

**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 23<sup>rd</sup> 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 15<sup>th</sup> 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 8<sup>th</sup>.

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 8<sup>th</sup>.

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 18<sup>th</sup> day of March 2024.

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Denise Horland, Secretary  
Commissioner, City of Plantation

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Date