reports. Councilmember Lincoln seconded the motion, which was carried by a unanimous vote.*

**VI. Discussion Items**

A. Executive Director's Report

Mrs. Cosio Carballo mentioned that Agenda Item 7.B. Correspondence and Articles has a new layout that outlines the articles for more convenience. She requested if the Councilmembers would like to share any news, please contact staff so that it can be included in this Agenda Item. Chair Geller suggested that the news articles reviewed by staff be sent out weekly to the Councilmembers. Mrs. Cosio Carballo stated that she was happy to do so but noted that she was cognizant of not overwhelming Councilmembers with emails. Chair Geller recapped the various major conferences and joint meetings, as well as other important meetings, such as Clean Cities. Mrs. Cosio Carballo summarized the logistics for the October 20<sup>th</sup> Joint Conference and the September 29<sup>th</sup> Mayors' Affordable Housing Discussion. Chair Geller stated that in February or March 2024, the SFRPC will have a Conference chaired by Councilmember García on the topic of housing for those with mental health issues. The subject matter for the Joint Conference with the Treasure Coast Regional Planning Council (TCRPC) may be housing around Transit Oriented Development, property insurance/condo act, or solid waste/recycling. These topics will be discussed with the TCRPC before a decision is made. Discussion ensued on the Condominium Act regarding the insurance coverage for the individual, the condo associations, the rights of condo owners, reserve payments, the effect of the bill, etc.

Mrs. Cosio Carballo announced that Randy Deshazo has been hired as the new Deputy Director and summarized his work at the Tampa Bay RPC, where he was Chief of Staff. He will be starting in September.

She mentioned that there is still a need to hire an Administrative Assistant. Mrs. Cosio Carballo announced that Ian Hayden has been working as the Clean Cities Intern this summer and has contributed greatly to the Council's work.

Mrs. Cosio Carballo stated that Council staff has been in contact with Miami-Dade County's Olga Espinosa-Anderson from the Department of Solid Waste, and the Department of Regulatory and Economic Resources, to provide an update on Solid Waste Management issues including researching best practices, recycling, contamination, etc. Chair Geller thanked Councilmember García for bringing the Solid Waste Resolution before the Miami-Dade County Commission. The Resolution requests that Miami-Dade County work with the SFRPC on issues of importance following the Solid Waste Conference. Discussion followed on the importance of recycling despite the cost, the need for public education, reuse, etc.

Mrs. Cosio Carballo updated the Councilmembers on the City Park DRI and explained the Council's role in the DRI process.

B. Legal Counsel Report

Mr. Goren noted there were no new litigations to report, only those in the RLF Report. He thanked Jeff Tart and the professional staff for their help and coordination with his staff.

C. Council Members Report

Chair Geller announced that he is the Chair of the Florida Association of Counties Community and Urban Affairs Committee. Councilmember Furr stated that the 75% threshold of the municipal adoption of the Solid Waste Agreement was achieved with three cities not participating: Pompano Beach, Hallandale Beach, and possibly Pembroke Pines.

D. Ex-Officio Report

Dat Huynh, FDOT VI, stated that the DRI applicant reached out to the Department of Transportation (DOT) regarding the impacts of transportation and asked to meet with the DOT to discuss their findings. He informed the applicant that they would have to coordinate with the SFRPC to discuss anything further. Mrs. Cosio Carballo summarized the past meetings with various agencies and partners on methodology and other subject matters. She explained that the Applicant would like to use a different transportation methodology that was not approved by the commenting agencies in August 2022. The Council is willing to reschedule a meeting on the transportation methodology. A meeting scheduled for March 2023 on this topic was canceled by the Applicant. To proceed, the Council must receive direction from the Applicant's lead representative Mr. Bercow. To date, no request to reschedule this meeting has been received from Mr. Bercow. Chair Geller requested updated information on the Reef Study funding for \$20 million in the Southeast region from SFWMD representative Mr. Vilaboy. Mr. Vilaboy stated he would forward the information.

Randy Deshazo, virtually present, thanked everyone for the welcome.

**VII. Announcements and Attachments**

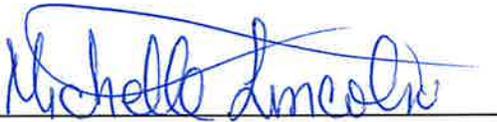
- A. Attendance Form
- B. Correspondence and Articles
- C. Upcoming Meetings

- 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, Joint Conference (TBD) (Staff Note: Now October 20, 2023)
- 5) Monday, November 20, 2023, 10:30 am. (SFRPC)
- 6) December 2023, no meeting

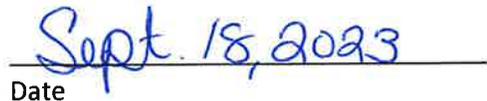
**VIII. Adjournment**

Chair Geller adjourned the meeting at 12:04 p.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and that the information provided herein is the true and correct minutes for the July 31, 2023, meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 18<sup>th</sup> day of September 2023.



Michelle Lincoln, Secretary  
Monroe County Commissioner, District 2



Date