



DRAFT AGENDA

MONDAY, MARCH 18, 2024, 10:30 a.m.

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

LOCATION:

**Miami-Dade Transportation Planning Organization
150 West Flagler Street, Suite 1924
Miami, FL 33130**

VIRTUAL / PHYSICAL MEETING

Join Zoom Meeting

<https://us06web.zoom.us/j/82462173851?pwd=bDJ5z56mBJClkbBLwo3v73O6REgiSZ.1>

Meeting ID: 824 6217 3851

Passcode: 869677

- I. Pledge of Allegiance and Roll Call**
- II. Welcome by Aileen Bouclé, Executive Director, Miami-Dade TPO**

Approval Council Agenda

- III. Presentations (Time Certain: 11:00 AM)**

Presentation # 1: Evaluation of Agricultural Land Use Trends and Outlook in Miami-Dade County, Florida Study

- Alex Dambach, AICP, Planning Development Manager, Planning Division, Miami-Dade County Regulatory and Economic Resources Department
- Charles LaPradd, Agricultural Manager, Miami-Dade County Regulatory and Economic Resources Department

Presentation # 2: Miami-Dade County Flood Response Plan

- Pete Gomez, MA, Director, Miami-Dade County Department of Emergency Management



South Florida Regional Planning Council
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- Jesse Spearo, PhD, CEM, MEP, FPPEM, FMI, Assistant Director, Miami-Dade County Department of Emergency Management

IV. Action Items

- A. Minutes of Previous Meetings
- B. Financial Report
- C. Consent: Comprehensive Plan Amendment Reviews
Proposed:
 - City of Dania Beach 24-01ESR
 - Town of Davie 24-01ESR
 - City of Hialeah Gardens 24-01ESR
 - Village of Virginia Gardens 24-01ER

Public Hearing

- Adopted
 - Broward County 23-04ESR

Public Hearing

- D. Regional Issues: Comprehensive Plan Amendment Review
- E. Agricultural Land Use Trends in Miami-Dade County Presentation
- F. Miami-Dade County Flood Response Plan Presentation
- G. Miami-Dade County Flood Control / Salinity Control Structures Update

Public Comments

V. Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. 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) Monday, April 15, 2024, 10:30 a.m. (SFRPC)
 - 2) Monday, May 20, 2024, 10:30 a.m. (SFRPC)

3) Friday, May 31, 2024, SFRPC Regional Conference (Location 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.

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

February 26, 2024

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 10:31 a.m. He reminded everyone of the meeting's procedures and asked Councilmember Lincoln to lead in the Pledge of Allegiance. The recording of this meeting can be found here: <https://www.youtube.com/watch?v=G8F6mF2Xw3k>

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:

Laurie Harari for Kent Walia, representing the Florida Department of Transportation, District IV

The following Ex-Officio Members were virtually present:

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

Jon Moore for Sirena Davila, representing the Florida Department of Environmental Protection

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

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

Also present was the City of Miramar Vice Mayor Alexandra Davis and Deputy City Manager Kelvin Baker.

Mrs. Cosio Carballo introduced Alexander Santana, the Council's new Administrative Coordinator. She gave a summary of Mr. Santana's background and professional experience. Mr. Santana said he was happy to join the Council and looks forward to helping it in any way.

II. Welcome and Approval of Council Agenda

The Council Agenda was carried by a unanimous vote.

III. Moment of Silence for Sean McCrackine

Chair Geller asked for a moment of silence for Sean McCrackine. He summarized Mr. McCrackine's work and personal history, public service, and his two decades of friendship with the Council. Miami-Dade County Mayor Daniella Levine Cava said a few words honoring Mr. McCrackine's county and private work and friendship. He worked with Mayor Levine Cava for 10 years and had been with the County for 30-plus years working on environmental and other important issues. Mrs. Cosio Carballo mentioned that Mr. McCrackine was a close personal friend and that he not only worked with Mayor Levine Cava but also with Miami-Dade County Commissioners Jean Monestime and Katy Sorenson during their time of service on the Council. Mayor Levine Cava thanked the Council for honoring Mr. McCrackine.

IV. Action Items

A. Minutes of the Previous Meeting

Chair Geller motioned to approve the Meeting Minutes for January 2024. Councilmember Caplan 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.

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

C. Consent: Comprehensive Plan Amendment Reviews (*Property Rights)

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

Proposed:

- Monroe County 24-01ACSC
- Village of Biscayne Park 24-01ESR
- City of Coconut Creek 24-01ER *
- City of Margate 24-01ESR
- North Bay Village 24-01ESR
- City of North Miami 24-01ER
- City of Opa-locka 24-01ER *
- City of Parkland 24-01ESR

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 in person or virtually.

Chair Geller motioned to approve the proposed Comprehensive Plan Amendments. Councilmember Horland moved the motion and Councilmember Lincoln seconded the motion, which was carried by a unanimous vote.

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

Adopted

- Broward County 23-03ESR
- Monroe County 23-02ACSC
- City of Homestead 23-02ESR
- Islamorada, Village of Isles 23-01ACSC
- City of Marathon 23-03ACSC
- City of Miami 23-04ESR
- City of West Miami 23-01ESR *

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 in person or virtually.

Chair Geller motioned to approve the adopted Comprehensive Plan Amendments. Councilmember Caplan moved the motion and Councilmember Ross seconded the motion, which was carried by a unanimous vote.

D. Regional Issues: Comprehensive Plan Amendment Review

- I. Miami-Dade County 24-01 ESR
- II. Miami-Dade County 24-02 ESR
- III. Miami-Dade County 24-03 ESR

Mrs. Cosio Carballo recognized Alex Dambach from Miami-Dade County, RER, and Christina Miskis, SFRPC Principal Planner. She explained why these amendments are not on the consent agenda and explained the timeline for receiving other agencies' comments. The Council had not formally received any of the state agencies' comments at that time. Chair Geller stated that all three amendments are outside or partially outside of the Urban Development Boundary (UDB). He stated the Council is limited to commenting on regional issues. Mr. Goren detailed the Council's limitations accordingly. Chair Geller explained what would be considered a regional impact - if it affects more than one government entity.

Ms. Miskis stated that the Council reached out to Homestead Airforce Reserve Base and other commenting agencies. She noted that Council staff has not identified at this time any adverse effects on regional resources and facilities identified in the SRPP and/or extra-jurisdictional impacts that would be inconsistent with the Strategic Regional Policy Plan. Council staff received few comments from outside agencies and recommended that the Board:

1. Approve Miami-Dade 24-01ESR and this report for transmittal to the local governments with a copy to the State Land Planning Agency.
2. Approve Miami-Dade 24-02ESR and this report for transmittal to the local governments with a copy to the State Land Planning Agency with note of the two text amendments that should be denied.
3. Approve Miami-Dade 24-03ESR and this report for transmittal to the local governments with a copy to the State Land Planning Agency with note of the consultation area of the Florida bonneted bat, pending comments from the U.S. Fish and Wildlife Service.

Mr. Dambach stated that Glenn Amoruso and Corion DeLaine, Miami-Dade County RER staff were also virtually present and that both have reviewed one or more of the amendments on the Agenda Item. He stated that these amendments are requesting to amend the Miami-Dade County Comprehensive Master Plan. Chair Geller stated that amending the UDB would be a Miami-Dade County issue, not an SFRPC 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 in person or virtually.

Mr. Goren read the Agenda Item for the record. Chair Geller motioned to approve the following amendments according to Council recommendation:

1. Approve Miami-Dade 24-01ESR and this report for transmittal to the local governments with a copy to the State Land Planning Agency.

Chair Geller motioned to approve the Regional Issues: Comprehensive Plan Amendment Review of Miami-Dade County Amendment 24-01ESR. Councilmember Bailey moved the motion and Councilmember Ross seconded the motion, which was carried by a unanimous vote.

2. Approve Miami-Dade 24-02ESR and this report for transmittal to the local governments with a copy to the State Land Planning Agency with note of the two text amendments that should be denied.

Chair Geller motioned to approve the Regional Issues: Comprehensive Plan Amendment Review of Miami-Dade County Amendment 24-02ESR. Councilmember Bailey moved the motion and Councilmember Ross seconded the motion, which was carried by a unanimous vote.

3. Approve Miami-Dade 24-03ESR and this report for transmittal to the local governments with a copy to the State Land Planning Agency with note of the consultation area of the Florida bonneted bat, pending comments from the U.S. Fish and Wildlife Service.

Chair Geller motioned to approve the Regional Issues: Comprehensive Plan Amendment Review of Miami-Dade County Amendment 24-03ESR. Councilmember Bailey moved the motion and Councilmember Ross seconded the motion, which was carried by a unanimous vote.

E. Nominating Committee Report / Election of Officers

Chair Geller summarized that at the February 23rd meeting, the Nominating Committee unanimously voted to recommend the following slate of officers for 2024:

- Chair – Steve Geller (Broward County)
- First Vice Chair – Michelle Lincoln (Monroe County)
- Second Vice Chair – René García (Miami-Dade County)
- Treasurer – Cary Goldberg (Governor’s Appointee, Broward County)
- Secretary – Denise Horland (Municipal Appointee - Broward County)
- Immediate Past Chair - Mario Bailey (Miami-Dade County, Governor’s Appointee)

Chair Geller motioned to approve the Nominating Committee Report / Election of Officers. Councilmember Udine moved the motion and Councilmember Caplan seconded the motion, which was carried by a unanimous vote.

F. Statement of Organization

Chair Geller explained the recommended changes to the Statement of Organization. One of the changes is the inclusion of an Ex-Officio from FDOT, District 4 since the Council’s region has two FDOT Districts. Mrs. Cosio Carballo introduced Laurie Harari from District 4.

Chair Geller motioned to approve the Statement of Organization. Councilmember Caplan moved the motion and Councilmember Horland seconded the motion, which was carried by a unanimous vote.

G. SFRPC / TCRPC Joint Meeting Draft Agenda

Chair Geller explained that the Council will have 3 or 4 major meetings per year, Joint Treasure Coast/South Florida RPC meetings and/or conference and SFRPC conferences. In the past, those meetings were about recycling, solid waste, transportation, etc. Mrs. Cosio Carballo stated that the TCRPC is the lead for the March 15th Joint Councils meeting which will be held at the Palm Beach Transportation Planning Agency; accessible via Brightline and TriRail. The focus of this meeting will be property insurance, transportation, and legislative updates. Chair Geller stated the discussion would be on the present

situation and possible solutions for property insurance. Confirmed speakers and guests were noted on the agenda and in conversation. He stated that the Agenda would be updated, and every elected official would be invited to this meeting and requested any suggestions be sent to Mrs. Cosio Carballo.

Chair Geller commented that Councilmember Lincoln won the prize for traveling from Monroe County to attend every Council meeting but one or two.

Public Comments

Chair Geller introduced the City of Miramar's Vice Mayor Alexandra Davis and Mr. Baker, Deputy City Manager. Vice Mayor Davis stated that the City of Miramar is concerned about an incinerator that Miami-Dade County has planned to build within a mile of a residential community in the City and other areas that could be affected. The City of Miramar would like some support on how to proceed regarding this issue. Vice Mayor Davis introduced Mr. Baker to give more details. Mr. Baker appreciated the Council taking the time to listen to them on this unique regional issue. He summarized Miami-Dade County's plan to build a waste-to-energy facility on the Broward County line next to the City of Miramar and other municipalities in the area. Their concerns include potential spills/leakage that would affect the drinking water for those municipalities, the C-9 canal, the conservation area, endangered species on the site, air quality, and lack of notification from any agency/county, etc. Councilmember Garcia explained that three sites are being considered for this facility and are still being studied for the impacts. He explained that new technology should mitigate environmental concerns. He noted that the three sites are in Miami-Dade County Commissioner Bermudez's district. Vice Mayor Davis requested that the City along with Broward County, (Mayor Rich's district) be notified of meetings/discussions regarding this issue. Chair Geller suggested a letter be written to the Federal Government to include Broward County and the City of Miramar in the site selection discussion. Mr. Goren gave a legal opinion, the rules and regulations, and statutes on the remediation process. Chair Geller raised the possibility of bringing this issue to the next SFRPC meeting. Vice Mayor Davis stated that they expressed their concerns to the Broward County Water Advisory Board, and it was suggested the City come before the SFRPC. Mrs. Cosio Carballo referred to correspondence regarding this issue stating that FDEP and EPA are in the process of a preliminary review. Chair Geller recommends that the City contact Broward County Mayor Rich since the City is located in her District. Mrs. Cosio Carballo stated there are many ways to take an approach to this issue.

V. Program Reports and Activities

- 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 the RLF Board approved \$1.1MM in financing to two non-profit organizations; the Housing Foundation of America, Inc. and Community Partners of South Florida Inc. specializing in housing services and counseling to underserved families in South Florida and help address the affordable housing crisis. The Loan Administration Team is in the process of closing a \$500,000 revolving loan to Community Partners of South Florida to help finance the construction of up to five single-family homes for qualified and eligible home

buyers in South Florida and closing a new construction loan to the Housing Foundation of America (a HUD-approved non-profit) to assist with 4 new single-family homes in West Park. The Housing Finance Authority of Broward County is awarding up to 4 new vacant lots as part of Broward County's residential single-family In-fill Lot Program to Broward County Minority Builders Coalition. The Council's affordable housing initiative, supported by both the Southeast Florida Community Development Fund, Inc. and the SFRPC's RLF program, has resulted in the construction of 29 single-family affordable homes for qualified and eligible homebuyers earning less than 120% of the average median income. (Broward - \$80,640). The CARES ACT RLF Program has provided \$7.67 MM to 35 businesses, continues to perform well, and is an "A" rated program by the EDA per their 2023 annual review. The traditional RLF program provided \$5.50 MM to 30 businesses. He noted the RLF loan administration team has encountered an increase in small businesses facing financial challenges because of higher operating costs, interest rates, and vendor/supply side challenges. Goren Cherof, SFRPC legal counsel, has been engaged in the ongoing collection efforts of three borrowers. This information can be found in the RLF Status Report. The SFRPC's hearing request for summary judgment in the Angela Dawson case has been rescheduled for March 8th.

The SFRPC's Brownfields Initiative was awarded a \$500,000 Brownfield Assessment Grant in FY2023 by the EPA to be used toward the City of Homestead's Community Redevelopment Area. Work on-site assessment and cleanup/reuse planning has been performed with the completion of Phase I and Phase II environmental assessments reflecting a project completion of 50%. The SFRPC was also awarded a \$1 MM Brownfield Cleanup Revolving Loan Fund in FY2023 by the EPA to help address the cleanup of the contaminated parcels in the Miami Health District adjacent to the Miami River for conversion to affordable housing. This project is approximately 30% complete.

Work is continuing on the cleanup of the former public works site in Hollywood, FL for redevelopment into affordable housing and commercial space with a coordinated effort between the EPA, the SFRPC, the City of Hollywood, and the developer. The SFRPC anticipates seeking significant financial assistance from the EPA to help support this project.

VI. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo stated that in this Agenda Item is the letter sent to Miami-Dade County regarding the funding effort needed for the Flood Protection/Salinity Control structures in Broward and Miami-Dade County and the PowerPoint from the SFRPC meeting on Update on the Central and Southern Florida Flood Risk Study. Along with working on the Joint Meeting, the Council is working with Councilmember Garcia and his staff, along with Mary Mayhew, former secretary of the Agency for Health Care Administration, on the development of the regional conference tentatively scheduled for May 31, 2024, on the topic of providing a stable living and supportive environment for people struggling with mental illness. Chair Geller announced that Councilmember Garcia is recognized as an expert on this subject personally and legislatively. Mrs. Cosio Carballo recognized Eralda Agolli and Randy Deshazo, of Council staff, who are very involved in organizing this conference. She mentioned that Mr. Deshazo attended a series of meetings on Capitol Hill related to the South Florida ClimateReady Tech Hub application in Washington D.C. Mrs. Cosio Carballo updated the Council on the Military Installation Resilience Review Report,

upcoming work, and meetings.

B. Legal Counsel Report

Mr. Goren updated the Council on the Angela Dawson case and the next deliberation on March 8th.

C. Council Members Report

Councilmember Ross updated the Council on the Broward County Solid Waste and Recyclables Materials Processing Authority and the selection of the Executive Director. The Governing Board passed the actions of the Executive Committee and will be moving forward with the Authority and actions.

Councilmember Caplan noted that Mrs. Cosio Carballo and he attended the Florida Regional Councils Association (FRCA) conference which meets twice a year. He stated it was good to attend, with great networking, and information exchanges.

Immediate Past Chair Bailey stated that the Department of Energy recently appointed him to be the Ambassador for their Equity and Energy Program and would like to have the Department speak to the Council on the two rebate programs the State will be receiving. Ms. Alisha Lopez, SFRPC Clean Cities Director stated that she would work with Immediate Past Chair Bailey.

D. Ex-Officio Report

Jon Moore, FDEP, gave a quick history and update on the Clean Water Act 404 in detail. In summary, all applications and upcoming wetlands permit applications that come into the State are and will be on hold and detailed further information. He will provide more information as he receives it.

Armando Vilaboy, SFWMD stated they are working with Miami-Dade County on acquiring an easement over East Greynolds Park for a structure upgrade to pump F-29 and a grant for F-28 pump upgrade. Mrs. Cosio Carballo stated there would be an upcoming meeting on the C&SF Study and would provide the information.

VII. Announcements and Attachments

A. Attendance Form

B. Correspondence and Articles

C. Upcoming Meetings

- 1) Friday, March 15, 2024
SFRPC / TCRPC Joint Meeting (West Palm Beach)
- 2) Monday, March 18, 2024, 10:30 a.m. (MDC TPO)
- 3) Monday, April 15, 2024, 10:30 a.m. (SFRPC)
- 4) May 2024, SFRPC Regional Conference (Date / Location TBD)
- 5) Monday, May 20, 2024, 10:30 a.m. (SFRPC)

VIII. Adjournment

Chair Geller adjourned the meeting at 12:12 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 February 26, 2024, meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 18th day of March 2024.

Denise Horland, Secretary
Commissioner, City of Plantation

Date



MEMORANDUM

AGENDA ITEM #IV.B

DATE: MARCH 18, 2024
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: FINANCIAL REPORT

Attached is a Financial Report comparing the months of December through February 2024 for your review and approval.

Recommendation

Approve the Financial Report.



South Florida Regional Planning Council
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**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
COMPARATIVE BALANCE SHEET**

February 29, 2024

(unaudited)

	December	January	February	Increase (Decrease)
<u>General Fund</u>				
Assets:				
Cash GF	2,202,446	2,189,000	2,133,528	(55,473)
SBA - Investment Account	12,008	12,065	12,118	53
Accounts Receivable	91,606	145,848	92,525	(53,323)
Due From Other Funds	32,574	36,668	33,215	(3,453)
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	2,354,112	2,399,058	2,286,863	(112,195)
Liabilities and Fund Balance:				
Liabilities	(2,910)	(2,910)	(2,910)	-
Fund Balance	2,357,022	2,401,968	2,289,773	(112,195)
Total Liabilities and Fund Balance	2,354,112	2,399,058	2,286,863	(112,195)
<u>Federal, State & Local</u>				
Assets:				
Accounts Receivable	86,492	131,211	77,888	(53,323)
Total Assets	86,492	131,211	77,888	(53,323)
Liabilities and Fund Balance:				
Liabilities	(365)	(668)	19,148	19,817
Due to General Fund	-	-	-	-
Fund Balance	86,856	131,879	58,740	(73,140)
Total Liabilities and Fund Balance	86,492	131,211	77,888	(53,323)
<u>Revolving Loan Funds</u>				
Assets:				
Cash RLF	2,758,361	2,781,290	2,764,659	(16,631)
Accounts Receivable	10,427,351	10,411,444	10,432,506	21,062
Allowance for Loan Losses	(1,067,123)	(1,067,123)	(1,067,123)	-
Total Assets	12,118,588	12,125,611	12,130,042	4,431
Liabilities and Fund Balance:				
Liabilities	65	65	39,682	39,617
Due To Other Funds	32,575	36,668	33,215	(3,453)
Fund Balance	12,085,949	12,088,878	12,057,146	(31,732)
Total Liabilities and Fund Balance	12,118,588	12,125,611	12,130,042	4,431
<u>Southeast Florida Regional Prosperity Institute</u>				
Assets:				
Cash	48,775	48,921	49,055	134
Total Assets	48,775	48,921	49,055	134
Liabilities and Fund Balance:				
Liabilities	-	-	-	-
Fund Balance	48,775	48,921	49,055	134
Total Liabilities and Fund Balance	48,775	48,921	49,055	134

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

February 29, 2024

(unaudited)

<u>Description</u>	December	January	February	Fiscal to Date	% Realized	Annual Budget	% of Budget	Remaining Budget
<u>REVENUE REPORT</u>								
Membership Dues	\$ -	\$ -	\$ -	\$ 1,099,870	100%	\$ 1,099,870	36%	\$ -
Interest & Other Income	13,478	8,792	7,991	42,140	84%	50,000	2%	7,860
Federal Funded Projects	100,253	164,852	55,824	525,090	76%	691,746	23%	166,656
State Funded Projects	-	26,997	-	26,997	35%	78,021	3%	51,024
Local Funded Projects	8,525	25,780	2,049	91,155	35%	262,000	9%	170,845
Trust Funds	38,356	38,196	39,048	202,881	23%	882,000	29%	679,119
TOTAL Revenues	160,612	264,618	104,913	1,988,133	65%	3,063,637	100%	1,075,504
<u>EXPENSE REPORT</u>								
<u>Operating Expenses</u>								
Staff Compensation	\$ 138,442	\$ 139,968	\$ 131,982	\$ 754,479	37%	\$ 2,027,339	66%	\$ 1,272,860
Occupancy	8,711	18,072	8,711	52,620	53%	100,000	3%	47,380
Utilities Electric/Sanitation	448	454	385	2,358	39%	6,000	0%	3,642
Janitorial Services	777	-	777	2,331	26%	9,000	0%	6,669
Repairs & Maintenance	-	-	-	566	9%	6,000	0%	5,434
Storage	498	498	508	2,500	36%	7,000	0%	4,500
Office Automation	5,530	4,652	4,096	32,942	60%	55,000	2%	22,058
Advertising, Notices, Supplies, Postage & PR	696	1,617	2,517	26,081	52%	50,500	2%	24,419
Travel	-	43	2,637	4,734	47%	10,000	0%	5,266
Professional Development	-	5,677	107	6,494	19%	35,000	1%	28,506
Insurance	10,429	-	4,092	14,521	35%	42,000	1%	27,480
Miscellaneous Expenses	-	-	-	-	0%	1,000	0%	1,000
Legal Services (1)	1,322	1,421	3,981	15,802	35%	45,000	1%	29,198
Financial Services	206	205	203	1,024	2%	62,500	2%	61,476
Professional Consultants	-	-	1,000	7,680	31%	25,000	1%	17,320
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	167,058	172,607	160,996	924,131	37%	2,506,339	82%	1,582,208
Pass Through Expenses:	43,480	53,164	43,480	334,493	41%	806,313	26%	471,820
TOTAL Expenses	210,539	225,771	204,476	1,258,624	38%	3,312,652	108%	2,054,028
Excess (deficit) Revenues over Expenditures	\$ (49,927)	\$ 38,847	\$ (99,563)	\$ 729,509		\$ (249,015)	-8%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 30,028				
<i>Note: Percentage of Fiscal Year lapsed</i>				41.67%				



MEMORANDUM

AGENDA ITEM #IV.C

DATE: MARCH 18, 2024

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.



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PROPOSED AMENDMENTS

- **City of Dania Beach 24-01ESR**
Revises all Elements and Map Series of the Comprehensive Plan to reflect EAR-based amendments to update existing conditions, to include Statutory changes since the last EAR, including Peril of Flood compliance, and to reflect desired future outcomes.
- **Town of Davie 24-01ESR**
Amends the Future Land Use and Housing Elements by amending the Regional Activity Center (RAC), increasing the number of residential units by 1,000, industrial by 500,000 sf, and decreasing community facilities by 1,004,814 sf. The residential dwelling units would be restricted to the following unit types: 300 garden apartments and 700 mid-rise. The residential units would be further restricted as follows: 700 units shall be designated for affordable housing for moderate, low, and very low-income households. The proposed amendment includes changes to the Future Land Use Element, Housing Element, and Data, Inventory, and Analysis to provide a minimum 10-year planning horizon.
- **City of Hialeah Gardens 24-01ESR**
Amends the land use designation of an approximately 208.7-acre property from Parks and Open Space and Water District (POS) to Industrial Use, located East of the Homestead Extension of Florida's Turnpike (HEFT), West of NW 107 Avenue, and North of approximately NW 147 Street. The maximum allowable development intensity will be 6.25 million square feet of warehouse and 150,000 square feet of commercial retail.
- **Village of Virginia Gardens 24-01ER**
Amends the map and text of the Future Land Use Element (FLUE) for a development identified as Nove of Margate. The amendment increases the average density of approximately a 104-acre area from 7.6 to 8.4 dwelling units per acre. The map designation of 21.96 gross acres with this dashed-line area is being amended from Commercial Recreation and Residential R(7) to Residential R(7) and Parks to redevelop a golf course into a 132-unit townhouse development.

ADOPTED AMENDMENTS

- **Broward County 23-04ESR**
Amends the Broward County Land Use Plan for property within the City of Hollywood from Commercial Recreation (CR) to Recreation and Open Space (RO) comprising of approximately 130 acres. The amendment location is generally between Stirling Road and Sheridan Street and between North Park Road and North 56 Avenue. The amendment intends to allow the Emerald Hills golf course to be redeveloped as recreation and open space.

*Property Rights Amendment

** **Staff Note:** Due to the different time requirements for Agencies' responses, some comments may not have been received. Of the Agencies that have submitted comments, those comments do not reflect potential adverse regional or extra-jurisdictional impacts.

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: MARCH 18, 2024

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: AGRICULTURAL LAND USE TRENDS IN MIAMI-DADE COUNTY PRESENTATION

“Evaluation of Agricultural Land Use Trends and Outlook in Miami-Dade County, Florida” Report, Miami-Dade County BCC Resolution R-423-2022

On May 3, 2022, the Miami-Dade County Board of Commissioners authorized execution of an Interlocal Agreement between Miami-Dade County and the University of Florida to conduct a study and prepare a report that:

- provides an overview of agriculture in Miami-Dade County;
- documents the importance of agriculture to Miami-Dade County and beyond;
- documents economic trends associated with major agriculture crops;
- identifies major factors affecting the profitability and sustainability of agriculture;
- identifies and evaluates emerging technological changes that may help or harm agriculture;
- provides recommendations to improve the economic sustainability of agriculture; and
- projects future agricultural land use needs in the years 2030, 2040, and 2050.

As stated in Mayor Levine Cava’s October 10, 2023 Memorandum to Chair Gilbert and the Members of the Board of County Commissioners, a key finding of this study is that Miami-Dade County is “approaching a critical point with the respect to the amount of agricultural land needed to sustain a viable industry.”

The Strategic Regional Policy Plan for South Florida

The [Strategic Regional Policy Plan for South Florida \(SRPP\)](#) contains 22 goals that reflect the priority issues of the Region. These issues, including affordable housing, school facilities, transportation, natural resources, emergency planning, and rural and agricultural lands, are addressed in the context of the SRPP’s supporting values: *Sustainability, Connectivity, and Responsibility*. Indicators and targets are



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provided for each goal to help determine progress, identify opportunities for improvement and collaboration, and recognize regional success. The *SRPP* provides the policy foundation which is the basis of the Council's review and comments of Comprehensive Land Use Plan Amendments. Of relevance to today's presentation on Agricultural Lands, SRPP Goal 12 encourages the retention of the Region's rural lands and agricultural economy.

Rural & Agricultural Lands *Goals & Policies*

Goal 12 Encourage the retention of the Region's rural lands and agricultural economy.

Development Patterns

Policy 12.1 Maintain the character of rural and agricultural areas by encouraging compatibility of adjacent land uses.

Policy 12.2 Encourage the environmental compatibility of rural and agricultural lands through such means as best management practices for stormwater runoff.

Policy 12.3 Discourage the expansion of urban service areas into agricultural lands except: 1) when the expansion is necessary to accommodate projected population growth; and 2) when the development densities will be sufficient to support public transportation.

Policy 12.4 In the event that land is converted from agriculture to urban uses, local governments should discourage sprawl development patterns and require urban design and density necessary to support pedestrian-orientation, public transportation, and the efficient provision of other infrastructure.

Agricultural Competitiveness

Policy 12.5 Promote the local agricultural economy by:

- a. developing cooperative value-added processing activities for locally-grown produce;
- b. establishing a brand identity for locally grown and processed goods;
- c. promoting farmer's markets in each of our Region's urban centers;
- d. marketing local brands to the Region's restaurants and tourist destinations; and
- e. supporting the establishment of a County Farmbudsman position to assist in these endeavors;
- f. utilizing Best Management Practices in agricultural activities.

Please find in the following pages, Mayor Levine Cava's Memorandum to Chair Gilbert and the Miami-Dade Board of County Commissioners as well as the Executive Summary of the aforementioned study. A full copy of the 400+ page Study can be accessed at the Council's Public Share Point https://sfrpc.sharepoint.com/:f/s/public/EiGRKQ_3FV5DsVBXj495qKgBa2MEwfDNA6ws7y7Wm7M34g

Recommendation: Information Only.

Date: October 10, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

Agenda Item No. 2(B)(5)
December 12, 2023

From: Daniella Levine Cava
Mayor



Subject: "Evaluation of Agricultural Land Use Trends and Outlook in Miami-Dade County, Florida" Report, Resolution R-423-2022

Executive Summary

On May 3, 2022, the Board of County Commissioners (Board) adopted Resolution No. R-423-22 authorizing execution of an Interlocal Agreement (ILA) between Miami-Dade County and the University of Florida (UF) to conduct a study and prepare a report that:

- provides an overview of agriculture in Miami-Dade County;
- documents the importance of agriculture to Miami-Dade County and beyond;
- documents economic trends associated with major agriculture crops;
- identifies major factors affecting the profitability and sustainability of agriculture;
- identifies and evaluates emerging technological changes that may help or harm agriculture;
- provides recommendations to improve the economic sustainability of agriculture; and
- projects future agricultural land use needs in the years 2030, 2040, and 2050.

The attached report, "Evaluation of Agricultural Land Use Trends and Outlook in Miami-Dade County, Florida" (The Study), finds that we are approaching a critical point with respect to the amount of agricultural land needed to sustain a viable industry.

Miami-Dade County is one of very few areas in the United States with year-round growing conditions enabling production of fruits and vegetables in the winter and production of certain ornamental plants and tropical crops. About 89 percent of the County's agricultural products are shipped out of the region to markets in the northeast and central U.S. and Canada, bringing new dollars into our economy that stimulate local economic activity. Our agricultural area is designated by the United States Department of Agriculture (USDA) as having soils of unique importance, meaning that they are capable of sustainably producing high value crops under appropriate management. Miami-Dade ranks first in the U.S. in production of ornamental plants and second in Florida in overall farm production value. In 2021, economic contributions of agriculture and related industries included 12,836 full-time and part-time jobs and \$1.6 billion in industry output or sales revenues.

The Study estimates that a minimum of 64,800 acres will be needed in 2030, 60,900 acres will be needed in 2040, and 56,300 acres will be needed in 2050 to maintain an economically viable agricultural industry in Miami-Dade. The County had 58,606 acres Classified as agriculture for tax exemption purposes (Agriculture Classified) by the Property Appraiser in 2017 (the year of the most recent Census of Agriculture) then representing 74.6 percent of the total 78,543 acres identified as agriculture land in the Census, which also includes land not eligible for tax exemption and land where the owner did not request the exemption. As of September 2023, the County had a total of 52,630 acres of Agriculture Classified lands. Based on prior Census reports and available Property Appraiser data, approximately three-quarters (75%) of the Census of Agriculture-identified agriculture land area is Agriculture Classified by the Property Appraiser, which infers that about 69,844 acres of agricultural lands are in the County as of September 2023, based on the current 52,630 acres of agriculture classified lands.¹ **This represents a reduction of over 10% in total agricultural**

¹ Within the Census of Agriculture-identified agricultural lands, non-commercial pastures, environmentally protected areas within farms, farm residences and farmworker housing, landscaped areas surrounding farms, etc. are examples of land uses that do not qualify for the Property Appraiser's Agriculture Classification, which substantially accounts for why Agriculture Classified lands

land (as defined by the Census) over the last 6 years. If this trend continues over the next few years, the County will be below the projected minimum acreage estimate of 64,800 needed by the year 2030.

For reference, the Comprehensive Master Development Plan (CDMP) adopted 2030 and 2040 Land Use Plan map designates a total roughly 69,072 acres for the future land use category of "Agriculture", including 1,183 acres inside the Urban Development Boundary (UDB) in "Horse Country" and 67,889 acres outside the UDB. This number does not include the approximate 400 acres pending removal from designation for the Aligned application. It is worthwhile to note that there are multiple existing farms and agricultural operations currently inside the UDB on lands that are not designated "Agriculture" by the CDMP but that are instead designated for urban development.

The Study further makes a series of recommendations to improve the viability and sustainability of agriculture, summarized below, including maintaining CDMP policies to protect farmland, limiting expansions of the UDB to Urban Expansion Areas when warranted after the year 2030 or to areas unsuitable for agriculture or environmental protection, and taking steps to support and promote agriculture through lobbying for state land policies, enabling urban farming in developed areas, carefully managing agritourism, and more.

Methodology

The Study examined available data as well as information about emerging technologies with the intention to help shape policy needed to maintain the County's viable agriculture and help the agricultural industry to prosper. The Study also made extensive use of industry-leading modeling techniques to forecast future conditions. Additional research included interviews with 74 industry stakeholders and four focus groups.

Relationship to the Comprehensive Development Master Plan (CDMP)

Miami-Dade County has long supported agriculture as a viable economic use of suitable lands through the CDMP. Specifically, CDMP Policy LU-1R states, in part, that the County shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. Policy LU-1S lists protection of viable agriculture and environmentally sensitive land as a key outcome for the Miami-Dade County Strategic Plan. Furthermore, Policy LU-8C states: "through its planning, capital improvements, cooperative extension, economic development, regulatory and intergovernmental coordination activities, Miami-Dade County shall continue to protect and promote agriculture as a viable economic use of land in Miami-Dade."

The CDMP Interpretive Text for Agriculture (page I-70 of the Land Use Element) explains that the area of the County designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County while providing that land uses incompatible with agriculture and uses and facilities that support or encourage urban development are not allowed in the agricultural area.

Study Findings and Recommendations

The study describes the agriculture industry, forecasts its future conditions, and makes recommendations towards maintaining a viable agricultural industry. Highlights of the forecasts and recommendations are outlined below.

historically represent 75% of the total agriculture lands. To obtain the Agriculture Classification, a property owner needs to voluntarily apply and provide evidence that the property in question, or a portion of that property, is specifically engaged in commercial agricultural production.

Needed Agriculture Land Area Forecasts

The Study used a combination of statistical and economic models to project the future land area that is needed to ensure adequate amounts of farmland for a viable agriculture industry. This resulted in a consensus estimate that 64,800 acres will be needed in 2030, 60,900 acres will be needed in 2040, and 56,300 acres will be needed in 2050. These projections represent the minimum acreage required to meet demand for agricultural production, including farmland and uses directly supportive of agriculture, without compromising the viability of the industry.

According to the 2017 USDA Census of Agriculture, The County had 78,543 acres (both inside and outside the UDB), including cropland for vegetables (38%), nursery-floriculture (35%), and fruit orchards (27%), as well as farm buildings and other supporting service areas. From 1997 through 2017, total farmland area decreased by 6.2 percent – but 10% over just the last 6 years. Agriculture land has declined throughout the County's history, from over 120,000 acres across Miami-Dade in 1959.

Loss of farmland is a national and a local issue. From 2001 to 2016 over 11 million acres of farm and ranchland throughout the United States were lost to development, including 299,000 acres in Florida, representing 3.4 percent of the State's total farmland. Significantly, Miami-Dade County has had the lowest percentage of agricultural land loss among the ten largest metropolitan counties in the nation, except for Kings County/Brooklyn, NY, which has no discernable agriculture. Between 1997 and 2017, while the County lost 6.2% of its farmland, other large metropolitan counties had losses of 29.7 to 71.8 percent. This finding indicates that the County's land use policies, including the Urban Development Boundary (UDB), have been effective in limiting the loss of agricultural land as compared with peer counties around the nation.

When farmland is converted to development, it is nearly impossible to return it back to agriculture. Loss of the agriculture area's soils of unique importance would negatively impact agricultural industry viability. The forecasted amounts needed for agriculture for the years 2030, 2040, and 2050 are necessary for a viable agricultural industry in Miami-Dade County and to maintain one of the few tropical farming areas within the United States. The Study provides guidance for various policies that can be developed to ensure that agriculture remains viable and that tropical agriculture continues to exist in the continental United States.

Recommendations to Improve the Economic Sustainability of Agriculture

The Study recommends that the County maintain the CDMP policies to protect farmland, and that future expansions of the UDB be limited to Urban Expansion Areas or to areas unsuitable for agriculture or environmental protection because of soil types or environmental factors. It also recommends that the County focus agricultural lobbying efforts on the promotion of state land policies, national trade policies, and immigration and guest worker policies to support reduced production costs, agriculture trade, and a viable workforce. The County is also encouraged to continue to work with agriculture-related local institutions to support education, technology development, marketing, succession planning, and risk management for the industry. Coordination with environmental agencies is also important to protect farmland from sea level rise and saltwater intrusion. The Study also recommends further enabling urban farming in developed areas, promotion and marketing of local agriculture products in the County, and carefully managing agritourism. Land use policies to further facilitate development of agricultural worker housing would improve workforce availability.

Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners
Page 4

In accordance with Ordinance No. 14-65, this report will be placed on the next available Board meeting agenda. If additional information is needed, please contact Lourdes Gomez, Director, Department of Regulatory & Economic Resources.

Attachment

c: Geri Bonzon-Keenan, County Attorney
Gerald Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Office of the Mayor Senior Staff
Lourdes M. Gomez, Director, Department of Regulatory and Economic Resources
Jerry Bell, Assistant Director, Department of Regulatory and Economic Resources
Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
Yinka Majekodunmi, Commission Auditor
Basia Pruna, Director, Clerk of the Board
Eugene Love, Agenda Coordinator

Evaluation of Agricultural Land Use Trends and Outlook in Miami-Dade County, Florida

Final Report

Prepared for Miami-Dade County Board of County Commissioners
and Department of Regulatory and Economic Resources



Prepared by University of Florida-Institute of Food and Agricultural
Sciences (UF/IFAS)

Food and Resource Economics Department, Gainesville, FL

Tropical Research and Education Center, Homestead, FL

Southwest Florida Research and Education Center, Immokalee, FL

September 29, 2023



Executive Summary of Final Report: Evaluation of Agricultural Land Use Trends and Outlook in Miami-Dade County, Florida

Prepared for Miami-Dade County Board of County Commissioners and Department of Regulatory and Economic Resources

By The University of Florida-Institute of Food and Agricultural Sciences, Food and Resource Economics Department, Tropical Research and Education Center, and Southwest Florida Research and Education Center

September 29, 2023

Study Scope and Methods. This study assessed the current situation, trends, threats, and the long-term economic outlook for agriculture in Miami-Dade County, Florida. It also projected future agricultural land needs to maintain a viable industry in years 2030, 2040 and 2050. Investigators used a wide variety of published data sources, individual and group interviews with local stakeholders, and economic and physical models. The study updates a previous economic and land use assessment conducted in 2001-2002. Information was compiled on County population and demographics; the local economy; number of farms, farm sales, employment, and worker earnings; farm operating income, expenses, net income, and return on assets; regional economic contributions; agricultural land use and farmland loss; the emerging aquaculture industry; local and direct marketing and agritourism. A previous study that surveyed County residents regarding willingness to pay for protection of agricultural lands was also summarized. Potential threats confronting the agricultural industry addressed in the report include climate change and sea level rise, import competition, increasing production costs, invasive pests and diseases, water supply, workforce availability, urban development, weather hazards, market disruptions, financial risk, and government policies. Climate, sea level and groundwater models were used to predict the effects of sea level rise on groundwater levels and quality. The profitability and risk of representative agricultural commodities were evaluated with budget data. Emerging agricultural technologies for specialty crop production were considered for their potential to reduce labor, increase efficiency, and improve management and profitability. A regional economic model (IMPLAN) for the County was used to estimate the current economic contributions of agriculture arising from interactions with other industry sectors and employee households. A separate economic model (REMI) was used to forecast the economic impacts of projected population growth to the year 2050 and assess the effects of various positive and negative scenarios for the agricultural industry in the future. Agricultural land use in the County was projected for the years 2030, 2040, and 2050 using various statistical and economic models.



Aerial view of farmland in Miami-Dade County, showing the patchwork of different types of nurseries, tropical fruit orchards, and field crops. Source: Miami-Dade County.

Description of the County. Miami-Dade County is very diverse, with over 50 percent of the population being foreign-born, 75 percent speaking languages other than English at home, and nearly 70 percent identifying as Hispanic/Latinx, with a strong social and cultural identity around immigrant communities from Latin America and

the Caribbean. The local economy is a mix of basic and service industries, including agriculture, construction, real estate, transportation, and travel/tourism. The County is a major commercial center for global trade and a destination for domestic and international tourism. The economy continues to grow significantly faster than the rest of the United States in terms of population, employment, and Gross Domestic Product (GDP). Population is projected to grow from around 2.66 million currently to 3.29 million in 2050.

The County has strong land use planning policies to manage urban development and conserve farmland and open space through the Urban Development Boundary and other planning policies, which concentrate housing and non-agricultural commercial activity in urban areas. These policies have resulted in the lowest percentage of farmland loss among the ten largest U.S. metropolitan counties during 1997-2017.

Topic 1 -- Overview of Agriculture. Miami-Dade County has a long history of agriculture dating back to the late 1800s. It is one of only a few areas in the United States with an extremely mild subtropical winter climate and year-round growing conditions for production of fruits and vegetables for the wintertime market, along with production of ornamental plants and tropical crops not otherwise domestically available. About 89 percent of County agricultural products are shipped out of the region to markets in the northeast and central U.S. and Canada, bringing new dollars into the local economy that stimulate additional economic activity. A large area of the County is designated as having soils of unique importance for agriculture in the state, meaning that they are capable of sustainably producing high value crops under appropriate management.



Historic photo of papaya grove in Miami-Dade County. Source: University of Florida-IFAS, Smathers Archives.

According to the 2017 USDA Census of Agriculture, the County had 2,752 farms, total farm sales of \$830 million, 78,543 acres of farmland, and \$3.25 billion in farm assets.

Farmland acreage has slowly declined from over 120,000 acres in 1959. The primary agricultural products are nursery/floriculture plants (83% of total value), vegetables (11%), and tropical fruits (5%). The County is ranked first in the U.S. in production of ornamental plants, and second in the State of Florida in terms of overall farm production value. The agricultural industry is increasingly concentrated in the nursery/floriculture sector. Nursery/floriculture is closely allied with the landscape services industry to maintain the lush, tropical appearance of the area that attracts visitors to the County. Livestock and animal products are a relatively small part of agriculture currently, but development of a large salmon aquaculture facility could be a significant economic contributor in the future. Intensive recirculating aquaculture systems land area requirements would not materially affect the overall demand for land.

In 2021, farm income in the County from product sales, inventory growth, government payments, and other non-operating income sources was \$950 million, with production expenses of \$905 million, and net farm income of \$45.6 million, representing an operating margin of 4.8 percent (U.S. Department of Commerce, Bureau of Economic Analysis). Farm operating margins historically averaged around 30 percent, but reduced profits in 2021 were due to lower revenues and significantly higher production expenses, associated with the Covid-19 pandemic. The rate of return on farm assets calculated from various sources was 7.7 percent in 2017. In 2021, employment in agriculture

and related sectors averaged 8,872 full-time and part-time jobs, representing an increase of 6.6 percent since 2001. Total salaries and wages paid to agriculture workers was \$302 million in 2021, an increase of 47 percent since 2001 in inflation-adjusted terms (U.S. Bureau of Labor Statistics).

Topic 2 -- Importance of Agriculture. Total economic contributions of agriculture and related natural resource industries in the County in 2021 were 12,836 full-time and part-time jobs, \$1.555 billion in industry output or sales revenues, \$902 million in value added (GDP), and \$183 million in local, state, and federal government tax revenues. Economic contributions included activity generated in other sectors through supply chain spending (indirect multiplier effects) and employee household spending (induced multiplier effects) estimated by the IMPLAN regional economic model. GDP contributions of agriculture increased 14 percent during 1998-2021. Agricultural sales have increased in inflation-adjusted terms, but the industry now represents a smaller share of employment and GDP in the local economy than in 2001 due to rapid growth in other sectors and urbanization of the County.

Topic 3 -- Trends in the Agricultural Industry.

Nursery/floriculture production in the County has expanded rapidly over the past 20 years, while tropical fruits have increased slightly, and vegetables have declined significantly. Agricultural industry production and investment in the County is expected to continue increasing in the future, although at rates less than historically seen, due to market forces and other factors. Agricultural land use intensity will also continue increasing due to adoption of improved technology, improved management and production practices, and changes in crop mix, leading to higher value per acre and lower land requirements per unit of production. Profitability of agriculture is highly volatile and appears to be slowly declining due to increasing production costs and stable or declining product prices in inflation-adjusted terms.



Photo of ornamental bromeliad plants growing in a nursery shade house in Miami-Dade County. Source: University of Florida-IFAS.

Agritourism in the County has rapidly grown, capitalizing on the unique agricultural systems and large numbers of domestic and international visitors seeking nature-based experiences; however, no documented data is available on overall value. Additionally, local food systems can be significantly more developed to take advantage of the abundance of fresh produce and support regional food security.

Interviews and focus groups with over 70 stakeholders revealed optimism about the future of the nursery/floriculture industry which has shown robust growth, but pessimism about the fruit and vegetable industries that are threatened by import competition, rising production costs, and labor issues. Stakeholders foresee a future with many smaller farm operations producing more specialized crops. Many stakeholders expressed frustration that there is a lack of awareness and support for agriculture in the County, and indicated that myriad overlapping local, state, and federal regulations hamper profitability and competitiveness.

Topic 4 -- Factors Affecting Profitability and Sustainability of Agriculture. Among threats to agriculture in the County, specialty crop industries are challenged by pests and diseases, import competition, increasing production costs, and high debt loads that present financial risk from changes in market interest rates and macroeconomic conditions. Imported agricultural products, particularly from Mexico, reduce domestic prices and pose a dire threat to the U.S. fruit and vegetable industries. Phytosanitary regulations prohibiting import of live plants in soil media

effectively protect domestic nursery producers from foreign competition, which is one reason that this industry has thrived.

Agricultural production costs in the County increased 42 percent during 2001-2021 in inflation-adjusted terms, exceeding overall growth in the U.S. economy. The combined effect of rising costs and declining farmland acreage increased the average expense per acre by 63 percent between 2012 and 2017. Increasing costs for agriculture in the County are comparable to U.S. agriculture generally.

Public groundwater withdrawals in the County are declining in total quantity and per capita, and water demand for agricultural irrigation is projected to decline in the future due to improvements in water use efficiency. Saltwater intrusion into the Biscayne Aquifer will accelerate due to rising sea levels, especially in coastal areas of the County.

Workforce availability for agriculture is complicated by low compensation rates, difficult working conditions, high cost of living, and lack of affordable housing. Nearly one half of agricultural workers in the U.S. are undocumented immigrants, according to farm worker surveys. Use of foreign workers under the H-2A Temporary Agricultural Workers visa program has remained relatively low in the County due to higher wage rates and requirements to provide worker housing and transportation; however, it is likely that agricultural producers will increase their use of H-2A workers to meet needs in the future. Labor markets in Florida are very uncertain because of recent state policy changes to enforce federal immigration law.

The County frequently experiences hurricanes, tropical storms, and other severe weather events that can disrupt the agricultural industry, in some cases for years. Hurricane Andrew in 1992 caused significant losses of agricultural products and infrastructure, and led to massive recovery, reinvestment, and rebuilding in the County. Projections show that even higher losses would occur today if a Category 5 hurricane struck the County, because of the more intensive production systems and structures at risk.

Global climate models downscaled to 35 local weather stations predict that average temperatures in the County will increase 1.5 to 1.8 degrees Celsius (2.7 to 3.2 degrees Fahrenheit) by the year 2050, and precipitation will be more variable, with more frequent droughts and flooding, although there is no discernable trend in overall annual amounts. The increase in temperatures could lead to loss of the County's comparative advantage for production of subtropical crops as other areas of Florida and the U.S. become suitable for these crops; however, the County may become more suitable for other truly tropical crops. Sea level rise will elevate groundwater levels and cause more seasonal flooding of agricultural lands, leading to increased losses of field crops and perennial orchards; however, nursery plants in above-ground benches and containers may not be as affected. In addition, seawater intrusion into the Biscayne aquifer may render groundwater unusable for irrigation in areas near the coast, although it is not expected to impact the agricultural areas located farther from the coast until after the year 2100.

Topic 5 -- Agricultural Technology. Emerging agricultural technologies – such as artificial intelligence, smart sensors, robotics, mechanical harvesters, and whole farm information systems – may help reduce product losses, reduce labor and chemical requirements, and control input costs; however, capital costs, efficiency improvements, and farmer adoption rates over the next 5 to 30 years are uncertain, especially for



Photo of unmanned aerial vehicle equipped with multispectral camera for assessing crop conditions, pests and diseases. (Source: Ioannis Ampitzidis, University of Florida).

the numerous small farms with limited capital. Greenhouse hydroponic and vertical growing systems have potential to dramatically increase production per unit area and avoid pest pressures, but production and capital costs are high and the potential for increasing capacity is unknown.

Topic 6 -- Estimate Minimum Acreage Required to Maintain a Viable Agricultural Industry. A combination of various statistical and economic models was used to project the future agricultural land area needed in the County, resulting in a consensus estimate of 64,800 acres in 2030, 60,900 acres in 2040, and 56,300 acres in 2050. These projections represent the minimum acreage required to meet demand for farmland without compromising the viability of the industry under current or future land use policies. A forecast for the County using the REMI regional economic model and projected population growth indicates strong growth for the overall economy and the agricultural sector through the year 2050. A “most-likely scenario” for agriculture indicates that import competition, loss of farmland to the urban area, and climate change/sea level rise will reduce agricultural production about 24 percent compared to the baseline forecast in 2050.

Topic 7 -- Recommendations to Maintain a Strong Agricultural Industry. A variety of recommendations were made to support continued growth and development of the agricultural industry in the County. Some of the key recommendations are:

- Maintain the current land use plan in the County with the Urban Development Boundary to control urban development, limit low density rural residential development, maintain open space for agriculture and natural resources, and avoid urban sprawl.
- Lobby State and Federal elected leaders to seek more favorable international trade agreements that safeguard domestic agriculture from international competition.
- Work with State and Federal leaders to address labor shortages by developing an agricultural guest worker program that is less burdensome as an alternative to the H-2A Temporary Agricultural Workers visa program.
- Maintain strong County support for existing agricultural programs and partnerships, including the County Agricultural Manager’s Office, Agricultural Practices Advisory Board, University of Florida-Tropical Research and Education Center, and County Cooperative Extension Service, as well as vocational agriculture and post-secondary educational programs.
- Coordinate with the U.S. Army Corps of Engineers, South Florida Water Management District, and Florida Department of Environmental Protection to consider changes in water management regulations to avoid flooding associated with extreme rainfall events and elevated groundwater levels due to sea level rise.



Photo of for-sale signs for residential development in Miami-Dade County. Source: William Messina, UF-IFAS.

The future viability of the agricultural industry in Miami-Dade County depends on maintaining profitability, securing resources to support the capacity to produce, and being resilient in adapting to change. Wise policy choices regarding land use, regulations, labor, and other issues affecting agriculture are critical to meet this need over the next three decades and beyond.



MEMORANDUM

AGENDA ITEM #IV.F

DATE: MARCH 18, 2024

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY FLOOD RESPONSE PLAN PRESENTATION

The Miami-Dade County Department of Emergency Management supports the community's disaster preparedness, response, recovery, and mitigation needs through the coordination of information and resources countywide. Over the last year, DEM has brought additional focus to Miami-Dade County's flood response planning, and response and recovery capabilities.

The Miami-Dade County Department of Emergency Management has developed the County's first Flood Response Plan (FRP) with the goal of operationalizing county and stakeholder activities before, during, and after rain incidents, such as the one that occurred April 12 – 14, 2023 in Broward County. The final draft Flood Response Plan is the result of six meetings and ongoing input from broad-based stakeholder group including the National Weather Service, FEMA, South Florida Water Management District (SFWMD), County Departments, municipalities, and community-based organizations. The membership of the Florida Response Plan Members follows later in this agenda item.

Flood Response Plan Highlights:

1. Outlines preparedness, response, and recovery activities that will enhance the effectiveness of flood response measures in Miami-Dade County.
2. Describes the response, coordination, and decision-making structure that will inform the MD-DEM, as well as municipal, state, volunteer/non-profit, and private organizations during the flood response.
3. Defines the roles and responsibilities for the MD-DEM, county departments, municipal, state, volunteer/non-profit, and private organizations for flood events.
4. Identifies available resources (ongoing through engagement) at the local, state, volunteer/non-profit, private, and federal levels to assist the whole community due to the flood hazard in Miami-Dade County.



This plan is designed to accomplish the following:

1. Provide effective intra-agency and inter-agency cooperation and communications before, during, and after a flood incident.
2. Achieve a coordinated response consistent with prevailing conditions and information provided by multiple agencies including the National Weather Service, South Florida Water Management District, Miami-Dade County Departments, municipalities, and water control districts within and affecting Miami-Dade County, and other sources.
3. Define the roles and responsibilities of the County, municipalities, state and federal agencies, volunteer/non-profit, and private organizations involved in flood preparedness, response, and recovery.
4. Outline procedures to be utilized in minimizing the effects of a flood emergency in Miami-Dade County.

Recommendation: Information Only



Flood Response Plan Members:

Miami Dade County Oversight Committee		
Name	Agency/Dept - Title	Email
Pete Gomez	DEM – Director	Pete.Gomez@miamidade.gov
Dr. Jesse Spearo	DEM – Asst. Director	Jesse.spearo@miamidade.gov
Jimmy Morales	OM – COO	jimmy.morales2@miamidade.gov
Lourdes Gomez	RER – Director	lourdes.gomez@miamidade.gov
Jim Murley	OoR – Chief Resilience Officer	james.murley@miamidade.gov
Roy Coley	WASD - Director	roy.coley@miamidade.gov
Eulois Cleckley	DPTW - Director	eulois.cleckley@miamidade.gov
Irela Bague	OoR – Chief Bay Officer	irela.bague@miamidade.gov
Johanna Cervone	OM – Mayor’s COS	johanna.cervone@miamidade.gov
Sean McCrackine	OM – Director of Policy	sean.mccrackine@miamidade.gov
Miami Dade County Taskforce Stakeholders		
Tracy McGill	DEM – Executive Officer	Tracy.mcgill@miamidade.gov
Sherry Capers	DEM – Manager	Sherry.capers@miamidade.gov
Robin Yang	DEM – Planner	Robin.yang@miamidade.gov
Dr. Patricia Gomez	OoR – Deputy Resilience Ofc.	patricia.gomez@miamidade.gov
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Kim Brown	OoR – Dir. Of Resilience Planning	kimberly.brown@miamidade.gov
Christian Kamrath	OoR- Resilience Program Manager	christian.kamrath@miamidade.gov
Alan Tiano	OMB – Grants Coord.	alan.tiano@miamidade.gov
Debbie Griner	WASD - Resilience Mgr.	debbie.griner@miamidade.gov
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Carolina Maran	SFWMD – Resiliency Officer	cmaran@sfwmd.gov



Michael Mcnees	USACE	Michael.C.Mcnees@usace.army.mil
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Robert Molleda	NWS - Warning Coord. Meteorologist	Robert.molleda@noaa.gov
Chris Perez	FEMA – Regional Floodplain Management	Virgilio.perez@fema.dhs.gov
Paul Womble	Blue Skies Professional Services	blueskieslakeland@gmail.com

*OM – Office of the Mayor



MEMORANDUM

AGENDA ITEM #IV.G

DATE: MARCH 18, 2024

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY FLOOD CONTROL / SALINITY CONTROL STRUCTURES UPDATE

At its January 22, 2024 Council Meeting, the Council met with representatives of Broward County, Miami-Dade County, South Florida Water Management District, and U.S. Army Corps of Engineers, Jacksonville District to discuss the Central & Southern Flood Risk Study.

Currently, the Central & Southern Florida Flood Control System, a gravity drainage system, is not able to manage flooding reliably. Sea level rise and aged infrastructure is contributing to the current and foreseeable failure of salinity control structures in Broward and Miami-Dade counties. According to the South Florida Water Management District's (SFWMD) [2023 Annual Consolidated Report](#), Miami-Dade County has 16 salinity control structures with 13 FPLOS Phase 1 Structures (unfunded) and 3 FPLOS Phase II Structures (partially funded). Broward County has 7 FPLOS Phase 1 Structures (unfunded). At this time, there is insufficient funding to conduct required Level 3 engineering studies for the vast majority of the Phase 1 unfunded projects. While an estimated study by the U.S. Army Corps of Engineers of a handful of salinity control structures is under consideration, the vast majority of salinity control structures will languish without Level 3 engineering studies delaying needed funding for improvements past 2032 at the earliest.

Following the conclusion of the presentation, the Board instructed staff to prepare a letter to the Mayors of Miami-Dade and Broward counties urging local funding from the counties to expedite Level 3 engineering studies, in partnership with the South Florida Water Management District, to position the salinity control structures for federal funding on an expedited basis. The narrative of the letter is attached accompanied by illustrative maps and a chart for your information.

Recommendation: 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



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1st Vice Chair
Hon. Quentin “Beam” Furr,
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Dat Huynh, FDOT
Armando Vilaboy, SFWMD

Executive Director

Isabel Cosío Carballo, MPA

Legal Counsel

Samuel S. Goren, Esq.
Goren, Cherof, Doody &
Ezrol, P.A.

February 1, 2024

The Honorable Daniella Levine Cava
Mayor, Miami-Dade County
111 NW 1st Street, 29th Floor
Miami, Florida 33128

The Honorable Oliver Gilbert, III
Chairman, Miami-Dade County Board
of County Commissioners
111 NW 1st Street, Suite 220
Miami, Florida 33128

The Honorable Nan Rich
Mayor, Broward County
County Commissioner &
Former State Senator
115 South Andrews Avenue, #421
Fort Lauderdale, Florida 33301

Re: County Funding Effort needed for Flood Protection / Salinity Control Structures

Dear Mayor Rich, Mayor Levine Cava, and Chairman Gilbert:

At the Council’s recent Board Meeting, the Council Members met with the Chief Resilience Officers and staff from Broward County (Dr. Jurado), Miami-Dade County (Mr. Murley), South Florida Water Management District (Dr. Maran), and U.S. Army Corps of Engineers (ACOE), Jacksonville District (Mr. Gysan, P.E., Ms. Veléz, P.E., and Major Cory Bell). Following a presentation by Dr. Jurado, the Council Members discussed the current and foreseeable failure of flood protection / salinity control structures in Miami-Dade County and Broward County and the need to work in partnership with the South Florida Water Management District to provide local funding to advance Level 3 Engineering Studies.

In summary, there are 23 flood control / coastal salinity structures in Broward (7) and Miami-Dade (16). Absent retrofitting and/or replacement, and complementary infrastructure investments, these structures are failing, or are expected to fail in the foreseeable future, to provide regional flood protection. Of these, three structures have received some level of partial funding. Four additional structures, two in each county, are under consideration for funding through the ongoing C&SF Flood Resiliency Study by the ACOE / SFWMD leaving 16 FPLOS Phase I structures without funding for the Level 3 Engineering Studies required to qualify for federal funding. Without these Level 3 Engineering Studies, funding for infrastructure replacement and/or improvements are likely to extend past 2032 at the earliest. To move these studies forward, the counties are proposing to collaborate with SFWMD to conduct the Level 3 Engineering Studies for the anticipated 5 unfunded structures in Broward and 11 structures in Miami-Dade.



The SFWMD is able to undertake these studies expeditiously and at an estimated cost of \$1.5 million per structure. The payment would be spread over two years. This translates to an expenditure by Broward County of \$7.5 million and \$16.5 million by Miami-Dade County over two years, or \$3.5 million and \$8.25 million per year respectively.

Given the urgency of this matter for the region, its residents, and economy, the Council recommends that the counties undertake and fund the studies for the 16 remaining FPLOS Phase 1 Control Structures in partnership with the SFWMD. It is critically important to fast track this work and submit it for Federal Funding (project authorization and appropriations) on an expedited schedule. It is also important to convey to the U.S. ACOE and SFWMD the importance of moving forward with the C&SF Flood Resiliency Study for a minimum of 4 Flood Control / Coastal Salinity Structures; two each in Miami-Dade and Broward. A unified regional voice and local funding will assist both the SFWMD and U.S. ACOE, Jacksonville District in moving this critical work forward at the federal level.

Additional materials accompany this correspondence for your review and information. In addition, you can view the meeting presentation and conversation at https://youtu.be/kMeXRdhl_7I?si=2HRqIaEbzM9oI4w . Please do not hesitate to let me or Isabel Cosio Carballo, Executive Director, know if we can provide you with additional information or otherwise be of assistance to you.

Sincerely yours,



Steve Geller
Chair, SFRPC
Broward County Commissioner & Former State Senator

Enclosures

ICC/JMJ

cc Jimmy Morales, Chief Operating Officer, Miami-Dade County
Monica Cepero, County Administrator, Broward County
Jennifer Jurado, Ph.D., Deputy Director & Chief Resilience Officer, Broward County
James F. Murley, Chief Resilience Officer, Miami-Dade County
Drew Bartlett, Executive Director, SFWMD
Ana Carolina Coelho Maran, P.E., Ph.D., District Resiliency Officer, SFWMD
Colonel James Booth, District Commander, U.S. ACOE, Jacksonville District
Mayor Cory J. Bell, Deputy District Commander for South Florida, U.S. ACOE
Eva B. Velez, P.E. Chief Ecosystem Branch, U.S. ACOE
E. Timothy Gysan, P.E., PMP, Senior Project Manager, Ecosystems Branch, U.S. ACOE
Council Members, South Florida Regional Planning Council
Isabel Cosio Carballo, MPA, Executive Director, SFRPC

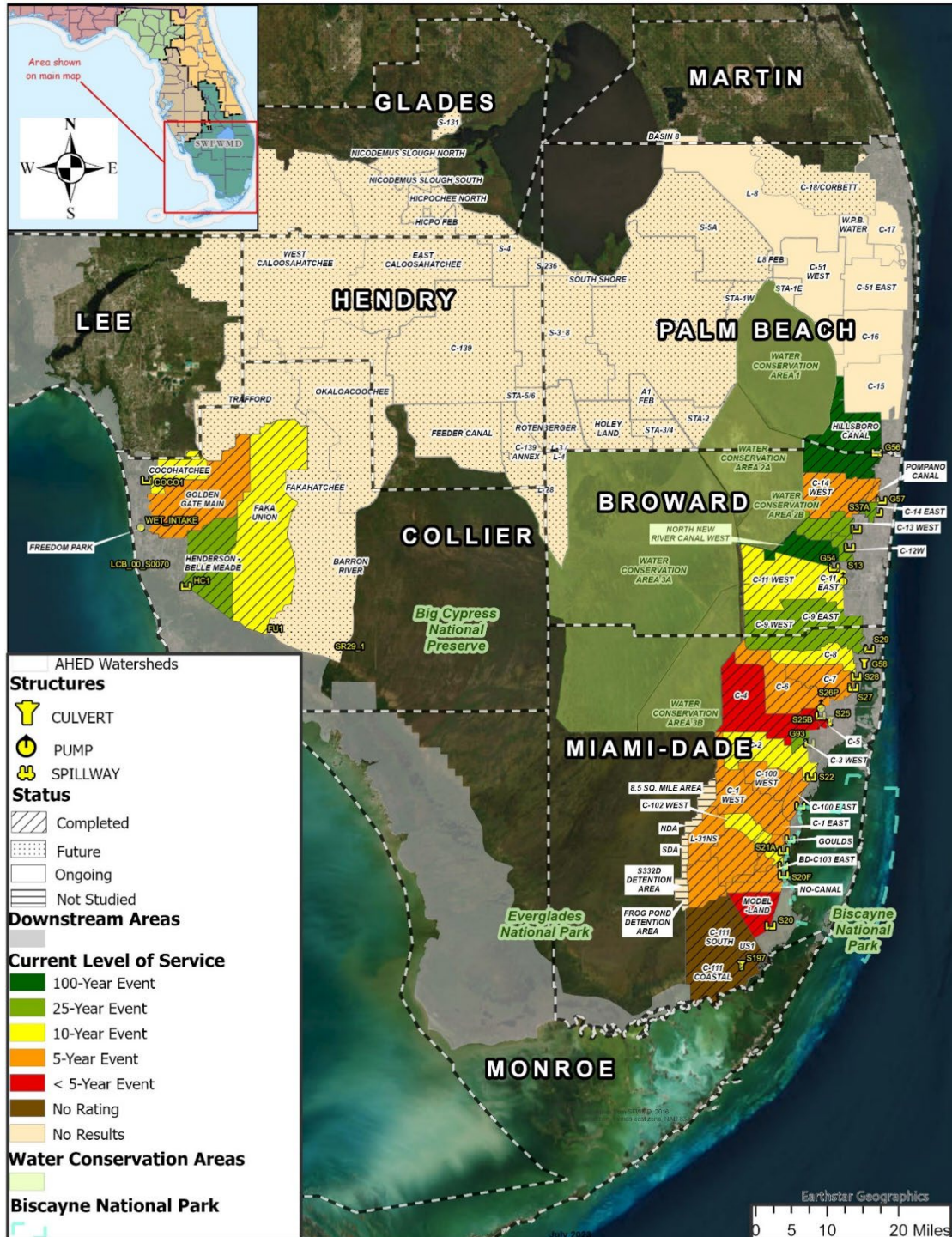


Figure 3-3: Current Flood Protection Level of Service

Future Flood Protection Level Service

The future flood protection level of service, under a 2-foot sea level rise scenario is shown in Figure 3-4. The figure depicts the level of service generally provided by existing infrastructure in critical basins, predominantly located in Broward and Miami-Dade Counties. The level of service is represented by the respective rainfall frequency event that results in flooding within areas of each basin, simulated as part of completed FPLOS Phase I – Flood Vulnerability Assessments.

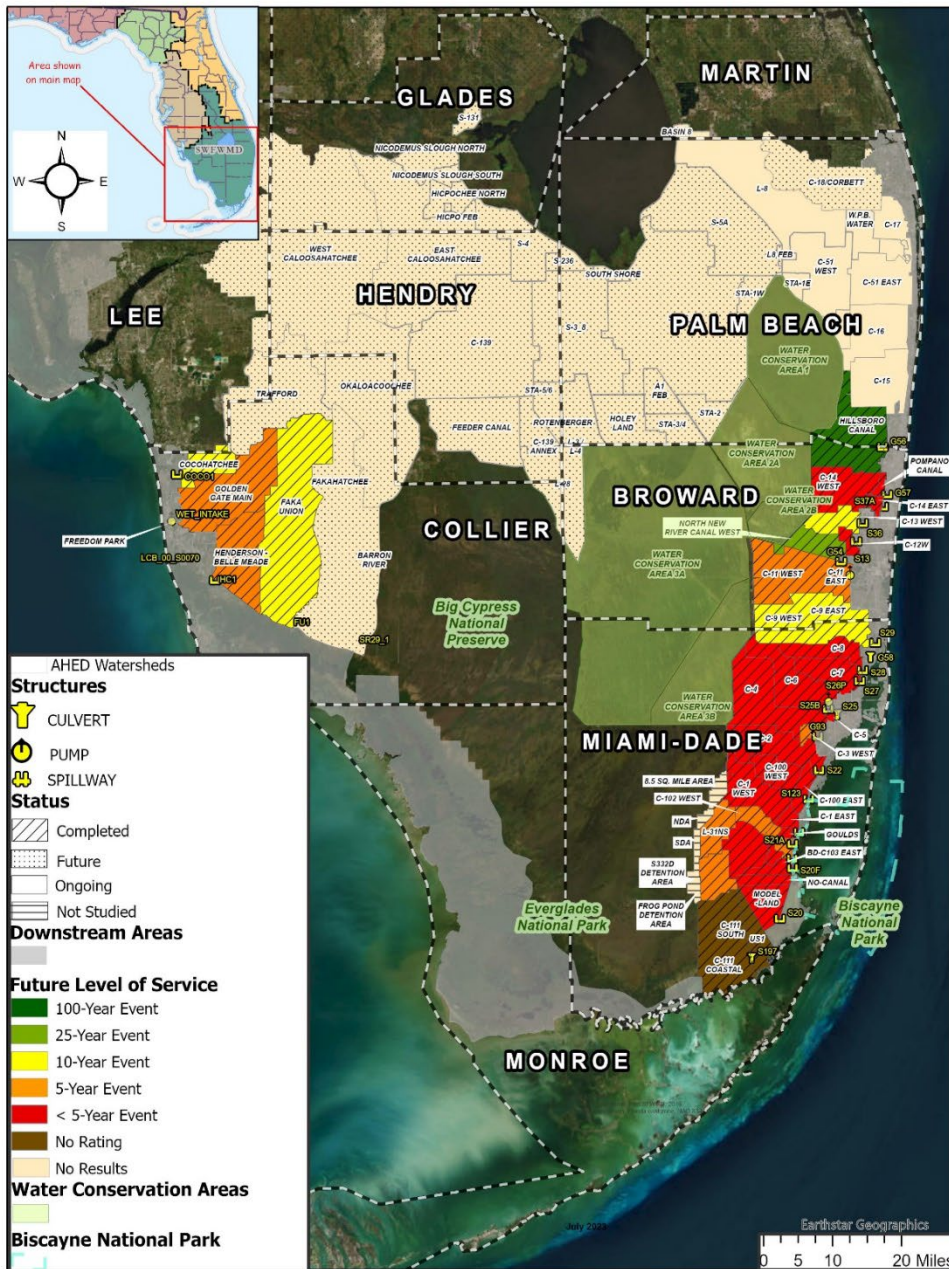


Figure 3-4: Future Flood Protection Level of Service

October 2023

Flood Protection Level of Studies (FPLOS)

Miami-Dade: FPLOS Phase I: 13 Structures; FPLOS Phase II: 3 Structures (Partially funded)

Broward: FPLOS Phase I: 7 Structures

Table 1: List of Resiliency Priority Water Control Structure Projects, including implementation and funding status

Project Name / Water Control Structures	Project	Source	Project below the expected service level (25-year/4%)?	Total Cost Estimate ⁽¹⁾	Status of Implementation	Status of Funding	Funds Expended (through June 30 2023) ⁽²⁾
S-28 Coastal Structure and C-8 Basin Resiliency Miami	FPLOS Phase II		Yes	\$261,446,031	Not Started (Conceptual Design Completed)	Staff, H&H and Design Funds Construction partially funded \$50M FEMA BRIC Award Recommendation + Match	\$665,325
S-29 Coastal Structure and C-9 Basin Resiliency Miami	FPLOS Phase II		Yes ⁽³⁾	\$355,280,352	Ongoing Design Start: FY22 End: FY24	Staff, H&H and Design Funds Construction partially funded \$50M FEMA BRIC Award Recommendation + Match	\$1,648,560
S-27 Coastal Structure and C-7 Basin Resiliency Miami	FPLOS Phase II (Pilot)		Yes	\$126,870,189	Ongoing Design. Start: FY22 End: FY24	Staff, H&H and Design Funds Construction partially funded \$50M FEMA BRIC Award Recommendation + Match	\$1,407,923
S-26 Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$ 144,858,126	Not Started	Not yet funded	\$0
G-57 Coastal Structure Resiliency Broward	FPLOS Phase I		Yes	\$ 33,394,620	Not Started	Not yet funded	\$0
S-22 Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$92,414,986	Not Started	Not yet funded	\$0
S-37A Coastal Structure Resiliency Broward	FPLOS Phase I		No	\$ 149,094,074	Not Started	Not yet funded	\$0
G-58 Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$20,927,917	Not Started	Not yet funded	\$0

October 2023

Flood Protection Level of Studies (FPLOS)

Miami-Dade: FPLOS Phase I: 13 Structures; FPLOS Phase II: 3 Structures (Partially funded)

Broward: FPLOS Phase I: 7 Structures

Table 1: List of Resiliency Priority Water Control Structure Projects, including implementation and funding status

Project Name / Water Control Structures	Project	Source	Project below the expected service level (25-year/4%)?	Total Cost Estimate ⁽¹⁾	Status of Implementation	Status of Funding	Funds Expended (through June 30 2023) ⁽²⁾
S-123 Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$ 104,958,469	Not Started	Not yet funded	\$0
S-20F Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$77,703,413	Not Started	Not yet funded	\$0
S-21 Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$70,981,354	Not Started	Not yet funded	\$0
S-21A Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$ 70,303,527	Not Started	Not yet funded	\$0
G-93 Coastal Structure Resiliency Miami	FPLOS Phase I		No	\$ 42,203,088	Not Started	Not yet funded	\$0
S-25B Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$ 93,660,490	Not Started	Not yet funded	\$0
G-56 Coastal Structure Resiliency Broward	FPLOS Phase I		No	\$162,769,468	Not Started	Not yet funded	\$0
G-54 Coastal Structure Resiliency Broward	FPLOS Phase I		No	\$ 83,451,585	Not Started	Not yet funded	\$0
S-25 Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$ 28,748,435	Not Started	Not yet funded	\$0
S-33 Coastal Structure Resiliency Broward	FPLOS Phase I		No	\$ 35,505,876	Not Started	Not yet funded	\$0

October 2023

Flood Protection Level of Studies (FPLOS)

Miami-Dade: FPLOS Phase I: 13 Structures; FPLOS Phase II: 3 Structures (Partially funded)

Broward: FPLOS Phase I: 7 Structures

Table 1: List of Resiliency Priority Water Control Structure Projects, including implementation and funding status

Project Name / Water Control Structures	Project	Source	Project below the expected service level (25-year/4%)?	Total Cost Estimate ⁽¹⁾	Status of Implementation	Status of Funding	Funds Expended (through June 30 2023) ⁽²⁾
S-20G Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$34,861,279	Not Started	Not yet funded	\$0
S-13 Coastal Structure Resiliency Broward	FPLOS Phase I		Yes	\$48,474,453	Not Started	Not yet funded	\$0
S-36 Coastal Structure Resiliency Broward	FPLOS Phase I		Yes	\$ 38,835,405	Not Started	Not yet funded	\$0
S-197 Coastal Structure Resiliency Miami	FPLOS Phase I		N/A	\$ 66,435,182	Not Started	Not yet funded	\$0
S-20 Coastal Structure Resiliency Miami	FPLOS Phase I		Yes	\$ 25,394,727	Not Started	Not yet funded	\$0

Notes: (1) The values reported under the Column "Total Cost Estimates" do not include staff time. (2) The values reported under the Column "Funds Expended" includes expenses since the start of FY20 through June 30, 2023. The total expended funds reported for each individual project includes in kind/staff time and planning funds. An additional \$12,409,933 was spent within the same period for overall projects planning (FPLOS H&H modeling, data analyses, resiliency plan formulation, and other related planning efforts). (3) Expected service level is currently greater than a 25-year return period (less than 4% chance of occurrence), however the respective structure inspection report presents priority level for infrastructure refurbishment.



MEMORANDUM

AGENDA ITEM #V.A

DATE: MARCH 18, 2024
TO: COUNCIL MEMBER
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.sfreionalcouncil.org

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
1022	[REDACTED]	300,000.00	300,000.00	240	7.0	2,737.50	282,100.08	12/15/23	45	12/18/23	01/15/24	01/08/04	09/01/39	performing
1023	[REDACTED]	301,586.50	301,586.50	120	5.0	350.00	161,715.88	02/01/24	0	02/01/24	03/01/24	07/19/06	03/01/29	performing
1034	[REDACTED]	300,000.00	300,000.00	120	5.0	0.00	260,365.24	09/01/23	151	10/19/23	10/01/23	12/21/06	11/15/28	In Legal - Bankruptcy filing
1039	[REDACTED]	125,000.00	125,000.00	84	5.0	500.00	119,582.53	02/01/24	0	02/23/24	03/01/24	11/24/08	12/31/15	performing
1040	[REDACTED]	200,000.00	200,000.00	84	5.0	1,472.32	60,017.66	02/01/24	0	02/01/24	03/01/24	02/02/09	08/01/28	performing
3024	[REDACTED]	189,043.88	189,043.88	144	0.0	500.00	96,000.00	02/01/24	0	02/13/24	03/01/24	07/26/99	12/01/16	Default Final Judgment
4008	[REDACTED]	300,000.00	300,000.00	0	5.0	2,250.00	155,407.35	03/12/24	0	02/15/24	04/12/24	07/31/09	03/31/39	performing
4018	[REDACTED]	150,000.00	150,000.00	84	6.0	0.00	144,598.41	12/01/15	2981	10/22/20	01/01/16	07/12/13	08/01/20	In Litigation - Refer to RLF Status Report
4024	[REDACTED]	235,000.00	235,000.00	240	5.0	1,000.00	158,135.67	02/01/24	0	02/15/24	03/01/24	04/16/14	05/01/26	performing
4027	[REDACTED]	149,500.00	149,500.00	120	5.0	1,590.98	46,900.29	02/01/24	0	02/06/24	03/01/24	12/15/15	12/15/25	performing
4028	[REDACTED]	75,000.00	75,000.00	1	0.0	0.00	74,994.72	04/01/19	1765	04/12/19	05/01/19	11/17/16	09/30/19	Default - collateral workout
4029	[REDACTED]	75,000.00	75,000.00	1	0.0	0.00	75,000.00	04/01/19	1765	04/12/19	05/01/19	12/14/16	09/30/19	Default - collateral workout
4031	[REDACTED]	332,972.82	332,972.82	111	6.5	2,000.00	321,849.33	02/01/24	0	02/01/24	03/01/24	09/28/17	08/01/28	performing
4032	[REDACTED]	300,000.55	300,000.55	120	7.0	3,577.27	184,215.43	02/01/24	0	02/01/24	03/01/24	10/24/18	11/01/28	performing
4033	[REDACTED]	254,999.57	254,999.57	84	7.0	0.00	187,832.65	10/15/23	106	10/12/23	11/15/23	10/25/18	10/25/25	In Legal

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	0.00	71,412.80	08/01/22	546	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	██████████	248,684.03	248,684.03	84	7.0	375.00	18,146.57	02/02/24	0	02/02/24	03/01/24	03/05/19	04/01/26	performing
4036	██████████	549,223.30	549,223.30	84	7.0	375.00	482,844.60	02/02/24	0	02/02/24	03/01/24	03/05/19	04/01/26	performing
4037	██████████	173,904.64	173,904.64	84	5.0	1,750.00	123,128.62	02/01/24	0	02/01/24	03/01/24	03/28/19	03/28/26	performing
4038	██████████	99,885.78	99,885.78	60	7.0	1,500.00	48,325.97	02/01/24	0	02/01/24	03/01/24	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	546	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	██████████	400,000.00	400,000.00	84	7.0	0.00	389,882.46	10/15/23	106	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	██████████	200,000.00	200,000.00	120	4.5	2,322.17	145,536.93	02/01/24	0	02/01/24	03/01/24	04/22/21	04/01/31	performing
4044	██████████	130,000.00	130,000.00	120	4.5	1,347.30	97,855.64	02/01/24	0	02/01/24	03/01/24	03/22/21	03/01/31	performing
4046	██████████	100,000.00	100,000.00	60	5.0	0.00	84,827.84	11/01/23	90	11/01/23	12/01/23	10/06/22	10/01/27	In Legal - Bankruptcy filing
4048	██████████	349,497.00	98,668.75	60	4.5	352.00	93,316.75	02/01/24	0	02/01/24	03/01/24	02/23/23	03/01/28	performing
4049	██████████	331,700.00	80,271.75	60	4.5	301.00	79,970.75	02/01/24	0	02/01/24	03/01/24	02/23/23	03/01/28	performing
4050	██████████	331,700.00	85,566.75	60	4.5	321.00	85,245.75	02/01/24	0	02/01/24	03/01/24	02/23/23	03/01/28	performing
Totals		6,487,204.73	5,738,814.98			24,921.54	4,246,025.19							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
February 29, 2024

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Disbursed	Disbursement Date	Disbursed	Disbursement Date	Disbursed	Disbursement Date	Remaining Commitment
4048	[REDACTED]	336,600	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	32,390	8/1/2023	29,770	10/3/2023	\$ 255,828.25
4049	[REDACTED]	331,700	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	32,390	8/1/2023	29,270	10/3/2023	\$ 251,428.25
4050	[REDACTED]	331,700	11/15/2021	13,668	3/2/2023	4,943.75	5/23/2023	30,390	8/1/2023	36,565	10/3/2023	\$ 246,133.25
TOTAL		\$1,000,000		\$ 41,004		\$ 14,831.25		\$95,170.00		\$ 95,605.00		\$ 753,389.75

*Committed Funds will be disbursed over a 24-month period

Cash Available to Lend												
Bank Balance as of	2/29/2024											\$ 1,205,507.08
Committed Funds												
Unfunded Loan Commitments	\$ 753,390											
Administrative Fees	10,919.25											
Total Committed Funds												\$ 764,309.00
Total Uncommitted Funds												\$ 441,198.08

Portfolio Analysis

Funds: (30400)
Status: All
City: All
County: All
Loan Officer: All
Loan# From 2 to 53005

Cutoff Date: 2/29/2024
Run Date: 03/04/2024
Run Time: 10:34:39 am
Page 1 of 1

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	17	2,320,060.05	54.64%
Past due 1-30 days	1	158,135.67	3.72%
Past due 31-60 days	1	282,100.08	6.64%
Past due 61-90 days	1	84,827.84	2.00%
Past due 91-120 days	2	577,715.11	13.61%
Past due 121-150 days	0	0.00	0.00%
Past due 151-180 days	1	260,365.24	6.13%
Greater than 180 days	5	562,821.20	13.26%
Total Portfolio	28	4,246,025.19	100.00%

Contaminated Portfolio 10 1,767,829.47 41.63%

Loans identified as being delinquent by 30 or more days and having a balance greater than zero as of the cutoff date.

Delinquent Loans 2 149,994.72 3.53%

Loans identified by delinquent status in Loan Master, and having a balance greater than zero as of the cutoff date.

Default Loans 3 412,826.48 9.72%

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.

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

March 4, 2024

VIA E-MAIL (isabelc@sfrpc.com)

Isabel Cosio Carballo, MPA, Executive Director
South Florida Regional Planning Council
Oakwood Business Center
One Oakwood Boulevard, Suite 250
Hollywood, FL 33320

Re: South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund Status Report

Dear Ms. Carballo:

Below please find the status of the Revolving Loan Fund cases which have been brought on behalf of the SFRPC. This shall confirm that once a judgment is obtained and recorded, our office has been instructed to take no further action, other than to re-record specified judgments, as requested, in a timely fashion. We have therefore removed all of the "Closed Cases" from this list. In the future, once a judgment is obtained and recorded relative to cases appearing on this list, they will be removed from this list.

**1. SFRPC (SFRPC Account #4018 and #1042) v. Angela Dawson, P.A.
(Our File No. 9940547)**

Complaint filed with the Court on May 7, 2018. Dawson filed a motion to recuse (remove) the judge, so litigation was delayed. Dawson filed an Answer and Counterclaim, which SFRPC moved to strike. Order entered approving our Motion to Strike Dawson's Affirmative Defenses and our Motion to Dismiss Dawson's Counterclaim. Dawson's Amended Counterclaim and Amended Answers and Affirmative Defenses were due on April 26, 2019. Dawson failed to file the pleadings by the deadline, and SFRPC filed a Motion for Summary Judgment. The hearing on the Motion for Summary Judgment was scheduled, and then reset at Dawson's request for October 23, 2019. A Motion for Judicial Default against Dawson was filed on October 25, 2019.

SFRPC requested an Amended Complaint to add a foreclosure count. A Motion to Amend Complaint was filed and there were two (2) initial hearings on the motion. Both times, the Court

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delayed a ruling on the motions, pending mediation. Ultimately, SFRPC set the hearing on the Motion to Amend Complaint six separate times, and each time the hearing was continued either due to the Judge ordering mediation or due to Dawson' requests for a continuance. The seventh time the Motion to Amend was set for a hearing, the Court granted SFRPC's motion and allowed SFRPC to Amend the Complaint to add the foreclosure count.

A Motion to Strike Defendants First Amended Affirmative Defenses was filed on November 13, 2019. A Motion to Dismiss Dawson's Counterclaim was filed on December 19, 2019. On June 15, 2020 a hearing was set for the court to hear SFRPC's Motion for Judicial Default, Motion for Leave to File Amended Complaint, Motion to Strike Defendants' First Amended Affirmative Defenses and Motion to Dismiss Counterclaim. Dawson filed a new Counterclaim and new Answer and Affirmative Defenses just prior to the hearing, which the court accepted in place of the defective pleadings. SFRPC's motions were denied due to the court accepting the replacement pleadings. Dawson filed various additional pleadings, including an Affidavit of Excusable Neglect and an Affidavit from Ed McGann. Dawson filed a Request for Production on June 8, 2020, requesting a significant volume of documents which are unrelated to the pending litigation. SFRPC's objection to the discovery request was filed on July 8, 2020.

Litigation of this matter has been extended and complicated by the volume of pleadings filed by Ms. Dawson; each pleading requires a response from SFRPC. Mediation occurred on October 29, 2020 before Judge Lynch. The parties were not able to reach a settlement at mediation.

Since the Court was encouraging the parties to mediate, SFRPC staff focused on attempting to settle with Dawson and to manage the costs of litigation by bringing this matter to a conclusion through settlement. With that intent, SFRPC made multiple offers and counter-offers to Ms. Dawson. As a follow-up to mediation, on November 3, 2020 and January 27, 2021, SFRPC sent a written settlement offer to Dawson and her attorney. SFRPC followed up again with written settlement offer to Dawson and her attorney on March 8, 2021. SFRPC made significant concessions and reductions of the late fees in a good faith attempt to settle the matter without further litigation. Despite SFRPC's multiple concessions, Ms. Dawson would not agree to any of the SFRPC's settlement proposals. Dawson submitted a Counteroffer which was transmitted to SFRPC on March 12, 2021. Per RLF Committee, the decision was made to proceed with the litigation.

The hearing on SFRPC's Motion to Amend the Complaint was set for June 24, 2021. At that hearing, the Court continued the hearing to September 2, 2021. SFRPC's Motion to Amend Complaint was granted and the Defendants had 20 days to file a response to the Amended Complaint. On September 3, 2021, the Court also entered an Order granting Dawson's request to file an Amended Counterclaim in response to SFRPC's Amended Complaint. On September 22, 2021, Defendants, Angela L. Dawson, P.A. and Angela Dawson filed their Answer to Plaintiff's Amended Complaint dated June 23, 2021. On October 1, 2021, SFRPC filed a Motion to Strike

Dawson's Second Amended Affirmative Defenses. On October 15, 2021, a hearing on the Motion to Strike was scheduled for January 26, 2022. On January 26, 2022, the court ordered a Mandatory Case Management Conference to be held on March 28, 2022.

On February 2, 2022, the Court entered an order on the Motion to Strike as follows: Defendants' first affirmative defense of in pari delicto is stricken without prejudice; Defendants' second affirmative defense of bad faith is stricken with leave to amend within twenty (20) days of the date of this Order; Defendants' fourth affirmative defense of fraudulent inducement is stricken with prejudice; Defendants' fifth affirmative defense of fraudulent misrepresentation is stricken with prejudice; Defendants' seventh affirmative defense of unjust enrichment is stricken with prejudice; Defendants' eleventh affirmative defense of ratification is stricken with leave to amend within twenty (20) days of the date of the Order. Plaintiff's Motion to Strike Defendants' Amended Affirmative Defenses was hereby denied as to the following affirmative defenses: Defendants' third affirmative defense of unclean hands; Defendants' sixth affirmative defense of promissory estoppel; Defendants' eighth affirmative defense of modification; Defendants' ninth affirmative defense of equitable estoppel; and Defendants' tenth affirmative defense of waiver.

Our Motion to dismiss the Defendants' amended counterclaim was set for hearing on May 4, 2022 at 9:30 am. On February 9, 2022, Plaintiff filed a reply to Defendants' affirmative defenses. On February 15, 2022, Defendants filed amended affirmative defenses. On February 22, 2022, Plaintiff filed a reply to the amended affirmative defenses.

On March 25, 2022, SFRPC responded to Dawson's request for a settlement offer, renewed the prior settlement dated November 30, 2020, and left it open for ninety (90) days. As of June 23, 2022, the settlement offer expired. On August 22, 2022, the SFRPC settlement offer was once again offered to Ms. Dawson with an expiration date of December 1, 2022. The settlement offer expired.

On May 4, 2022, the Court entered an Order for Uniform Case Management to be held August 22, 2022. On May 4, 2022, Judge Bidwell granted SFRPC's Motion to Dismiss Dawson's Counterclaim as to all counts. However, the Judge provided Dawson twenty (20) days to amend her complaint.

On May 23, 2022, Defendant served pre-suit notice on the Council and the Florida Department of Financial Services. On May 24, 2022, Defendant filed a Third Amended Counterclaim which was later deemed abandoned by the Clerk's office. On May 31, 2022, without permission of the Court, Defendant filed a Fourth Amended Counterclaim. On June 3, 2022, SFRPC filed a Motion to Dismiss Dawson's Third and Fourth Amended Counterclaims with Prejudice. A hearing on the SFRPC's Motion to Dismiss was scheduled for Friday, December 2, 2022. On June 30, 2022, Dawson filed an emergency motion with the Court asking the Court to require SFRPC to release its mortgage cross collateralized against 2748 NW 8th St. Fort Lauderdale. On July 6, 2022, SFRPC

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

On August 22, 2022, the Court held a Case Management Conference. Ms. Dawson and her Co-counsel were not present. On October 10, 2022, another mandatory Case Management Conference was held. Ms. Dawson informed the court that she would be filing a motion for leave to amend based on new information from Benworth Capital. Copies have been requested through a filing, as of today's date, nothing has been received.

On November 29, 2022, the Defendant filed a Motion to Join Indispensable Parties and a Motion for Leave to Amend Complaint to Add Parties. On November 30, 2022, the Defendant filed a Notice of Filing Proposed Fifth Amended Counter Claim as Exhibit for Motion for Leave to Amend Complaint to Add Alfred F. Andreu P.A., Benworth Capital Partners LLC, and Old Republic National Title Insurance Company. Shortly before the hearing on the SFRPC's Motion to Dismiss on December 2, 2022, Ms. Dawson called our office and the Judge's office informing she was in the hospital. The hearing did not proceed and the Court scheduled another Case Management Conference on December 8, 2022. On December 7, 2022, SFRPC filed its Response in Objection to Defendants Motions to Join Indispensable Parties and for Leave to Amend Counterclaim. On December 8, 2022, pursuant to the Court's direction at the Case Management Conference, a Notice of Hearing was filed, scheduling the pending motions for December 20, 2022. On December 9, 2022, SFRPC filed its Response to Defendant's Motion for Disqualification. On December 18, 2022, Dawson filed a Motion to Withdraw Counter Plaintiff's Third Amended Counter Claims dated May 24, 2022.

At the December 20, 2022 Special Set Hearing, the Court again requested that the matter be scheduled for a Case Management Conference on January 30, 2023. The Court denied Defendants Motion to Join Benworth as an indispensable party and denied Defendants Motion to amend complaint to add Benworth and Old Republic Title Co. The Court also directed both parties to prepare and submit proposed orders for the Court to review for determination on SFRPC's Motion to Dismiss Dawson's Fourth Amended Counterclaim. On December 21, 2022, SFRPC filed its Proposed Order granting SFRPC's Motion. On January 29, 2023, the Court entered an Order denying Ms. Dawson's Motion to Join Indispensable Parties and Motion to Amend Complaint. At the January 30, 2023 Case Management Conference, the Judge informed the Parties that he is working on his order on SFRPC's Motion to Dismiss Dawson's Fourth Counterclaim with prejudice.

SFRPC served Ms. Dawson its First Set of Interrogatories, Request for Production and Request for Admissions. Ms. Dawson responded and we are currently reviewing her responses. Also, we are drafting SFRPC's motion for summary judgment. On May 29, 2023, the Court entered its Order regarding SFRPC's Motion to Dismiss Dawson's Fourth Amended Counterclaim as follows: Granting in part with prejudice as to Count 1, Breach of Contract; Count 2, Detrimental Reliance; Count 3, Promissory Estoppel; Count 9, Unjust Enrichment; Count 10, Equitable Estoppel; and Count 11, Modification and Count 12, Retaliation; and denying in part as to Count 4, Negligent Supervision; Count 5, Negligence Retention; Count 6, Negligence; Count 7, Fraudulent Inducement; Count 8, Fraudulent Misrepresentation; and Count 13, Slander of Title. SFRPC's answer to the remaining counts of the Fourth Amended counterclaim is due within 20 days. On May 30, 2023, the Court entered a Uniform Case Management Order which is scheduled for August 21, 2023. On June 16, 2023, we filed SPRPC's Answer and Affirmative Defenses. On August 10, 2023, we filed SFRPC's Motion for Final Summary Judgment . On August 20, 2023, Dawson filed a Motion to Transfer and Consolidate and a Motion to Strike Counter Defendant's Affirmative Defenses to Fourth Amended Counterclaim and Memorandum of Law. Ms. Dawson is seeking to consolidate the Equity Partners 102 case (below) with this case. SFRPC's Hearing for its Motion for Final Summary Judgment is scheduled for February 9, 2024. Also, Dawson's Hearing is scheduled for September 29, 2023. On August 25, 2023, we filed SFRPC's Response and Amended Response in Objection to Dawson's Motion to Strike Affirmative Defenses. On August 25, 2023, we filed SFRPC's Response in Objection to Ms. Dawson's Motion to Transfer and Consolidate cases.

On September 27, 2023, Dawson filed their Response to SFRPC's Response in Objection to the Motion to Transfer and Consolidate. At the September 29th hearing, the Judge scheduled a Case Management Conference for October 31st. An Order denying Dawson's Motion to Strike SFRPC's Affirmative Defenses and to Consolidate the Cases was entered by the Court. Dawson has 10 days to file a reply. On October 10, 2023, Dawson filed a Motion for Clarification as to how the Court can Reconcile its' Ruling on May 29, 2023 and September 29, 2023. Ms. Dawson was unable to attend the October 31, 2023 Hearing and it is rescheduled for November 13, 2023. At the November 13, 2023 Hearing, the case was set for non-jury trial with a trial period commencing November 4, 2024 to November 21, 2024. Calendar Call is scheduled for October 25, 2024.

On November 29, 2023, SFRPC filed its Motion to Dispense with Mediation as the case has been previously mediated on October 29, 2020. The hearing is scheduled for January 16, 2024. Also, SFRPC's Motion for Final Summary Judgment is scheduled to be heard by the court on February 9, 2024. On January 11, 2024, Dawson filed a Response to SFRPC's Motion to Dispense with Mediation requesting the Court follow its Uniform Trial Order. On January 19, 2024, the Court granted SFRPC's Motion to Dispense with Mediation. On February 4, 2024, Dawson filed a Response to SFRPC Motion for Summary Judgment. On February 7, 2024, Defendant filed an Emergency Motion for Continuance of the Summary Judgment Motion as she had a family

emergency. On February 8, 2024, SFRPC filed its Response in Objection to Defendants' Emergency Motion. Defendant filed their response to SFRPC's Objection later that same day. The Court entered an Order Granting the Emergency Motion, resetting the hearing for March 8, 2024 and advising Ms. Dawson to make all necessary arrangements to appear for the hearing, and to have alternative counsel available should she be unavailable.

**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. 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. 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. On July 5, 2023, another Notice of Default was sent to the collateral property and a signed return receipt was received. On July 7, 2023, the Court entered an Order approving the Second Notice and authorized the Assignor to operate the business through September 30, 2023. Terms for a payment plan were reached with Mr. Stephens. At the November 29, 2023 hearing, the Court granted the Motion to (1) Close case, (2) Approve Final Report, and (3) Approve Final Distribution, among other things. SFRPC received a distribution of \$128,121.20. On December 6, 2023, the Court entered the Order Granting the Motion. The Second Modification of Second Mortgage and Note Agreement has been recorded.

**3. SFRPC adv. Equity Partners 102, LLC
(Our File No. 9940633)**

Equity Partners 102 foreclosure complaint was filed with the Court on July 13, 2023. On July 24, 2023, SFRPC filed an Answer and did not assert affirmative defenses. Equity Partners seeks to foreclose its first mortgage against Ms. Dawson's real property located at 2748 NW 8th St. Fort Lauderdale, FL. We will monitor the case in the event that surplus funds become available. On September 5, 2023, a hearing on Plaintiff Equity Partners' Motion for Order to Show Cause is scheduled. The Court deferred ruling on the entry of the foreclosure judgment. On September 20, 2023, SFRPC filed its motion for extension of time and a hearing is scheduled for October 9,

2023. On October 9, 2023, the Court entered an Agreed Order Granting Plaintiff's Motion to Dismiss Defendant's Counterclaim, and gave the defendant until October 30th to file an amended counterclaim as to all counts. SFRPC's Motion for an extension of time was denied as it was moot because there will be an amended counterclaim filed at a later date. On October 23, 2023, the Court entered its Order regarding Plaintiff's Motion to strike Defendant's Affirmative Defenses as follows: Count 5 and Count 11 are not stricken and therefore denied; Count 1, 3, 4, 6, 7, 8, 9 and 10 are stricken without prejudice with leave to amend; and Count 2 is stricken as this matter does not apply to Florida Statute 559.715.

**4. SFRPC v. Cornerstone Paving Inc. (Bankruptcy)
(Our File No. 9940634)**

Cornerstone Paving Inc. filed for Chapter 7 Bankruptcy on December 14, 2023. Meeting of the Creditors was scheduled for January 9, 2024. The appointed Chapter 7 Trustee has provided options for SFRPC on how to proceed on its perfected lien. On January 12, 2024, a Proof of Claim was filed on behalf of the SFRPC and assigned Claim No. 1. The Trustee filed a Notice of Abandonment of Property on February 20, 2024. We are not pursuing the collateral.

**5. SFRPC v. CCESAR, Inc. (Camille Cesar Bankruptcy)
(Our File No. 9940635)**

Camille Cesar filed for Chapter 7 Bankruptcy on December 12, 2023. Meeting of the Creditors is scheduled for January 9, 2024. On January 12, 2024, a Proof of Claim was filed on behalf of the SFRPC and assigned Claim No. 13. The deadline for filing claims was February 20, 2024.

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

Sincerely yours,

/s/ Kerry L. Ezrol

Kerry L. Ezrol

KLE:jc

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



MEMORANDUM

AGENDA ITEM #V.B

DATE: MARCH 18, 2024
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 370 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 2023, 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 9/30/2023.

To date, loan administration has approved thirty-five (35) new CARES ACT RLF loans totaling \$7,670,000 and saved and/or created 249 related jobs.



South Florida Regional Planning Council
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**CARES ACT REVOLVING LOAN FUND
PAYMENT STATUS REPORT - MARCH 2024**

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	8,373.61	03/01/24	0	03/01/24	04/01/24	10/20/20	11/01/25	performing
5107	██████████	300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	211,237.81	03/01/24	0	03/01/24	04/01/24	11/20/20	11/01/30	performing
5110	████████████████████	500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	419,160.50	03/01/24	0	03/01/24	04/01/24	01/13/21	01/01/31	performing
5111	██████████	210,000.00	210,000.00	120	3.5000	12	2,076.60	2,076.60	151,581.71	03/01/24	0	03/01/24	04/01/24	12/31/20	01/01/31	performing
5112	████████████████████	500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	361,017.08	03/01/24	0	03/01/24	04/01/24	12/28/20	01/01/31	performing
5114	████████████████████	150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	110,682.71	03/01/24	0	03/01/24	04/01/24	02/24/21	02/01/31	performing
5115	████████████████████	100,000.00	100,000.00	60	3.5000	12	1,594.07	100.00	77,328.83	03/01/24	0	01/29/24	03/01/24	02/02/21	02/01/26	performing
5116	██████████	306,041.60	306,041.60	120	3.7760	12	2,173.69	2,183.69	271,831.47	03/01/24	56	03/01/24	01/05/24	05/14/21	04/01/31	performing
5117	████████████████████	394,000.00	394,000.00	240	3.5000	12	4,000.00	4,000.00	351,822.58	03/01/24	0	03/01/24	04/01/24	05/13/21	05/01/31	performing
5118	████████████████████	500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	440,224.07	03/01/24	0	03/01/24	04/01/24	06/15/21	07/01/36	performing
5119	████████████████████	150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	121,509.85	03/01/24	0	03/01/24	04/01/24	08/12/21	08/01/31	performing
5120	████████████████████	180,000.00	180,000.00	120	3.5000	12	1,695.46	1,695.46	151,782.70	03/01/24	0	03/01/24	04/01/24	08/09/21	08/01/31	performing
5121	████████████████████	175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	135,259.31	03/01/24	0	03/01/24	04/01/24	08/24/21	08/01/31	performing
5122	██████████	500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	452,665.90	03/01/24	0	03/01/24	04/01/24	08/25/21	08/01/31	performing
5123	████████████████████	250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	206,496.31	03/01/24	0	03/01/24	04/01/24	10/15/21	10/01/31	performing
5125	████████████████████	500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	446,651.25	03/01/24	0	03/01/24	04/01/24	01/13/21	10/01/31	performing
5126	████████████████████	128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	80,092.59	03/01/24	0	03/01/24	04/01/24	02/15/22	02/01/27	performing
5127	████████████████████	200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	171,215.52	03/01/24	0	03/01/24	04/01/24	06/09/22	06/01/32	performing
5128	████████████████████	442,136.20	347,529.60	36	5.0000	12	1,296.46	1,296.46	347,529.59	03/01/24	0	03/01/24	04/01/24	10/20/22	11/01/25	performing
5129	████████████████████	250,000.00	250,000.00	180	6.0000	12	2,109.64	2,109.64	243,344.43	03/01/24	0	03/01/24	04/01/24	06/22/23	07/01/38	performing
Totals		5,760,177.80	5,680,571.20				49,940.88	48,456.81	4,759,807.82							

Portfolio Analysis

Funds: (37000)
Status: All
City: All
County: All
Loan Officer: All
Loan# From 2 to 53005

Cutoff Date: 3/1/2024
Run Date: 03/04/2024
Run Time: 10:35:50 am
Page 1 of 1

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	19	4,487,976.35	94.29%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	1	271,831.47	5.71%
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	20	4,759,807.82	100.00%

Contaminated Portfolio 1 271,831.47 5.71%

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: 3/01/2024

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
35	\$500,000.00	Palm Beach	Riviera Beach

TOTAL FUNDED: \$7,670,000.00



MEMORANDUM

AGENDA ITEM #VII.A

DATE: MARCH 18, 2024
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.sfrregionalcouncil.org

2023/2024 ATTENDANCE RECORD

COUNCILMEMBERS	5/15/23 MDTPO	6/16/23 Monroe Co	7/31/23	9/18/23 **	9/18/23	11/13/23	01/22/24	2/26/24
BAILEY, Mario <i>Immediate Past Chair</i> Governor's Appointee, MDC	*	VP	VP	*	*	A	A	VP
CAPLAN, Franklin Councilmember Village of Key Biscayne	P	VP	VP		P	P	P	P
CATES, Craig Monroe County Commission	VP	*	VP		VP	VP	VP	*
CORRADINO, Joseph Mayor, Village of Pinecrest	VP	VP	VP		VP	*	VP	P
FURR, Beam Broward County Commission	P	P	P	P	P	P	P	*
GARCIA, René, 2nd Vice Chair Miami-Dade Co. Commission	P	*	P	VP	VP	*	VP	VP
GELLER, Steve, Chair Broward County Commission	P	P	P	P	P	P	VP	P
GILBERT, III, Oliver G. Miami-Dade Co. Commission	*	A	A		A	A	A	A
GOLDBERG, Cary, Treasurer Governor's Appointee, Broward	VP	VP	VP		VP	VP	VP	VP
HORLAND, Denise, Secretary Commissioner, Plantation	P	P	VP		P	P	P	P
KAUFMAN, Samuel Commissioner, Key West	VP	P	*	VP	VP	VP	VP	VP
LINCOLN, Michelle <i>1st Vice Chair</i> Monroe County Commission	VP	P	VP	P	P	P	VP	P
McGHEE, Kionne L. Miami-Dade Co. Commission	*	A	A		A	A	A	A
ROSS, Greg Mayor, Cooper City	VP	VP	*	VP	VP	VP	VP	VP
UDINE, Michael Broward County Commission	VP	VP	VP		VP	*	VP	VP

2023/2024 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	5/15/23 MDTPO	6/16/23 Monroe Co	7/31/23	9/18/23 **	9/18/23	11/13/23	01/22/24
DAVILA, Sirena Florida Dept. of Environmental Protection	-	-	-	-	D/VP	D/VP	D/VP
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	VP	D	D		VP	D/VP	D/VP
VILABOY, Armando L. South Florida Water Management District	*	P	P		*	VP	VP
WALIA, Kent Florida Dept. of Transportation, Dist. 4	-	-	-	-	-	-	D/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*

** Exec. Committee/Workshop only