

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

**September 18, 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 Caplan to lead in the Pledge of Allegiance. The recording can be found here: <https://youtu.be/DMzr4HbZfXE>

**I. Pledge of Allegiance and Roll Call**

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

\* Virtually Present

\*\* Absent

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

The following Ex-Officio Members were virtually present:

Dat Huynh representing the Florida Department of Transportation, District 6

Jon Moore for Sirena Davila representing the Florida Department of Environmental Protection (SE District)

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

Armando L. Vilaboy representing the South Florida Water Management District

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

## II. Approval of Council Agenda

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

## III. Action Items

### A. Minutes of the Previous Meeting

*Chair Geller motioned to approve the Meeting Minutes for July 31, 2023. Councilmember Furr moved the motion and Councilmember Ross seconded the motion, which was carried by a unanimous vote.*

### B. Financial Report

The Director of Finance and IT Leo Braslavsky Soldi presented the Financial Report in detail virtually from Argentina.

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

### C. Consent: Comprehensive Plan Amendment Reviews

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

#### Proposed

- Monroe County 23-02ACSC
- Monroe County 23-03ACSC
- City of Florida City 23-01ESR\*
- City of Hialeah Gardens 23-03ESR\*
- City of Marathon 23-03ACSC
- City of Sweetwater 23-01ESR
- City of West Miami 23-01ESR\*

There was a discussion on the proposed amendments for the Cities of Florida City 23-01ESR\* and Sweetwater 23-01ESR concerning the review letters from FDOT, D6 asking for additional information. Chair Geller requested the two amendments be removed from the Agenda until further information is received by and from FDOT, D6.

## 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 Ross motioned to approve the proposed Comprehensive Plan Amendments except for the City of Florida City 23-01ESR and the City of Sweetwater 23-01ESR. Councilmember Horland seconded the motion, which was carried by a unanimous vote.*

Chair Geller motioned to recommend that the SFRPC neither approve nor disapprove the proposed Comprehensive Plan Amendments for the City of Florida City 23-01ESR and the City of Sweetwater 23-01ESR pending the required additional information requested by FDOT, D6.

*Councilmember Caplan motioned to approve Chair Geller's motion on the proposed Comprehensive Plan Amendments for the City of Florida City 23-01ESR and the City of Sweetwater 23-01ESR. Councilmember Lincoln seconded the motion, which was carried by a unanimous vote.*

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

Adopted

- City of Aventura 23-03ESR
- Town of Davie 23-01ESR
- City of North Miami Beach 22-01ESR\*
- City of Oakland Park 23-01ER\*
- City of Plantation 23-01ER\*

\* 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 Horland motioned to approve the adopted Comprehensive Plan Amendments. Councilmember Caplan seconded the motion, which was carried by a unanimous vote.*

D. Regional Issues: Comprehensive Plan Amendment Review – None

E. Legal Counsel Annual Review / Contract Review

Chair Geller stated the Legal Counsel Annual Review and Contract Review had initially taken place at the Executive Committee Meeting, which was previously held before the Council Meeting. He mentioned the scores and the accolades given to Mr. Goren. The Executive Committee recommended renewing Mr. Goren's contract with the adjusted payment increases, and the Contract was renewed.

F. Executive Director Annual Review / Contract

Chair Geller noted the scores and many compliments given on Mrs. Cosio Carballo's reviews. Mr. Goren expanded on the changes made to the Executive Director's 2023-24 Contract in accordance with the SFRPC Personnel Policy. A three-year contract was signed, and it is anticipated that next year's contract will also be a three-year contract due to Mrs. Cosio Carballo's DROP requirements.

Chair Geller stated that the Executive Committee did not discuss the COLA or salary increases. The SFRPC employees are eligible for a 3% COLA and a 2% Merit increase. The Executive Director will receive the same increases as the staff. Mrs. Cosio Carballo noted the COLA increases of the membership counties.

*Councilmember Caplan motioned to approve a 3% COLA and a 2% Merit increase. Councilmember Lincoln seconded the motion, which was carried by a unanimous vote.*

#### G. FY 2022-23 Revised Operating Budget

Director of Finance and IT, Leo Braslavsky Soldi, presented the FY 2022-23 Revised Budget in detail.

*Councilmember Lincoln motioned to approve the FY 2022-23 Revised Operating Budget. Councilmember Ross seconded the motion, which was carried by a unanimous vote.*

#### H. FY 2023-24 Operating Budget

Director of Finance and IT, Leo Braslavsky Soldi, presented the FY 2023-24 Operating Budget in detail.

*Councilmember Udine motioned to approve the FY 2023-24 Operating Budget. Councilmember Ross seconded the motion, which was carried by a unanimous vote.*

Chair Geller introduced Randy Deshazo, the new Deputy Director, Chief of Staff, and the Director of Economic Development and Research. He gave a synopsis of Mr. Deshazo's work experience. Mr. Deshazo stated that he is very grateful for the opportunity and looks forward to working with everyone.

#### I. Joint Statement on Collaboration for Regional Economic Resilience

Mrs. Cosio Carballo informed the Councilmembers about the history, the years of collaboration the SFRPC has with the Southeast Florida Regional Climate Change Compact, and the upcoming Summit. She explained the Joint Statement and efforts the Compact members have for regional resilience. Councilmember Furr stated that this collaboration is important to the region. Councilmember Caplan requested "to support cities and counties" be added to the Joint Statement.

*Councilmember Furr motioned to approve the Joint Statement on Collaboration for Regional Economic Resilience with the addition of "to support cities and counties" be added to the Joint Statement. Councilmember Horland seconded the motion, which was carried by a unanimous vote.*

#### **Public Comments**

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

**IV. Program Reports and Activities .51.01 to**

A. SFRPC Revolving Loan Funds Status Report

B. SFRPC CARES Act RLF Status Report

Mr. Jeff Tart, Senior Loan Officer and Manager of the Revolving Loan Fund Programs stated that the SFRPC's RLF Program was highlighted in the September 2023 issue of NonProfit Quarterly, entitled "Getting Capital to Black, Indigenous, and People of Color Entrepreneurs; Some Pandemic Lessons". The SFRPC's traditional RLF Program was commended for recognizing inequities in lending and succeeding in providing capital to historically disadvantaged minority-owned businesses and helping address systematic inequalities and biases. The Program has total assets of \$5.50 million serving 30 borrowers. Goren, Cherof, our Legal Counsel, continues to provide updates on our three borrowers in legal collection and those details are attached RLF Status Report. Mr. Goren stated that the information on the litigations is in the backup documents.

The Affordable Housing Initiative, provided by the Southeast Florida Community Development Fund, Inc., has financed 23 single-family home projects throughout our region; 18 in Broward, 4 in Miami-Dade, and 1 in Palm Beach Counties. The Affordable Housing Initiative has been successful as a result of its collaboration between local minority-owned non-profit homebuilders, the Urban League of Broward County, the Broward County Commission, and the Housing Finance Authority of Broward County. Through the support of the HFA of Broward County and Ralph Stone's office, we were initially approved by the HFA on August 16<sup>th</sup> for a new \$1,000,000 line of credit which will be presented to the Broward County Commissioners on October 10<sup>th</sup> for their final approval. This additional funding will help administer and finance up to 14 new homesites in Broward County in 2023/2024.

The Brownfields Cleanup Revolving Loan Fund is working with a private development group consisting of the Metz Real Estate Group, BRD Development, and Collarme Partners, to help remediate and revitalize a 30-acre Brownfield site in the City of Hollywood that was a former city public works facility located at the intersection of South Park Road and Pembroke Road, known as the Park Road Development. The SFRPC will be utilizing a portion of the recently awarded \$1,000,000 EPA Brownfields Cleanup RLF plus a newly anticipated supplemental funding we are seeking from the EPA. He announced that the SFRPC Brownfields Cleanup Revolving Loan Fund Program was awarded the 2023 NADO Aliceann Wohlbruck Impact Award.

*Councilmember Horland motioned to approve the SFRPC RLF Status Report and the SFRPC CARES Act Status Report. Councilmember Caplan seconded the motion, which was carried by a unanimous vote.*

C. FY 22-23 Partial List of Accomplishments to Date

Mrs. Cosio Carballo and Chair Geller summarized the SFRPC's accomplishments of regional collaboration and subject matter such as Affordable Housing, Solid Waste, First and Last Mile, Joint Meetings and Conferences with the Treasure Coast Regional Planning Council, Clean Cities Coalition Conference, etc.

Chair Geller invited the Councilmembers to join in the Affordable Housing Mayor's Discussion to be held on September 29, 2023.

D. Council Highlights

Mrs. Cosio Carballo briefed the Councilmembers on the Council Highlights including appointments to the Florida Association of Counties, Chair Geller, and Florida League of Cities, Councilmember Ross, information on the Affordable Housing Initiative, and the Recycling Conference.

V. **Discussion Items**

A. Executive Director's Report

Mrs. Cosio Carballo stated that the Military Installation Resilience Report is being finalized and will be presented to the Council. She announced the date and time for the Mayors' Affordable Housing Round Table (including Monroe, Miami-Dade, Broward, and Palm Beach counties) and the SFRPC/TCRPC Joint Conference on Recycling and noted those invited and presenting. Discussion ensued on whether to charge for future conferences, sponsorships, and registration exemptions. Mrs. Cosio Carballo announced that Alisha Lopez, Southeast Florida Clean Cities Coalition Director, is now the Central Florida Clean Cities Director at the request of the Department of Energy.

B. Legal Counsel Report / Legal Opinions

Mr. Goren explained the Florida Statutes, attendance, ratification, and quorum information regarding the authority of the Executive Committee's decision-making. He stated that it is no longer legally necessary for the SFRPC collegial body to subsequently ratify the valid and binding decisions of the Executive Committee going forward unless the SFRPC Council overrules that decision.

Chair Geller motioned to approve the Executive Committee's authority to make final decisions at the SFRPC Council Meeting due to lack of quorum, so the voted Agenda Items do not have to be ratified at the following Council Meeting.

*Councilmember Ross motioned to approve a formal policy stating that it is the Executive Committee's authority to make final voting decisions. Councilmember Caplan seconded the motion, which was carried by a unanimous vote.*

Mr. Goren stated the Executive Committee approved, one-time only, the Executive Director's request to authorize compensation of up to 32 hours of vacation leave over and above the 120 hours reimbursement of the unused portion of annual leave authorized per year by the Council. Mrs. Cosio Carballo was unable to utilize the full annual leave authorized by the Council due to an unusually heavy work schedule.

*Councilmember Caplan motioned to approve the Executive Director's reimbursement for 32 hours of annual leave for FY 2022-23. Councilmember Furr seconded the motion, which was carried by a unanimous vote.*

C. Council Members Report

Councilmember Caplan stated that the FRCA Meeting went well and thanked Mrs. Cosio Carballo and the Council staff for preparing the presentation notes.

D. Ex-Officio Report

Dat Huynh, Florida Department of Transportation, D 6 mentioned the 2024/25-28/29 Five Year Work Program public hearing dates for Miami-Dade and Monroe counties. FDOT, D4 will have their meetings in December. Mr. Huynh announced that Steve Braun, a long-time DOT employee, is the new District 4 Secretary of Transportation.

**VI. Announcements and Attachments**

A. Attendance Form

B. Correspondence and Articles

C. Upcoming Meetings

- 1) Monday, October 16, 2023, 10:30 a.m. (SFRPC – If needed)
- 2) Friday, October 20, 2023, Update: 9:45 a.m. SFRPC / TCRPC Annual Conference - Recycling (Broward Center of the Performing Arts)
- 3) Monday, November 20, 2023, 10:30 a.m. (SFRPC)
- 4) December 2023, No meeting

**VII. Adjournment**

Chair Geller adjourned the meeting at 12:07 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 September 18, 2023, meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 13<sup>th</sup> day of November 2023.

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Michelle Lincoln, Secretary  
Monroe County Commissioner, District 2

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Date