

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

JULY 15, 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, called the meeting to order at 10:34 a.m., and asked Councilmember Furr to lead in the Pledge of Allegiance. The recording of this meeting can be found here:

<https://www.youtube.com/watch?v=TcbOIk0io>

I. Pledge of Allegiance and Roll Call

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

* Virtually Present

** Absent

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

The following Ex-Officio Members were virtually present:

- 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
- Kent Walia, representing the Florida Department of Transportation, District IV

Sam Goren, Legal Counsel, stated that Councilmembers Caplan and Furr could be appointed as temporary Executive Committee Members so that an Executive Committee Meeting could be held. Chair Geller appointed Councilmembers Caplan and Furr to the Executive Committee and the Executive Committee meeting was convened.

II. Welcome and Approval of Council Agenda

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

III. Presentations and Updates

FY 22-23 Audit Presentation (Time Approximate: 11:00 AM)

Tanya I. Davis, CPA, Partner, S. Davis & Associates, PA

Chair Geller introduced Mrs. Davis. Mrs. Davis gave a detailed presentation on the FY22-23 Audit. She stated that there is an unmodified opinion on compliance for a major federal program and no material weaknesses noted in internal control over compliance. There are no matters of negative impact to report and the Council was in compliance with Section 218.415, Florida Statutes. There were no material uncorrected adjustments to the Financial Statements. There were no significant difficulties in dealing with Council staff or disagreements.

There was a discussion on grants, pass-through funds, and the expenses for consultants.

Councilmember Furr asked if the Council could improve on anything for the future. Mrs. Davis stated that the migration of the accounting system to new software requires Council staff to remain focused on the software changes.

Councilmember Udine asked if a private discussion had to occur between Council Members and the auditor without Council staff present. Mrs. Davis stated there was no need in this case.

Chair Geller asked Councilmember Udine to meet with Council staff regarding grants and to ensure there is a sufficient amount built in for the Council.

Mrs. Cosio Carballo thanked Mrs. Davis and her staff for their great work. She also thanked Director of Finance and IT Leo Braslavsky Soldi, Accounting Manager Guillermo Verdura, Director of Administration Kathe Lerch, Administrative Coordinator Alexander Santana, and all members of Council staff that spent time working on the audit to ensure that it was clean and delivered on time.

South Florida's ClimateReady Tech Hub (Time Approximate: 11:20 AM)

Francesca de Quesada Covey, Miami-Dade County Chief Innovation and Economic Development Officer

Chair Geller introduced Ms. Covey. Ms. Covey gave a detailed presentation on [South Florida's ClimateReady Tech Hub](#). She explained that South Florida's ClimateReady Tech Hub seeks to create a

platform to advance solutions to the world's changing relationship with extreme water – evidenced by extreme weather, rising sea levels, and intense humidity. The South Florida economy is dependent on water, which includes tourism and the cruise industry. South Florida is a large coastal protection market with more than \$400 billion in regional Gross Domestic Product (GDP) and more than 6 million residents. The near-term focus is on building climate-resilient infrastructure for the changing environment: extreme weather, rising sea levels, high heat, and humidity. Examples include (1) coastal defense artificial reefs and seawalls using nature-based solutions, (2) clean resilient infrastructure, starting with concrete and cement, and (3) energy-efficient buildings and resilient grid operations. The Tech Hub has more than 40 partners in higher education, government, the non-profit sector, risk capital, and the corporate world.

Chair Geller noted that South Florida will be underwater in approximately ten or twelve years. In Broward County, the climate is tropical rainforest or tropical monsoon, and rain is currently draining through the canals built and owned by the U.S. Army Corps of Engineers (USACE). Dr. Jennifer Jurado, the Chief Resilience Officer for Broward County, has made clear that in about 12 years sea level rise will roughly approximate inland water so whenever it rains it won't be able to drain anymore as a system that depends on gravity to move water out of the urban area. Senator Geller stated that as Chairman of the South Florida Regional Planning Council (SFRPC) and the Broward County Water Advisory Board (WAB), he has been working with the USACE through Dr. Jurado and the South Florida Water Management District (SFWMD) on getting something done. If nothing is done in about 12 years, then every time it rains water won't go anywhere and will be catastrophic. Chair Geller stated this is the most critical threat to Southeast Florida, particularly Broward, Miami-Dade, and Palm Beach counties. The solutions currently under review such as pumps and other technology are projected to cost perhaps \$10 billion. Chair Geller does not see the federal government giving that much funding in time. Broward County passed a seawall ordinance but that is not enough to solve the pressing threat. Chair Geller asked if this is something the Tech Hub can look at and work with the USACE and SFWMD to come up with new and creative solutions that might be interim steps or less expensive.

Ms. Covey answered that the Tech Hub could look at this issue. The Tech Hub is committed to finding solutions to water, heat, and other opportunities that create foundations so that companies can grow and scale their products. The Tech Hub would be excited to partner with the Council on this issue and make sure this is the next area to focus on.

Councilmember Furr asked how the Tech Hub is working with the Southeast Florida Regional Climate Change Compact. Ms. Covey stated that the Compact has been a partner since the beginning in Phases 1 and 2. They have helped the Tech Hub look at cross-county issues and create cross-county policies and community efforts.

Councilmember Furr stated he believes solid waste is being omitted from the Tech Hub's work and its effect on climate change. He referenced the Medley landfill in Miami-Dade County, Monarch in Broward County, and a facility on Jog Road in Palm Beach County in trying to mitigate the effects of solid waste. He noted the business opportunities of composting and recycling. Miami-Dade and Broward counties are looking to create recycling campuses. He announced that Broward County recently established a new

Solid Waste Authority. He mentioned parts of the disposal process and the innovative ideas from consultants. Councilmember Furr suggested the Tech Hub join Broward County so it can see what they are doing.

Ms. Covey answered that she would like to join in the efforts. Councilmember Furr stated that he will send her an invitation and Mrs. Cosio Carballo and Council staff will assist with coordinating the distribution of Tech Hub information.

Councilmember Furr discussed the Property Assessed Clean Energy (PACE) Program and the Broward County seawall ordinance. Ms. Covey stated that she will look into the PACE program. Chair Geller suggested that with Dr. Jurado's expertise on sea level rise, he would like her to work with Ms. Covey. Ms. Covey responded that she would like to work with Dr. Jurado and Broward County staff.

IV. Action Items

A. Minutes of the Previous Meeting

Chair Geller motioned to approve the Meeting Minutes for May 20, 2024. Councilmember Caplan moved the motion and Councilmember Ross seconded the motion, which was carried by a unanimous vote.

B. Financial Report and Amended Budget FY 23-24

The Director of Finance and IT Leo Braslavsky Soldi presented the Financial Report in detail. He also presented the Amended Budget for Fiscal Year 2023-2024.

Chair Geller explained the dues increase: an increase of 1.25 cents per person per year until it reaches 30 cents. The membership fee increase will mean that the Council will remain the second lowest among all regional planning councils in the state in terms of membership fees. He noted that some regional planning councils also charge city dues.

Chair Geller noted that the Council has secured about \$600,000 in new projects and asked if the Council gains any revenue from the projects or is gaining \$600,000 in expenses. Mrs. Cosio Carballo responded that it is a portion of the funds is used to augment its staff with consultants. She also stated that many of the funds pass through, but that a portion of the funds remain with the Council and the Council tries to maximize those funds. Mrs. Cosio Carballo commented that Council projects are in line with its mission which is to provide technical assistance to its local governments and other stakeholders.

Councilmember Udine stated that the Financial Report and Amended Budget were satisfactory.

Chair Geller motioned to approve the Financial Report and Amended Budget FY23-24. Councilmember Udine moved the motion and Councilmember Ross 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:

- Broward County 24-02ESR
- Broward County 24-03ESR
- Islamorada, Village of Islands 24-03ACSC
- City of Lauderdale Lakes 24-01ER
- Town of Southwest Ranches 24-01ESR
- City of Sweetwater 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 Caplan moved the motion and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

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

Adopted:

- Monroe County 24-01ACSC
- City of Coconut Creek 24-01ER*
- City of Sunrise 24-01ESR
- City of Tamarac 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 Horland seconded the motion, which was carried by a unanimous vote.

Councilmember Furr noted that Broward County is designating land within one and a half miles of all passenger rails as multi-family. Chair Geller stated that Broward County has made aggressive efforts to

deal with Transit-Oriented Development (TOD). He stated that if Broward County is ever going to deal with affordable housing, it has to increase density but that density should not be 30-story buildings in the middle of a single-family residential neighborhood. He wants them near train stations, transit hubs, and major roadways that have bus lines.

Mrs. Cosio Carballo shared that the Council continues to work on the City Park DRI. Mr. Goren has been involved in the conversations and the DRI process is moving forward. Council staff, the Applicant, and governmental stakeholders are working on the Agreement to Delete. This is a large development proposed in south Miami-Dade County. Mrs. Cosio Carballo will send out a summary of the application status to Council Members. She noted that Monroe County may want to review the proposed application and see how if, and how, it may impact Monroe County.

Chair Geller asked if Miami-Dade County wants to expand the Urban Development Boundary (UDB). Mrs. Cosio Carballo answered that the proposed Development of Regional Impact (DRI) is outside the UDB. The DRI will be moving forward accompanied by a proposed comprehensive plan amendment. Before the DRI proposed development can move forward, the County Commission would have to adopt the comprehensive plan in order to move the UDB. The DRI process is about identifying and analyzing the mitigation necessary for the impacts related to the project. The process has changed over the years. Chair Geller and Councilmember Bailey noted that former Governor Rick Scott dramatically limited the powers of the regional planning councils which no longer have the authority to disapprove comprehensive plan amendments. The Council can only comment on them. Mrs. Cosio Carballo clarified that the reason the Parkland DRI is before the Council is because there was an exception built into statute for this particular DRI when the legislation was passed and signed by Governor Scott.

D. Regional Issues: Comprehensive Plan Amendment Review

None

E. Audit Report

Chair Geller motioned to accept the audit report. Councilmember Udine moved the motion and Councilmember Caplan seconded the motion, which was carried by a unanimous vote.

F. FY 2024-2025 Membership Fees

Mrs. Cosio Carballo stated that the Council looks at population projections for next year and takes the midpoint of the Council's fiscal year. The Council does not use the highest number or the lowest number but rather the midpoint projection. Data comes from the Florida Demographic Estimating Conference and the Florida Office of Economic and Demographic Research (EDR). The Council, with the exception of the East Central Florida Regional Planning Council, is the second lowest in the state in terms of membership fees. Under the leadership of Chair Geller and other Council Members, the Council has expanded its regional convening efforts by means of special topic convenings and regional conferences.

Mrs. Cosio Carballo is working on an annual report that will include all the Council's accomplishments for the previous year. The Council Highlights elevates some of the activities and accomplishments of the Council in recent months.

Chair Geller noted that if one looks at the regional convenings starting in 2022, it is an impressive list. At this time the Council is receiving .225 cents per capital in dues, increasing to .25 cents per capital in FY24-25. Chair Geller asked if the Council planned on stopping the increases at .25 cents per capita. Mrs. Cosio Carballo reminded the Council Members that the Council voted to increase dues up to fiscal year 2026-2027 at which point the Council would receive .30 cents per capita. Chair Geller referenced the Southwest Florida Regional Planning Council which Mrs. Cosio Carballo stated is a Council that suffers from a lack of financial and active support from its members. She noted that a Council that does not have the support of its members cannot effectively execute its mission and responsibilities.

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.

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 (RLF) Programs stated that the CARES ACT RLF Program has provided \$7.78 million to 36 businesses to date, and all borrowers are current and in good standing. The Loan Administration is processing the closing of a previously approved \$500,000 loan to Renaissance Riviera Beach and Community Partners of South Florida for the construction of affordable housing. The program has approximately \$365,000 in available funds as a result of successful loan repayments. The loan administration team continues to reach out directly to business prospects and referrals within the region and receives assistance from coalition partners and Council Members in developing new leads.

The traditional RLF Program has provided \$5.40 million to 27 businesses to date. Loan administration is in the process of closing a previously approved loan to the Housing Foundation of America, Inc. and Tayan Alliances of \$470,000 for affordable housing residential services. Currently, the program has approximately \$500,000 in available funds and continues to actively network and reach out to prospective small businesses in the region. Goren, Cherof, Doody & Ezrol, P.A., the SFRPC's legal counsel, continues to represent the SFRPC in the ongoing collection efforts related to Angela Dawson, P.A. At this time the SFRPC awaits Judge Bidwill's decision regarding the SFRPC's motion for summary judgment. Full details were shared in the backup to agenda item V.A.

The RLF administration team, in conjunction with the Clean Cities Director, is planning to host a webinar on October 10th with a focus on providing financial and technical resources to small businesses that support the Clean Cities Initiative in South Florida. This includes introducing EV vehicles to help reduce the carbon footprint. The RLF administration team looks forward to sharing details of the webinar with the Board upon confirmation of speakers.

The Southeast Florida Community Development Fund (SFCDFI) board was recently recognized at the May 31st City of West Park's ribbon-cutting ceremony for the development of three (3) affordable single-family homes for first-time minority homebuyers. The project is being developed by the Housing Foundation of America. The ribbon-cutting ceremony was attended by representatives from the Broward County Housing Finance Division, the City of West Park, and the SFCDFI. Full details of the event were available through an SFRPC press release included in agenda packets and were also posted on the SFRPC website. Chester Bishop, Chairman of the Housing Foundation of America, will be a guest speaker at tomorrow's SFCDFI Board Meeting to express his gratitude and appreciation for the \$900,000 in available funding made possible by the SFCDFI for this West Park project. The affordable housing initiative has resulted in the construction of 33 single-family affordable homes for qualified and eligible homebuyers earning less than 120% of the average median income (\$80,640 in Broward County).

The U.S. Environmental Protection Agency (EPA) announced on June 18, 2024, that the SFRPC's Brownfields Initiative secured an additional \$3.5 million in supplemental funding to help address the cleanup of the former public works site in Hollywood which was a former incinerator ash dump. The site will be transformed into affordable housing and commercial space. The supplemental funding will also address the contamination and cleanup of Claude Pepper Park in North Miami. The EPA has recognized the Brownfields assessment and remediation successes by the SFRPC with past and present projects including 79th Street Corridor Initiative, Miami Health District, Homestead, Malibu Bay, Dedicated Transportation, and Carver Square. Full details of the EPA announcement are available via an SFRPC press release on the SFRPC website.

C. SFRPC Regional Conference

Mrs. Cosio Carballo stated that the Council's recent regional conference held on May 31, 2024, *Closing the Gaps: Supporting Mental Health through a Continuum of Housing and Supportive Services*, was very well attended and thanked Chair Geller, Councilmember Garcia, Ms. Eralda Agolli, Community & Economic Development Program Manager, and Mr. Randy Deshazo, Deputy Director, for their work and support of the conference. She also thanked Councilmembers Furr and Ross for attending. Mrs. Cosio Carballo thanked Ms. Hailey Lazzaroni, Regional Planner, and Mr. Alexander Santana, Administrative Coordinator, for preparing the minutes of the conference and other forms of support they provided.

Mrs. Cosio Carballo stated that she will schedule a meeting with stakeholders, Councilmember Garcia, and others on next steps. In December 2023 Councilmember Garcia held a meeting on mental health that was focused on Miami-Dade County service providers. Recommended next steps were identified by the program participants. Council staff is reviewing these recommendations for regional applicability and

support as appropriate.

D. Council Highlights

Council Highlights coincided with the Executive Director's Report.

VI. **Discussion Items**

A. Executive Director's Report

Mrs. Cosio Carballo stated the SFRPC/TCRPC Joint Regional Conference will take place in October 2024. Chair Geller, Council Members, and staff are identifying potential topics. The preliminary list includes (1) water quality, (2) silver tsunami, and (3) workforce and apprenticeships. Chair Geller noted that Florida Regional Councils Association (FRCA) lobbyist Ron Book suggested inviting Florida Senate President-Designate Ben Albritton and Florida House Speaker-Designate Daniel Perez to a water quality conference. Chair Geller stated that the water quality conference would only be worth having if President-Designate Albritton and Speaker-Designate Perez could attend. Councilmembers Furr, Lincoln, and Bailey as well as TCRPC Chair Doug Smith are interested in water quality issues including coral reefs. Councilmember Furr and Chair Smith are the co-chairs of the SFRPC/TCRPC Florida's Coral Reef Work Group.

Chair Geller stated he would like to schedule an executive committee meeting to discuss continuing topics for the future. There was consensus that an in-person meeting would be the most productive. Mrs. Cosio Carballo shared that Council staff had a conversation on freight transportation, US 27, and will talk with Councilmember Furr in greater detail about it.

Mrs. Cosio Carballo stated that Council staff will draft an annual report to list accomplishments in Fiscal Year 2023-2024. Mrs. Cosio Carballo also shared that in August 2024 the Council will be welcoming a new employee, Ms. Marion Knowles. She has a Master of Science in Urban Regional Planning and Public Administration and a Bachelor of Science in Political Science from Florida State University. She most recently worked at the Apalachee Regional Planning Council. She won awards for academic excellence and has family in South Florida.

The Council is seeking to hire a media and public relations professional to assist with Council publications, interacting with the press and elected officials, etc. The Council will be in recess during the month of August. The next regularly scheduled Council Meeting will be on September 30, 2024.

B. Legal Counsel Report

Mr. Goren did not have any legal updates for the Council.

C. Council Members Report

Councilmember Furr reminded Council Members that he serves on the boards of the Southeast Florida Transportation Council (SEFTC) and the Broward Metropolitan Planning Organization (MPO). He stated that both are looking at US 27 and exploring possibilities regarding freight and solid waste. He shared that the TPO recently visited the Netherlands to examine its transportation system as part of the Dutch Cycling Embassy Bike Immersion Program.

Councilmember Caplan is one of the Council's representatives on the Florida Regional Councils Association (FRCA) and will be attending the annual meeting in Tampa in August 2024. Councilmember Lincoln shared that she was appointed to the 2055 Florida Transportation Plan Strategic Planning Committee. The Committee will be meeting for 18 months. She encouraged Council Members to participate in the survey and attend workshops. There will be five different focus groups including safety, economic development, resilient infrastructure, technology, and workforce development. More information can be found at <https://www.floridaftp.com>. She would like Amanda Carpenter to come and give a presentation at a future Council meeting.

Chair Geller asked that Council staff send Councilmember Lincoln the recording and material related to the Striding Forward: First & Last Mile Innovation in the Region conference held on March 17, 2023.

D. Ex-Officio Report

Shereen Yee Fong from the Florida Department of Transportation, District VI stated that on July 1, 2024 the Department's Work Program 2025 to 2029 was adopted and has a statewide budget of \$14.5 billion. FDOT will be rolling out its 2055 Florida Transportation Plan and will be communicating with Council staff on preparing a presentation for the Council at a future meeting.

Kent Walia from the Florida Department of Transportation, District IV stated that there are no planned or programmed projects for rail on US 27 at this time.

VII. Announcements and Attachments

A. Attendance Form

B. Correspondence and Articles

C. Upcoming Meetings

- 1) August, Summer Recess (SFRPC)
- 2) NOTE NEW DATE: September 30, 2024, 10:30 a.m. (SFRPC)
- 3) October 18, 2024 (SFRPC/TCRPC Joint Meeting, TBD)
- 4) October 21, 2024, 10:30 a.m. (SFRPC)

VIII. Adjournment

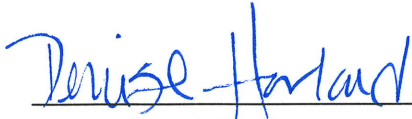
Chair Geller adjourned the meeting at 12:16 p.m.

South Florida Regional Planning Council

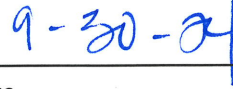
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This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and that the information provided herein is the true and correct minutes for the July 15, 2024, meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 30th day of September 2024.



Denise Horland, Secretary
Commissioner, City of Plantation



Date