



**Southeast Florida  
Regional Prosperity Institute**

**SOUTHEAST FLORIDA REGIONAL PROSPERITY INSTITUTE**

**Monday, January 27, 2025 – 10:00 a.m.**

The South Florida Regional Planning Council Meeting  
will commence following the adjournment

**MURRAY E. NELSON GOVERNMENT CENTER**

102050 Overseas Highway  
Key Largo, FL 33037

**VIRTUAL / PHYSICAL MEETING**

Join Zoom Meeting

<https://us06web.zoom.us/j/89673887616?pwd=8WlZkP8hEzb233i6sxNabfq7JdYshs.1>

Meeting ID: 896 7388 7616

Passcode: 245858

Find your local number: <https://us06web.zoom.us/u/kcwlogny0z>

- I. **Pledge of Allegiance and Roll Call**
- II. **Approval of SEFRPI Agenda**
- III. **Action Items**
  - A. Minutes of Previous Meeting (January 2024)
  - B. Financial Report

**Public Hearing**

- IV. **Program Reports and Activities**

**Public Comment**

- V. **Adjourn**



Southeast Florida Regional Prosperity Institute  
South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954-924-3653 Phone, 954-924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org); [sfadmin@sfrpc.com](mailto:sfadmin@sfrpc.com)



**MINUTES OF THE  
BOARD OF DIRECTORS OF THE  
SOUTHEAST FLORIDA REGIONAL PROSPERITY INSTITUTE**

Date: January 22, 2024  
Place: SFRPC Office  
1 Oakwood Boulevard, Suite 250  
Hollywood, FL 33020

The Meeting of the Southeast Florida Regional Prosperity Institute (SEFRPI) Board of Directors was held on January 23, 2023, at the above location. President Geller (attending virtually) called the meeting to order at 10:03 a.m. Boardmember Furr led the Pledge of Allegiance.

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

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

\* Virtually Present

\*\* Absent

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

The following Ex-Officio Member was virtually present:

Ken Jeffries, for Dat Huynh, representing the Florida Department of Transportation, District VI

The following Ex-Officio Members were not present:

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.

## II. Approval of SEFRPI Agenda

*Approval of the SEFRPI Agenda was carried by a unanimous vote.*

## III. Action Items

### A. Minutes of Previous Meeting

*Boardmember Horland moved to approve the Council Agenda. Boardmember Furr seconded the motion, which carried by a unanimous vote.*

### B. Financial Report

Leandro Braslavsky Soldi, Director of Finance and IT, explained the Financial Report in detail.

*Boardmember Ross moved to approve the Financial Report. Boardmember Garcia seconded the motion, which carried by a unanimous vote.*

## IV. Program Reports and Activities – None

Mrs. Cosio Carballo gave a brief history of the SEFRPI and explained the reason for the program being a non-profit 5013(c). This is a vehicle for the Council to undertake projects that cannot be accepted as a governmental agency. This year the Council was able to accept sponsorship for the Recycling Conference. In the past, the Council has received private foundation grants and those were administered through SEFRPI.

**Public Comments - None**

## V. Adjourn

*Boardmember Furr moved to adjourn the SEFRPI Meeting. Boardmember Ross seconded the motion, which carried by a unanimous vote.*

The meeting was adjourned at 10:12 a.m.

This signature is to attest that the undersigned is the Secretary of the SOUTHEAST FLORIDA REGIONAL PROSPERITY INSTITUTE and that the information provided herein is the true and correct minutes for the January 22, 2024 meeting of the SOUTHEAST FLORIDA REGIONAL PROSPERITY INSTITUTE adopted the 27<sup>th</sup> day of January 2025.

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Steve Geller, President  
Broward County Commissioner, District 5

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Michelle Lincoln, Secretary  
Monroe County Commissioner, District 2

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Date

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Date



## MEMORANDUM

AGENDA ITEM #III.B

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DATE: JANUARY 27, 2025  
TO: BOARD MEMBERS  
FROM: STAFF  
SUBJECT: FINANCIAL REPORT

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Attached are the following:

1. Financial Report for the Fiscal Year Ended 9/30/2024.
2. Financial Report for the period of 10/1/23–12/31/24.
3. IRS 990-EZ for Fiscal Year Ended 9/30/2024.

### Recommendation

Approve the Financial Reports.

**Southeast Florida Regional Prosperity Institute**  
**Balance Sheet**  
**09/30/2024**

<b>Account Key</b>	<b>Description</b>	<b>09/30/2024</b>
<b>Assets</b>		
1010100	SFRPC Ch -7380	\$ (1,350.80)
1010200	SFRPC Ch -7550	\$ 2,500.00
8010500	Checking SEFRPI	<u>\$ 52,738.10</u>
<b>Total Assets</b>		<u><b>\$ (53,887.39)</b></u>
<b>Liabilities</b>		
1032000	Fund Balance	(43,765.72)
<b>Net Income</b>		(10,121.67)
<b>Total Liabilities</b>		<u><b>\$ (53,887.39)</b></u>

**Southeast Florida Regional Prosperity Institute**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Fiscal Year Ended 9/30/2024**

<b>Account Key</b>	<b>Description</b>	<b>09/30/2024</b>
<b><u>Revenues</u></b>		
8040100	Bank Interest Revenue	\$ 2,430.66
8048099	SEFRPI	\$ 9,500.00
<b>Total Revenues</b>		<b>\$ 11,930.66</b>
<b><u>Expenditures</u></b>		
8057399	Financial Services	557.47
8057499	Professional Consultants	\$ 1,251.52
<b>Total Expenditures</b>		<b>\$ 1,808.99</b>
<b>Excess revenues</b>		<hr/> <b>\$10,121.67</b> <hr/>



**DRAFT AGENDA**

**MONDAY, JANUARY 27, 2025**

**Immediately following the conclusion of 10:00 a.m.**  
**Southeast Florida Regional Prosperity Institute Annual Meeting**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/89673887616?pwd=8WIZkP8hEzb233i6sxNabfq7JdYshs.1>**

**Meeting ID: 896 7388 7616**

**Passcode: 245858**

**Find your local number: <https://us06web.zoom.us/j/89673887616?pwd=8WIZkP8hEzb233i6sxNabfq7JdYshs.1>**

**MURRAY E. NELSON GOVERNMENT CENTER**

**102050 Overseas Highway**

**Key Largo, FL 33037**

- I. Pledge of Allegiance and Roll Call
- II. Welcome by Chair Geller and First Vice Chair Councilmember Michelle Lincoln, and special guest Monroe County Commissioner Holly Merrill Raschein
- III. Special Guests and Presentations (Time Approximate: 11:00 AM)  
  
Hanna Koch, Ph.D., Director Artificial Reefs Monroe County BOCC, presentation on Monroe County's Artificial Reef Program  
  
Rhonda Haag, Chief Resilience Officer, Monroe County BOCC, presentation on "Roads to Resilience in the Florida Keys"
- IV. Action Items



- A. Minutes of the Previous Meeting
- B. Financial Report
- C. Consent: Comprehensive Plan Amendment Reviews

Proposed

- Miami-Dade County 24-04ESR
- Town of Golden Beach 24-01ER
- City of Hialeah 24-01ESR
- Islamorada, City of Islands 24-04ACSC
- Islamorada, City of Islands 24-05ACSC

**Public Hearing**

Adopted

- Miami-Dade County 24-03ESR
- Monroe County 24-03ACSC
- Islamorada, City of Islands 24-01ACSC
- Islamorada, City of Islands 24-03ACSC
- City of Miami Springs 24-01ER

**Public Hearing**

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. Traditional RLF – Angela Dawson-Angela L. Dawson, P.A. (Borrower) – Litigation Settlement & Partial Write-Off – Ratification
- F. Florida Association of Counties Legislative Priorities
- G. Nominating Committee Report / Election of Officers

**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. Upcoming Meetings

- 1) Monday, February 24, 2025, 10:30 a.m. (SFRPC)
- 2) Friday, February 28, 2025, 10:00 a.m. (SFRPC/TCRPC Joint Meeting – Broward MPO)
- 3) Monday, March 17, 2025, 10:30 a.m. (SFRPC)

## **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](mailto: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](mailto:sfadmin@sfrpc.com).



# SFRPC

South Florida Regional Planning Council  
Proudly serving South Florida since 1974

January 27, 2025

## COUNCIL GUESTS



**Hanna Koch, Ph.D.**

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Director, Artificial Reefs  
Monroe County BOCC



**The Honorable  
Holly Merrill Raschein**

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Monroe County Commissioner,  
District 5



**Rhonda Haag**

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Chief Resilience Officer  
Monroe County BOCC



## THE HONORABLE HOLLY MERRILL RASCHEIN

Commissioner, District 5  
Monroe County Commissioner  
[boccdis5@monroecounty-fl.gov](mailto:boccdis5@monroecounty-fl.gov)

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Holly Merrill Raschein is a former member of the Florida House of Representatives, elected 2012-2020, to represent the 120th district, which includes Monroe County and Southern Miami-Dade County. Originally from Alaska, Holly came back to her roots and attended Florida State University, where she graduated with a degree in political science in 2003. She then moved to the Florida Keys, where she worked as a Legislative Aide for Representatives Ken Sorensen (R) and Ron Saunders (D).

During her tenure in the House Holly served on several key committees, including chairing the Agriculture & Natural Resources Appropriations Subcommittee, the primary appropriations committee for issues relating to resiliency and the environment, and the Rules Committee, which sets the House agenda. While in office Holly was involved in the National Conference of State Legislators where she co-chaired the Committee on Disaster Recovery. She was also the Florida Lead for the National Caucus of Environmental Legislators, the Florida Director for the National Foundation for Women Legislators, and a gubernatorial appointee on the Florida Defense Support Task Force.

In 2016 Holly joined the Baptist Health of South Florida team as the project coordinator for both Mariners Hospital and Fishermen's Community Hospital where she helped lead the coordination of a custom-made modular hospital in the aftermath of Hurricane Irma, aligning federal, state, and local resources in the disaster recovery process.

In addition, she assisted with the building of the new, state-of-the-art replacement facility that will provide life-saving healthcare services to the Middle and Lower Keys. In 2017, Holly received her Master's in Public Administration from Florida International University.

She joined First State Bank of the Florida Keys, Monroe County's only locally owned bank, where she works directly with the leadership team as a market advisor to engage the community and promote the bank's products and services. Since December of 2020, she has also been the Government Relations Director for AshBritt, a national turnkey rapid-response disaster recovery and special environmental services contractor. Additionally, in September of 2021, Governor Ron DeSantis appointed Holly to the Monroe County Board of County Commissioners Seat District 5.

She is active in numerous organizations including Young Philanthropists of Baptist Health, Leadership Monroe County, the Monroe County Education Foundation, the Florida Council on Arts & Culture, the Florida Keys Council of the Arts, Florida Keys Healthy Start Coalition, Thriving Mind South Florida, Florida National Parks Association Board, Miami/Florida Keys Chapter of the Red Cross, Board of Directors Early Learning Coalition, Florida Association of Counties Board, and the Upper Keys Rotary Club. Holly enjoys scuba diving, fishing, and ballet, and she resides in the Upper Keys with her son, Drake.



## HANNA KOCH, PH.D.

Director, Artificial Reefs Program,  
Monroe County

Koch-Hanna@monroecounty-fl.gov

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Hanna Koch, Ph.D. is the Director of Monroe County's Artificial Reefs Program and a marine scientist with more than 6 years of conservation related experience in the Florida Keys. Formerly with The Elizabeth Moore International Center for Coral Reef Research and Restoration at Mote Marine Laboratory in Summerland Key, she began her position as the Monroe County Artificial Reefs director on April 1, 2024. In this position she has the task of overseeing roughly \$15 million Keyswide program to create a series of artificial reefs. Dr. Koch holds a doctorate in natural sciences, a master's in biology, and a bachelor's in marine science.

Her research expertise includes artificial reefs, coral reproduction, restoration and assisted evolution, and evolutionary biology. Her key responsibilities include the development of a framework for designing, deploying, and evaluating habitat support structures to mitigate for the loss of quality habitat across the Florida Keys.



## RHONDA HAAG

Chief Resilience Officer,  
Monroe County

Haag-Rhonda@monroecounty-fl.gov

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Rhonda Haag is the Chief Resilience Officer for Monroe County in the Florida Keys. She has been with the County for 14 years and leads the County's resiliency and sustainability efforts to help prepare the County and its coastal communities for the effects of sea level rise in what is one of the most vulnerable regions in the country. To assist in these efforts, Ms. Haag has helped develop \$5 Billion in resilience projects for the County and is actively working with the municipalities to do the same. She serves as an active member of the Southeast Florida Regional Climate Change Compact Steering Committee.

She leads the County's environmental canal restoration program, a \$500 Million program to restore 96 canals in the Keys that do not meet State water quality standards. She also leads the county's marine debris removal efforts for canals that have been affected by hurricanes.

Ms. Haag's experience includes previous service with the Florida Department of Environmental Protection and the South Florida Water Management District, where she served in several roles including Service Center Director, Everglades Outreach Manager, and Contracts Manager. Ms. Haag is committed to improving the marine environment in the Keys, providing for the future livability of residents in these vulnerable island communities and ensuring the resilience efforts of the County continue to remain in the forefront and ahead of the cumulative effects of climate change.

**MINUTES OF THE  
SOUTH FLORIDA REGIONAL PLANNING COUNCIL  
NOVEMBER 18, 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 10:35 a.m., and asked Councilmember Caplan to lead in the Pledge of Allegiance. The recording of this meeting can be found here:

<https://www.youtube.com/watch?v=UzGAK23ze2Q>

**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:

- Sirena Davila, representing the Florida Department of Environmental Protection
- Dat Huynh, representing the Florida Department of Transportation, District 6
- Victoria Peters and Kent Walia representing the Florida Department of Transportation, District 4
- Armando Vilaboy, representing the South Florida Water Management District

There was a lack of quorum, so Chair Geller appointed Councilmembers Caplan and Furr as temporary acting members of the Executive Committee.

Recognition of Councilmember Bailey and Councilmember Mayor Ross upon their retirement from the SFRPC to be acknowledged later in the meeting.

## **II. Welcome and Approval of Council Agenda**

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

## **III. Presentations**

Broward County Vice Mayor, SFRPC Councilmember Beam Furr updated the Councilmembers on the recent Southeast Florida Transportation Committee (SEFTC) meeting where an updated study (from 2008) for freight rail along US 27 was approved. He identified the reasons for the updated study. Passenger rail will be part of the study and be included in the Miami-Dade County Transportation Planning Organization and Broward County Metropolitan Planning Organization 2050 Plans. Mr. Huynh, FDOT, District 6, stated the study will contain a multi-model study and operator responsibilities. Discussion ensued on FEC's position, trash transport, passenger rail on US 27, environmental impacts, biodiesel trucks to help move trash, etc. The conversation continued about waste management on education, landfills, landfill/compost smell, greenhouse gases, separating organic waste, food waste, recycling, and composting in schools, hospitals, etc. Chair Geller stated that Councilmember Furr is one of the strongest environmental advocates on solid waste.

Chair Geller introduced Lucdwin Luck, Regional Manager for Florida CFO Jimmy Patronis, and commended him on attending various meetings regularly, including the Joint Conference and today's meeting. Mr. Luck inquired about details of waste management and Chair Geller suggested Mr. Luck visit Broward County staff for more information to answer his questions.

## **IV. Action Items**

- A. Minutes of the Previous Meeting
  - 1. September 30, 2024 Executive Committee Meeting
  - 2. September 30, 2024 Council Meeting
  - 3. October 21, 2024 Council Meeting

*Chair Geller motioned to approve the Meeting Minutes for September's Executive Committee Meeting, September's Council Meeting, and October's Council Meeting. Councilmember Horland moved the motion and Councilmember Caplan 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 Furr 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 24-04ESR
- Monroe County 24-04ACSC
- City of Lighthouse Point 24-01ER
- City of Marathon 24-01ACSC

**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 Bailey 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:**

- City of Margate 24-01ESR
- City of Plantation 24-01ESR
- Town of Southwest Ranches 24-02ESR

**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.*

D. Regional Issues: Comprehensive Plan Amendment Review

None

E. Comprehensive Economic Development Strategy (CEDS) Annual Report

Randy Deshazo, SFRPC Deputy Director, presented the CEDS Annual Update required by the Economic Development Administration at October's Council Meeting. The purpose of bringing the CEDS Annual Update this month is for the Councilmembers to authorize Council staff to transmit the document to the Economic Development Administration (EDA) for final approval. He noted that no comments have been received during the comment period to date. Discussion ensued regarding the process if comments are received before the public comment period concludes.

Chair Geller stated that if no comments are received, Council staff would transmit the CEDS Annual Update. If there are Public comments, he authorized Council staff to modify the Report with his approval.

*Chair Geller motioned to authorize Council staff to transmit the CEDS Annual Report if there are no comments; if there are comments Council staff is authorized to modify the document and send it to Chair Geller for final approval for transmittal to EDA. Councilmember Bailey moved the motion and Councilmember Furr seconded the motion, which was carried by a unanimous vote.*

F. SFRPC 2025 Meeting Schedule

Chair Geller summarized the Silver Tsunami Joint Conference. Mr. Luck stated the Joint Conference was very informative and spoke about senior fraud issues and other concerns relating to senior citizens. Chair Geller recognized the top experts who spoke and the many accolades he received regarding the Conference that day and over the weekend. He also thanked Council staff for their hard work. He summarized the highlights of the Joint Conference and the concerns for the elderly, Social Security, and various retirement plans. Executive Director Mrs. Isabel Cosio Carballo thanked Treasure Coast Regional Planning Council, SFRPC Council staff, Councilmembers, and Ex-Officio Members who attended including Councilmember Cates who traveled the furthest. She acknowledged the Sponsors, AICP accreditation, and other notable attendees. The Joint Conference recording is located: <https://www.youtube.com/watch?v=b-gDb6ypySQ&list=PLd90bmBga1Wyvnn6doJJokx-LqpD4ECiW&index=3>

Mrs. Cosio Carballo presented the 2025 SFRPC Meeting Schedule. Chair Geller and Mrs. Cosio Carballo asked if the Councilmembers have any ideas for the next Joint Meeting to contact them. Chair Geller summarized the previous Joint Meetings/Conferences that have been conducted. The January 27<sup>th</sup> Meeting will be in Monroe County at the Nelson E. Murray Government Center.

*Chair Geller motioned to renew the contract. Councilmember Horland moved the motion and Councilmember Bailey seconded the motion, which was carried by a unanimous vote.*

G. Appointment of Nominating Committee

Chair Geller explained the process for the Nominating Committee and there will be an opening for Secretary. He asked if anyone would like to take on the responsibilities of Secretary and notify Mrs. Cosio Carballo or Legal Counsel Mr. Sam Goren. That person should be from Miami-Dade or Monroe County. The Nominating Committee will be chosen and meet at a future date.

### **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 affordable housing services. The program has approximately \$465,000 in available funds due to successful loan repayments.

The traditional RLF Program has provided \$5.68 million to 28 businesses. Loan administration is processing the closing of 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 \$675,000 available to lend and continues to actively network and reach out to prospective small businesses in the region. The SFRPC's Revolving Loan Fund Program was honored with a Legacy Award by the Minority Business Development Agency (MBDA) Programs administered by M. Gill and Associates as a leader in providing capital and technical resources to small and medium-sized minority-owned businesses in South Florida. Marie Gill is also an RLF board member and a true partner to the SFRPC.

Mr. Tart summarized the ongoing collection efforts related to Angela Dawson, PA by Legal Counsel, Goren Cherof with the Johnson Anselmo Law Firm. Full details can be found in the attached RLF Status Report.

The RLF administration team along with the Clean Cities Director will host a webinar on providing financial and technical resources to small businesses supporting the Clean Cities Initiative in South Florida. The keynote speaker will be Daniel Siksay, Chief of Staff of the East Tennessee Clean Fuels program. The discussion will be about available federal grant opportunities and grant writing techniques to help small businesses win clean cities grants and awards.

Mr. Tart stated in June of 2024, the SFRPC secured an additional \$3,500,000 in supplemental funding from the Environmental Protection Agency to help with the cleanup of the former public works site (former incinerator and ash dump) in Hollywood, FL., (Commissioner Furr's District) into affordable housing and commercial space as well as address the contamination and cleanup of Claude Pepper Park in North Miami (Commissioner Bastien District). In today's Council Packet Habitat for Humanity of Key West and the Lower Keys project are highlighted. He mentioned the SFRPC will be pursuing an additional \$1,200,000 for a new EPA Coalition Assessment Grant in 2025 focusing on assisting The Allapattah Collaborative, the South Florida Community Land Trust, and the City of Miami (Commissioners Hardemon and Regalado's District). He proudly announced that the SFRPC's Brownfields Cleanup Revolving Loan Fund was honored by the National Association of Development Organizations with the Aliceann Wohlbruck Impact Award for 2024.

Recognition of Councilmember Bailey and Councilmember Mayor Ross upon their retirement from the SFRPC to be acknowledged later in the meeting.

Chair Geller stated that Past Chair Bailey has been on the Council from 2013 to 2024, was Chair in 2021, and was on the Florida Associates of Regional Council's Policy Board. He read the inscription on the Florida plaque and presented it to Councilmember Bailey. Councilmember Bailey thanked Chair Geller. Councilmember Bailey mentioned the office move, serving multiple Executive Directors, etc. He stated that he has been traveling more and did not feel it appropriate to stay on the Council Board if he could not be present. He stated it was a pleasure to work with the Council and Council staff.

Councilmember Ross was not present due to an unexpected engagement.

Chair Geller mentioned the January 2025 Council meeting will be in Monroe County because the incoming Chair is Monroe County Commissioner Michelle Lincoln.

**VI. Discussion Items**

A. Executive Director's Report

Mrs. Cosio Carballo announced that the SFRPC has received three Aliceann Wohlbruck Impact Awards from the National Association of Development Organizations (NADO) for its Brownfields Revolving Loan Fund, Clean Cities and Communities Initiative, and South Florida Military Installation Resilience Review (MIRR). She went into detail for each program and noted the continuing work with the MIRR. She welcomed Ms. Victoria Peters, FDOT, District 4 as the new SFRPC Ex-Officio Member. Mrs. Cosio Carballo announced that Alex Santana, Administrative Coordinator, left the Council to work for the Miami Foundation. We are all sad to see him leave.

B. Legal Counsel Report

Mr. Sam Goren, Legal Counsel, updated the Council on the Dawson litigation and will answer any

questions offline.

C. Council Members Report

Councilmember Caplan thanked Councilmember Bailey for showing him around Tallahassee.

Councilmember Horland mentioned the affordable housing program at the City of Plantation.

D. Ex-Officio Report

Dat Huynh, FDOT, District 6 mentioned the 5-Year Work Program Public Hearing on December 4<sup>th</sup>, will be at the FDOT, District 6 Auditorium. He stated the Conference was great!

Victoria Peters, FDOT, District 4 Transportation Planning Manager, loved the Conference and is happy to be part of the SFRPC. District 4 will hold a Public Hearing on December 10<sup>th</sup> at the Commercial Boulevard Office. She will be sending more information.

Serena Davila, FDEP, enjoyed the conference and stated it was a very relevant topic for the area and the state.

Armando Vilaboy, SFWMD, mentioned the Everglades Strategy Restoration Project.

Chair Geller requested that Mr. Tart send a paragraph on the criteria for the loan funds to be distributed to the Councilmembers so they can forward it to their constituents.

**VII. Announcements and Attachments**

A. Attendance Form

B. Correspondence and Articles

C. Upcoming Meetings

- 1) December 2024, No meeting
- 2) Monday, January 27, 2025, 10:30 a.m. (SFRPC)
- 3) Monday, February 24, 2025, 10:30 a.m. (SFRPC)
- 4) Monday, March 17, 2025, 10:30 a.m. (SFRPC)

**VIII. Adjournment**

Chair Geller adjourned the meeting at 12:02 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 November 18, 2024, executive committee meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 27<sup>th</sup> day of January 2025.

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Denise Horland, Secretary  
Councilmember, City of Plantation

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Date



# MEMORANDUM

AGENDA ITEM #IV.B

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DATE: JANUARY 27, 2025  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: FINANCIAL REPORT

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

Recommendation

Approve the Financial Report.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924-3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL  
COMPARATIVE BALANCE SHEET**

**December 31, 2024**

(unaudited)

	October	November	December	Increase (Decrease)
<b><u>General Fund</u></b>				
<b>Assets:</b>				
Cash GF	2,459,165	2,403,877	2,293,144	(110,733)
SBA - Investment Account	12,566	12,616	12,668	51
Accounts Receivable	2,247	1,067	(113)	(1,180)
Due From Other Funds	57,959	61,433	32,520	(28,913)
Prepaid Expenses	15,477	15,477	15,477	-
<b>Total Assets</b>	<b>2,547,415</b>	<b>2,494,471</b>	<b>2,353,696</b>	<b>(140,775)</b>
<b>Liabilities and Fund Balance:</b>				
Liabilities	25,395	9,750	17,903	8,153
Fund Balance	2,522,019	2,484,721	2,335,793	(148,928)
<b>Total Liabilities and Fund Balance</b>	<b>2,547,415</b>	<b>2,494,471</b>	<b>2,353,696</b>	<b>(140,775)</b>
<b><u>Federal, State &amp; Local</u></b>				
<b>Assets:</b>				
Accounts Receivable	247,688	181,453	206,003	24,550
<b>Total Assets</b>	<b>247,688</b>	<b>181,453</b>	<b>206,003</b>	<b>24,550</b>
<b>Liabilities and Fund Balance:</b>				
Liabilities	(82)	(1,338)	5,479	6,817
Fund Balance	247,770	182,791	200,524	17,733
<b>Total Liabilities and Fund Balance</b>	<b>247,688</b>	<b>181,453</b>	<b>206,003</b>	<b>24,550</b>
<b><u>Revolving Loan Funds</u></b>				
<b>Assets:</b>				
Cash RLF	2,969,926	2,746,797	2,633,773	(113,025)
Accounts Receivable	10,051,783	10,266,663	10,386,641	119,977
Allowance for Loan Losses	(1,262,624)	(1,262,624)	(1,262,624)	-
<b>Total Assets</b>	<b>11,759,085</b>	<b>11,750,837</b>	<b>11,757,789</b>	<b>6,953</b>
<b>Liabilities and Fund Balance:</b>				
Liabilities	360	(182)	(182)	-
Due To Other Funds	57,964	61,433	32,520	(28,913)
Fund Balance	11,700,762	11,689,585	11,725,451	35,866
<b>Total Liabilities and Fund Balance</b>	<b>11,759,085</b>	<b>11,750,837</b>	<b>11,757,789</b>	<b>6,953</b>
<b><u>Southeast Florida Regional Prosperity Institute</u></b>				
<b>Assets:</b>				
Cash	52,906	55,552	55,552	-
Receivables	2,500	-	-	-
<b>Total Assets</b>	<b>55,406</b>	<b>55,552</b>	<b>55,552</b>	<b>-</b>
<b>Liabilities and Fund Balance:</b>				
Liabilities	-	-	-	-
Fund Balance	55,406	55,552	55,552	-
<b>Total Liabilities and Fund Balance</b>	<b>55,406</b>	<b>55,552</b>	<b>55,552</b>	<b>-</b>



**SOUTH FLORIDA REGIONAL PLANNING COUNCIL**

**December 31, 2024**

**(unaudited)**

<u>Description</u>	<b>October</b>	<b>November</b>	<b>December</b>	<b>Fiscal to Date</b>	<b>% Realized</b>	<b>Annual Budget</b>	<b>% of Budget</b>	<b>Remaining Budget</b>
<b><u>REVENUE REPORT</u></b>								
Membership Dues	\$ 1,226,527	\$ -	\$ -	\$ 1,226,527	100%	\$ 1,226,527	40%	\$ 1,226,527
Interest & Other Income	6,572	7,958	7,554	22,084	34%	\$ 65,000	2%	42,916
Federal Funded Projects	55,265	73,665	39,067	167,997	20%	\$ 827,324	27%	659,327
State Funded Projects	48,566	-	14,397	62,963	69%	\$ 91,021	3%	28,058
Local Funded Projects	125,106	197	3,069	128,372	36%	\$ 353,350	11%	224,978
Trust Funds	44,255	41,370	68,581	154,205	29%	\$ 529,500	17%	375,295
<b>TOTAL Revenues</b>	<b>1,506,291</b>	<b>123,190</b>	<b>132,668</b>	<b>1,762,148</b>	<b>57%</b>	<b>3,092,722</b>	<b>100%</b>	<b>1,330,574</b>
<b><u>EXPENSE REPORT</u></b>								
<b><u>Operating Expenses</u></b>								
Staff Compensation	\$ 238,608	\$ 145,097	\$ 143,448	\$ 527,153	27%	\$ 1,975,328	64%	\$ 1,448,175
Occupancy	8,711	310	12,666	21,687	18%	118,450	4%	96,763
Utilities Electric/Sanitation	506	505	416	1,427	23%	6,200	0%	4,773
Janitorial Services	802	802	-	1,604	18%	9,000	0%	7,396
Repairs & Maintenance	-	-	-	-	0%	6,200	0%	6,200
Storage	508	508	254	1,270	17%	7,500	0%	6,230
Office Automation	7,885	2,429	3,229	13,543	20%	68,000	2%	54,457
Advertising, Notices, Supplies, Postage & PR	4,433	11,200	4,050	19,682	34%	58,000	2%	38,318
Travel	-	-	3,740	3,740	37%	10,000	0%	6,260
Professional Development	-	134	-	134	1%	16,000	1%	15,866
Insurance	-	-	11,525	11,525	26%	45,000	1%	33,475
Miscellaneous Expenses	-	-	-	-	0%	1,000	0%	1,000
Legal Services (1)	2,842	3,048	2,972	8,861	20%	45,000	1%	36,139
Financial Services	170	168	164	503	1%	62,500	2%	61,997
Professional Consultants	4,745	-	-	4,745	32%	15,000	0%	10,255
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	<b>269,211</b>	<b>164,200</b>	<b>182,465</b>	<b>615,876</b>	<b>25%</b>	<b>2,468,178</b>	<b>80%</b>	<b>1,852,302</b>
<b>Pass Through Expenses:</b>	<b>61,377</b>	<b>56,157</b>	<b>45,902</b>	<b>163,435</b>	<b>27%</b>	<b>599,065</b>	<b>19%</b>	<b>435,630</b>
<b>TOTAL Expenses</b>	<b>330,587</b>	<b>220,357</b>	<b>228,366</b>	<b>779,311</b>	<b>25%</b>	<b>3,067,243</b>	<b>99%</b>	<b>2,287,932</b>
<b><u>OTHER REVENUES (Expenses)</u></b>								
Bad Debt- RLF Programs	-	-	-	-				
<b>Excess (deficit) Revenues over Expenditures</b>	<b>\$ 1,175,703</b>	<b>\$ (97,167)</b>	<b>\$ (95,698)</b>	<b>\$ 982,838</b>		<b>\$ 25,479</b>	<b>1%</b>	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 23,398				
<i>Note: Percentage of Fiscal Year lapsed</i>				25.00%				



# MEMORANDUM

AGENDA ITEM #IV.C

---

DATE: JANUARY 27, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) 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.

#### **PROPOSED AMENDMENTS**

- **Miami-Dade County 24-04ESR**

Proposes to amend the Comprehensive Development Master Plan (CDMP) to amend Land Use Element Policy LU-8H to specify the mix of housing types to be included in residential or mixed-use residential development, to modify the phasing requirements that minimum density, housing type mix, and floor area ratio (FAR) would no longer need to be accomplished in the first phase of development, and to lower the required jobs-to-housing ratio from 1.5:1 to be equivalent to that of Minor Statistical Area (MSA) where the site is located but in no event less than a 1:1 ration.

- **Town of Golden Beach 24-01ER\***

EAR-based amendment to adopt a Property Rights Element.

- **City of Hialeah 24-01ESR**

Proposes to amend the Future Land Use Element to increase the maximum densities of the High-Density Residential, Commercial, Downtown Mixed-Use, Industrial, and Major Institutions land use categories. The density increase is subject to participating in the mixed-income affordable housing program.

- **Islamorada, Village of Islands 24-04ACSC**

Proposes to amend the Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for the subject property known as Windley Cove, located on Windley Key.

- **Islamorada, Village of Islands 24-05ACSC**

Amends the Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for the subject property known as Windley Isles, LLC, located on Windley Key.

#### **ADOPTED AMENDMENTS**

- **Miami-Dade County 24-03ESR**

The adopted amendments modify the Adopted 2030-2040 Land Use Plan (LUP) map. The adopted amendment also modifies text within the CDMP Land Use Element by presenting declarations of restrictions for a 21.8-acre site, expanding the 2030 Urban Development Boundary (UBD) to include the previously mentioned site, redesignation of the site from "Agriculture" to "Special District", and creation of "Westend at Princeton District".

- **Monroe County 24-03ACSC**

Amended the Monroe County Comprehensive Plan by creating Goal 113, Objective 113.1, and Site Specific Subarea 1 (Tavernier Workforce Housing Subarea 1) applicable to a portion of property located at 92501 Overseas Highway, Key Largo, approximately MM 92.5. The text changes include

limiting disposition of early evacuation unit allocation to a 1 for 1 exchange program for banking into the County's Administrative Relief Pool for Takings and Bert Harris Act Liability reduction countywide, upon a request from Cemex Construction Materials, FL, LLC, F/K/A Singletary Concrete Products, Inc.

- **Islamorada, Village of Islands 24-01ACSC**

Amended the Village's Future Land Use Map (FLUM) from Residential Conservative (RC) to Mixed-Use (MU) for a property located on Plantation Key. HVS82 Investments, LLC.

- **Islamorada, Village of Islands 24-03ACSC**

Amended the Future Land Use Map from Conservation (C) to Mixed Use (MU) for a property comprising approximately 1.74 acres located on Lower Matecumbe Key, at the request of the applicant, Sojourn South LLC.

- **City of Miami Springs 24-01ER**

Adopted an amendment package includes the Evaluation and Appraisal Review (EAR) of the City's comprehensive plan. It is noted that the South Florida Water Management District has commented that the 2023-2024 Lower East Coast Water Supply Plan is recently completed and is being considered for approval by the District's governing board on September 12, 2024. The City's Water Supply Facilities Work Plan will need to be updated within 18 months of approval of the 2023-2024 update.

**\*\* 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: JANUARY 27, 2025

TO: COUNCIL MEMBER

FROM: STAFF

SUBJECT: TRADITIONAL RLF - ANGELA DAWSON – ANGELA L. DAWSON, P.A. (BORROWER) – LITIGATION SETTLEMENT & PARTIAL PRINCIPAL WRITE-OFF - RATIFICATION

---

On November 15, 2024, the South Florida Regional Planning Council received a negotiated settlement offer which has tentatively been approved between the South Florida Regional Planning Council and Angela L. Dawson, P.A. in a good faith effort to resolve the complaint originally filed by the SFRPC with the court on May 7, 2018. This litigation arose from a small business loan in the amount of \$150,000 (outstanding principal \$144,598) to Angela L. Dawson, P.A. with an unconditional guaranty by Angela Dawson, individually. Angela L. Dawson, P.A. failed to meet their monthly payment obligations for the business loan that was approved in 2013. The SFRPC had not received any payments or partial payments from the borrower since 2018. As a result, the SFRPC pursued foreclosure on the property the borrower pledged as collateral for the loan; 1630 NW 16<sup>th</sup> Court in Fort Lauderdale.

Litigation of this matter had been extended and complicated by the volume of pleadings filed by Ms. Dawson; each pleading required a response from the SFRPC via Legal Counsel, Goren Cherof. Since the court was encouraging the parties to mediate, SFRPC staff focused on attempting to settle with Angela L. Dawson, P.A., and to manage the costs of litigation by bringing this matter to a conclusion through settlement. With that intent, the SFRPC made multiple offers and counter-offers to Ms. Dawson over the years. Kindly refer to the Revolving Loan Fund Legal Status Report for full historical details.

On November 15, 2024, a tentative settlement was finally reached between the SFRPC and Angela L. Dawson, P.A. Upon Board approval, the SFRPC is willing to accept principal repayment of \$119,598 at a 6% interest rate based upon a 10-year amortization. The monthly loan payment will be \$1,327.78 which will be required to be auto debited from the borrower's bank account ensuring timely loan payments. The term of the loan will be 5 years (60 months). This will allow the borrower the ability to refinance the remaining balloon payment in the amount of \$68,680.32 with a traditional/alternative lender at that



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time. If the borrower is unable to secure traditional/alternative financing, the SFRPC will consider a five (5) year modification/extension providing all terms and loan payments have been satisfactory to the SFRPC. The SFRPC will also require a provision that if there is a default as to the loan or settlement agreement, the SFRPC may file an affidavit, ex parte, and without notice or hearing, to obtain a default final judgment and/or foreclosure of the property. Additionally, the SFRPC will require a general release to include the SFRPC, current and former employees, board members, and attorneys.

The SFRPC loan will continue to be secured with a mortgage on the pledged collateral. Additionally, as a result of the proposed settlement, \$25,000 in principal will be subject to a write-off as a result in the reduction of outstanding principal due from \$144,598 to \$119,598. Furthermore, each party will be responsible for their respective legal fees.

The SFRPC loan administration team will continue to assist Goren Cherof and provide further updates to the Board as the settlement process proceeds.

Attachments:

- Memorandum of Settlement
- Modification of Mortgage and Note
- Satisfaction of Mortgage - Settlement

Recommendation

Loan administration supports the proposed litigation settlement and the resulting write-off in the amount of \$25,000, as a result in the reduction of outstanding principal due from \$144,598 to \$119,598. Furthermore, each party will be responsible for their respective legal fees.

IN THE CIRCUIT COURT OF THE  
17<sup>TH</sup> JUDICIAL CIRCUIT IN AND  
FOR BROWARD COUNTY, FLORIDA

Case No. CACE-18-010315

SOUTH FLORIDA REGIONAL  
PLANNING COUNCIL,

Plaintiff,

v.

ANGELA L. DAWSON, P.A., ET AL,

Defendants.

---

**Memorandum of Settlement**

The parties, SOUTH FLORIDA REGIONAL PLANNING COUNCIL ("SFRPC"), ANGELA DAWSON and ANGELA L. DAWSON, P.A. (collectively "Dawson"), hereby enter into a settlement of this matter as follows:

1. The undersigned have agreed to settle all claims upon the following terms:
  - (a) The parties will enter into a Modification of Second Mortgage and Note Agreement. A copy is attached as Exhibit "A."
  - (b) The new principal amount of the loan shall be \$119,598.00 with a 6% annual rate of interest and a ten (10) year amortization. The monthly loan payment of \$1,327.78 shall be due on the first of each month from the Effective Date until the Maturity Date via ACH auto debit from the Mortgagor's bank account. The term of the loan will be 5 years (60 months). This will allow Dawson the ability to refinance the

remaining balloon payment in the amount of \$68,680.32 with a traditional/alternative lender at that time. If Dawson is unable to secure traditional/alternative financing, the SFRPC will consider a five (5) year modification/extension providing all terms and loan payments have been satisfactory to the SFRPC.

- (c) Dawson will execute an ACH Recurring Payment Authorization Form for the auto debit of the payments. A copy is attached as Exhibit "B."
- (d) There will be no prepayment penalty.
- (e) All parties will be responsible for their own legal fees.
- (f) The cross collateral is released.
- (g) The prior mortgage on 2748 NW 8th Street, only, is satisfied. SFRPC will prepare a satisfaction of mortgage and record it.
- (h) SFRPC will maintain a mortgage on 1630 NW 16th Court.
- (i) SFRPC will pursue litigation if Dawson does not meet full repayment terms.
- (j) If there is a default as to the loan or settlement agreement, SFRPC may file an affidavit, ex parte and without notice or hearing, to obtain a default final judgment or foreclosure.
- (k) Dawson will execute a general release of any and all claims against the SFRPC, as well as its current and former employees, board members, and attorneys as it pertains to



Case No. 18-010315.

2. Upon execution of the attached loan documents, the parties shall file a joint dismissal of this lawsuit with prejudice, with the Court reserving jurisdiction to enforce the settlement.

3. The parties agree and acknowledge that the foregoing terms of settlement are contingent upon the approval of the SFRPC.

Plaintiff/Counter-Defendant, SFRPC

Defendant/Counter-Plaintiffs,  
ANGELA DAWSON and ANGELA  
DAWSON, P.A.

By Isabel Cosio Carballo, MPA  
Executive Director

Angela L Dawson 1/16/25  
By: Angela Dawson

Instrument Prepared by and Return to:  
**Samuel S. Goren, Esquire**  
GOREN, CHEROF, DOODY & EZROL, P.A.  
3099 East Commercial Boulevard, Suite 200  
Fort Lauderdale, Florida 33308

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$68,680.32, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

**MODIFICATION OF SECOND MORTGAGE AND NOTE AGREEMENT**

THIS MODIFICATION OF SECOND MORTGAGE AND NOTE AGREEMENT is made on this 16 day of January, 2025 by and between **Angela L. Dawson, P.A., a Florida corporation** (hereinafter collectively called "Mortgagor") whose address 2221 NW 6<sup>th</sup> Street, Fort Lauderdale, FL 33311 and the **South Florida Regional Planning Council, a Florida corporate body and politic** (hereinafter the "Council"), whose address is One Oakwood Blvd., Suite 250, Hollywood, Florida 33020.

WITNESSETH:

WHEREAS, Angela L. Dawson, P.A., a Florida corporation (hereinafter the "Borrower"), executed a Promissory Note in the principal original amount of \$150,000.00 dollars dated July 12, 2013, secured by a Second Mortgage and Security Agreement given by Mortgagor in favor of the Council, recorded at Official Book 49986 at Page 457 of the Public Records of Broward County, Florida (the "Original Note and Mortgage");

WHEREAS, Angela L. Dawson, P.A. is subject to a foreclosure action by the Council in Broward Circuit Court, Case No. CACE18010315 ("Foreclosure Action"); and

WHEREAS, Mortgagor has previously agreed and consented to pledge the real property located at 1630 NW 16<sup>th</sup> Court, Fort Lauderdale, FL & 2748 NW 8<sup>th</sup> Street, Fort Lauderdale, FL as collateral for the Borrower funds and the modification of the loan terms under the Original Note and Second Mortgage, held by Council;

WHEREAS, the Parties have agreed to settle the Foreclosure Action in accordance with this Agreement and the Settlement Agreement of even date herewith; and

WHEREAS, in accordance with the settlement, the Council has agreed to satisfy the Cross Collateralization Agreement recorded at 49986 at Page 478 of the Public Records of Broward County, Florida, solely as to the property located at 2748 NW 8<sup>th</sup> Street, Fort Lauderdale, FL; and

NOW THEREFORE, in consideration of the foregoing premises and the mutual covenants herein contained, the Mortgagor and Council agree as set forth hereafter and execute this Modification of Second Mortgage and Note Agreement.

1. Mortgaged Property. This Modification of Second Mortgage and Note Agreement encumbers the real property located at 1630 NW 16<sup>th</sup> Court, Fort Lauderdale, FL, which are more particularly described as follows:

*Lot 8, Block 18, Resubdivision of Block 18 of the Amended Plat of Lauderdale Manors according to the plat thereof as recorded in Plat Book 32, Page 27 of the public records of Broward County, Florida*

together with all the improvements, easements or other interests appertaining to the real property, and all personal property located therein.

2. New Terms and Maturity Date. The loan documents which consist of Modification of Second Mortgage and Note Agreement and Settlement Agreement dated \_\_\_\_\_ (hereinafter the "Loan Documents") shall become effective as of this date. The maturity date is extended to **December 1, 2029 ("Maturity Date")** or upon the sale of the mortgaged property, whichever shall occur first. The new principal amount of the loan shall be \$119,598.00 with a 6% annual rate of interest and a ten (10) year amortization. The monthly loan payment of \$1,327.78 shall be due on the first of each month from the Effective Date until the Maturity Date via ACH auto debit from the Mortgagor's bank account. There shall be no prepayment penalty for the Mortgagor under the Loan Documents. In the event the Mortgagor has not defaulted under the terms of the Loan Documents up to and including the Maturity Date and cannot secure financing to pay the balloon payment of \$68,680.32, the Council may agree to extend the term of the loan for an additional sixty (60) month period, in accordance with the settlement..

3. Additional Matters. As a condition to Council's execution of this Modification of Second Mortgage and Note Agreement, as set forth herein, Council shall have received to the extent requested by Council, on or before the closing hereof, the execution of any and all documents, items, certificates and other evidences of compliance of this Modification of Second Mortgage and Note Agreement.

4. Remedies Cumulative. No right, power or remedy conferred upon or reserved by the Council pursuant to this Modification of Second Mortgage and Note Agreement, is intended to be exclusive of any other right, power or remedy, but each and every such right, power and remedy, shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder, or hereafter existing at law or in equity or in statute.

5. Miscellaneous. The Loan Documents, as modified hereby, are incorporated in this Modification Agreement in their entirety by reference. In addition, the Mortgagor and Council jointly affirm and agree that the other loan documents except as modified hereby, are and shall remain in full force and effect.

6. Ratification. Except as herein specifically modified, all of the terms and provisions of the original Promissory Note, Loan Agreement, Second Mortgage and Security Agreement recorded at Official Book 49986 at Page 457 of the Public Records of Broward County, Florida, is hereby ratified and confirmed in all respects.

IN WITNESS WHEREOF, Mortgagor and Council have caused this Modification of Second Mortgage and Note Agreement to be executed in their names, all by authority duly given as of the day and year first above written.

Signed, sealed and delivered

**MORTGAGOR:** Angela L. Dawson, P.A., a Florida corporation

in the presence of:

*[Handwritten signature]*

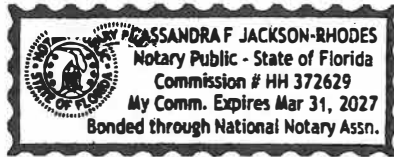
Witness

*[Handwritten signature]*  
Angela L. Dawson, President

*[Handwritten signature]*  
Witness

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of \_\_\_ online notarization or  physical presence on this 16 day of ~~December~~ <sup>January</sup>, 2025 by **Angela Dawson as President of Angela L. Dawson, P.A.**, who \_\_\_ are personally known to me or who  have produced a Florida Driver's License as identification.



*[Handwritten signature]*  
NOTARY PUBLIC

**LENDER:  
SOUTH FLORIDA REGIONAL PLANNING  
COUNCIL**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: Isabel Cosio Carballo, Executive Director

\_\_\_\_\_  
Witness

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of \_\_\_ online notarization or \_\_\_ physical presence on this \_\_\_ day of January 2025 by **Isabel Cosio Carballo, as Executive Director of the South Florida Regional Planning Council**, on behalf of the council, who \_\_\_ is personally known to me or who \_\_\_ has produced a Florida Driver's License as identification.

\_\_\_\_\_  
NOTARY PUBLIC

Instrument Prepared by and Return to:

**Sean M. Swartz, Esquire**  
GOREN, CHEROF, DOODY & EZROL, P.A.  
3099 East Commercial Boulevard, Suite 200  
Fort Lauderdale, Florida 33308

**PARTIAL SATISFACTION OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS that we, the **South Florida Regional Planning Council, a Florida corporate body and politic**, the owner and holder of certain Second Mortgage and Security Agreement executed by **Angela L. Dawson, P.A., a Florida corporation**, bearing the date of June 12, 2013 and recorded on July 16, 2013 in Official Record Book 49986 at Page 457 and Cross Collateralization Agreement **executed by Angela L. Dawson** dated July 12, 2013 and recorded July 16, 2013 at Official Record Book 49986 at Page 478, all of the Public Records of Broward County, Florida, securing a certain Note in the total principal sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00), and certain promises and obligations set forth in said mortgage deed, and hereby releases from the lien of the Mortgage the following property located in Broward County, Florida described as follows:

*Lot 16, Block 16, WASHINGTON PARK THIRD ADDITION, a Subdivision according to the plat or map thereof, described in Plat Book 21, at Page 43, of the Public Records of Broward County, Florida.*

**Street Address: 2748 NW 8<sup>th</sup> Street, Fort Lauderdale, Florida 33311.**

PROVIDED, however, that nothing contained in this Partial Satisfaction of Mortgage shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage and Cross Collateralization Agreement on the remaining part of the mortgaged/collateralized property not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, we have signed and seal this document on the \_\_\_ day of \_\_\_\_\_, 2025.

Signed, sealed and delivered in our presence:

**South Florida Regional Planning Council, a Florida corporate body and politic**

\_\_\_\_\_  
Witness  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: Isabel Cosio Carballo, Executive Director

\_\_\_\_\_  
Witness  
Address: \_\_\_\_\_  
\_\_\_\_\_

(SEAL)

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2025 by **Isabel Cosio Carballo, Executive Director of South Florida Regional Planning Council**, on behalf of the Company, who ( ) is personally known to me or ( ) has produced a Florida Driver’s License as identification.

\_\_\_\_\_  
NOTARY PUBLIC



## MEMORANDUM

AGENDA ITEM # IV.F

---

DATE: JANUARY 27, 2025  
TO: COUNCIL MEMBER  
FROM: STAFF  
SUBJECT: FLORIDA ASSOCIATION OF COUNTIES LEGISLATIVE PRIORITIES

---

Councilmember Lincoln, incoming Chair of the Florida Association of Counties, will provide an update on the Florida Association of Counties 2025 State and Federal Legislative Priorities.

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.sfregionalcouncil.org](http://www.sfregionalcouncil.org)



# 2025 Legislative Action Plan

FLORIDA ASSOCIATION OF COUNTIES

# Executive Committee



Terry Burroughs  
President  
Okeechobee



Michelle Lincoln  
President- Elect  
Monroe



René Flowers  
First Vice President  
Pinellas



Susan Adams  
Second Vice President  
Indian River



Bill Truex  
Immediate Past President  
Charlotte



# Letter from the President

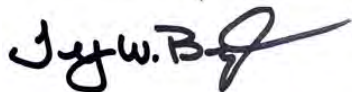
On behalf of the Florida Association of Counties (FAC), I am pleased to present our 2025 Legislative Action Plan. This document reflects the collective priorities and positions of Florida's counties, developed through input from local elected officials, staff, and stakeholders across the state. It serves as a comprehensive guide to the issues we will focus on during the 2025 legislative session.

As we approach the upcoming legislative session, our goal remains clear: to advocate for policies that empower our counties to meet the unique needs of our communities and to preserve the principles of local control and decision-making. Florida's counties are at the forefront of providing essential services, managing growth, and addressing the challenges that face our residents daily. Our legislative platform outlines the critical issues that will enable us to do so effectively.

The 2025 Legislative Action Plan covers a broad range of topics, including but not limited to, local government funding, infrastructure, public safety, environmental stewardship, and health care. We will work tirelessly to ensure that the voice of local government is heard and that our ability to serve our constituents is not hindered by burdensome mandates or inadequate resources.

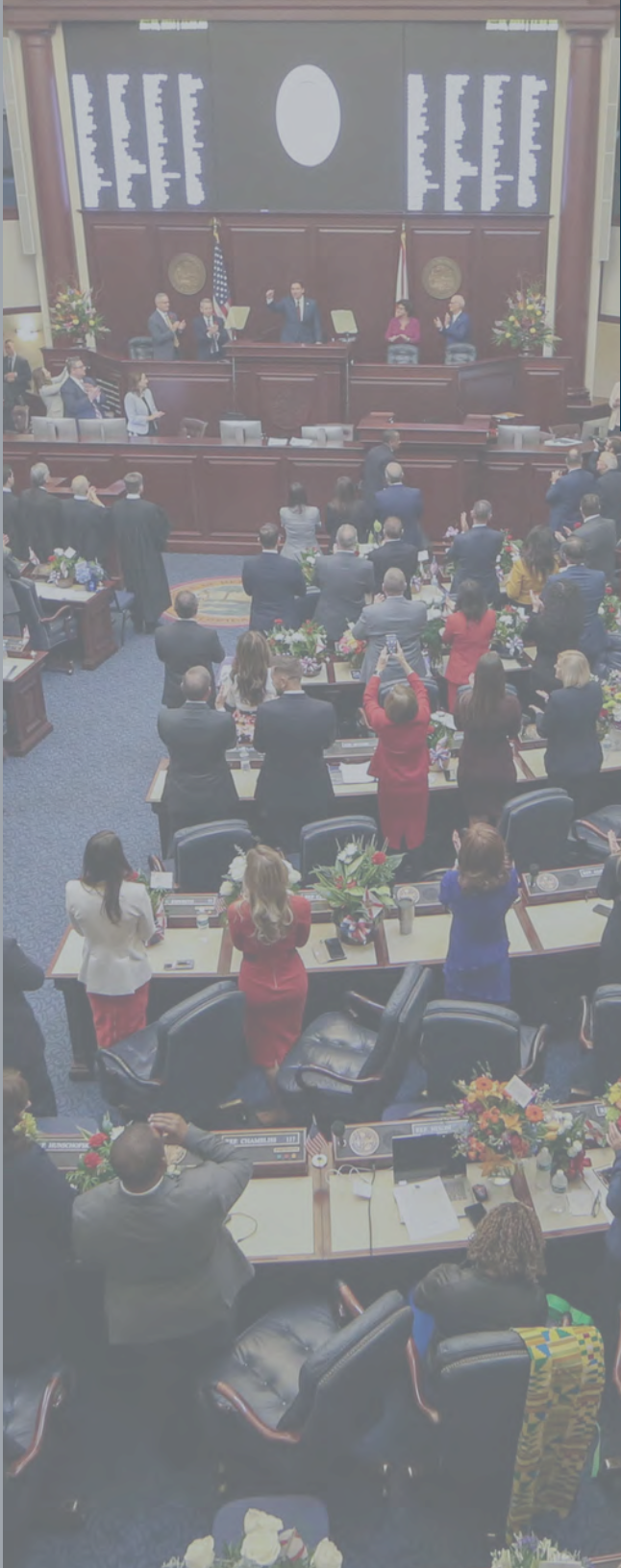
As always, the strength of our efforts relies on the unity and participation of all Florida counties. I encourage you to engage with our legislative team, share your insights, and stay informed as we work toward achieving the goals set forth in this platform. Together, we will continue to advocate for policies that benefit all Floridians.

Sincerely,



Terry Burroughs  
Okeechobee County





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# Policy Development Process

The Florida Association of Counties has a deliberative, consensus-built policy development process. The goal is to solicit and develop policy statements on legislative issues affecting county government. Through participation in legislative policy committees, county officials identify, discuss, and ultimately vote on issues to be in FAC's Legislative Action Plan. Each policy committee has one presidentially-appointed Chair and Vice Chair as well as a number of volunteer Policy Leaders.

The FAC Legislative Action Plan is divided into two parts:

## GUIDING PRINCIPLES

General policy principles of statewide importance that are relevant over several years at a time and over several individual policy issues. These statements exist automatically from year to year unless they are modified at the Legislative Conference's Closing Session by the membership.

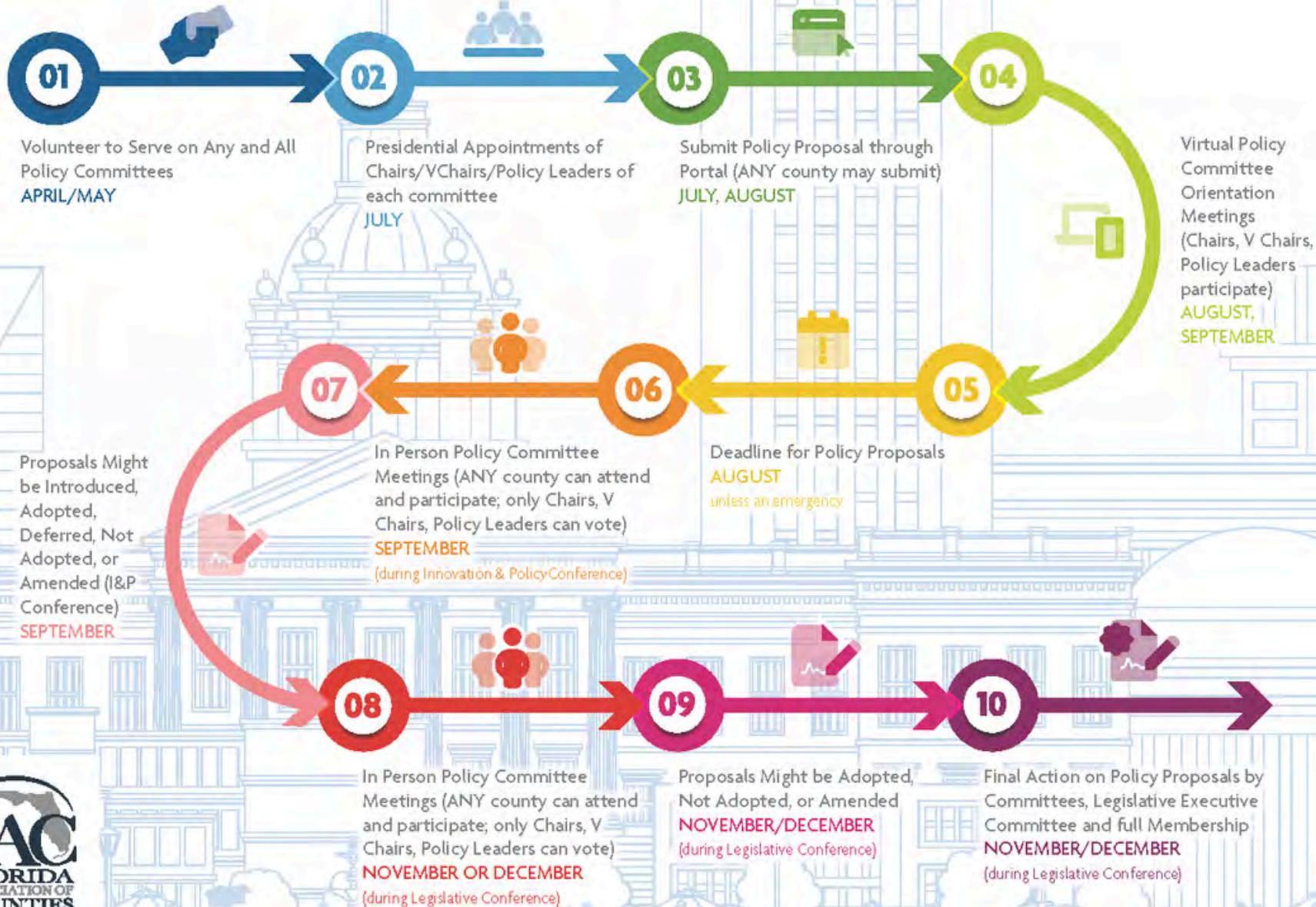
## POLICY PROPOSALS

Single-purpose statements addressing a specific issue or piece of legislation. Policies must address an issue of statewide, regional, or significant and widespread impact and cannot promote individual county or project appropriations.

Scan the QR code to access the FAC Guiding Principles



# FLORIDA ASSOCIATION OF COUNTIES POLICY PROCESS



# Agriculture & Rural Affairs

*Adopted*

## **SMALL COUNTY SURTAX**

SUPPORT legislation that allows fiscally constrained counties to place a referendum on the ballot for voters to determine whether or not that County can levy the Small County Surtax at a combined rate up to 2% in combination with the levy of the Local Government Infrastructure Surtax.

## **RURAL EXPANSION TOOLKIT REAUTHORIZATION**

SUPPORT re-establishing the Rural Expansion Toolkit to provide marketing, training, consulting services, and site preparedness grants to assist Rural Areas of Opportunity in expanding their economic development efforts.

## **SMALL COUNTY ROAD PROGRAMS**

SUPPORT increased funding for small county road programs specifically the Small County Road Assistance Program, the Small County Outreach Program, and the Farm to Market component of the Small County Outreach Program.

*Adoption of ARA Guiding Principles*



Chair  
**RUSSELL MELENDY**  
Hardee



Vice Chair  
**RICKY JONES**  
Franklin

# Community & Urban Affairs

*Adopted*

## **LOCAL OCCUPATIONAL LICENSING**

SUPPORT legislation repealing Chapter 2021-214, Laws of Florida, including all the created or amended statutory provisions presently in effect, such as s. 163.211, F.S., to allow counties to retain the authority to operate programs requiring the licensure, certification, or registration of local general contractors and specialty contractors, and other occupations as determined by each county's governing body by ordinance or resolution. In the alternative,

SUPPORT legislation amending s. 163.211(2)(a), F.S., to remove the expiration date of local government occupational licensing requirements and programs existing on or before the effective date of Chapter 2021-214, Laws of Florida, including the job scopes identified in s. 489.117(4)(a), F. S., and others that were locally licensed prior to the effective date Chapter 2021-214, Laws of Florida, to ensure the health, safety and welfare of county residents and businesses.

SUPPORT legislation amending s. 489.117(4)(a)2., F.S., to clarify the exemption provided to counties in areas of critical state concern.

## **CODE ENFORCEMENT ANONYMOUS COMPLAINTS**

SUPPORT amending Florida law relating to county and municipal code enforcement to restore the authority allowing a code inspector to act on a complaint submitted anonymously before the passage of Chapter 2021-167, Laws of Florida.



Chair  
**KEN CORNELL**  
Alachua



Vice Chair  
**STEVE GELLER**  
Broward

# Community & Urban Affairs

## **SMALL WIRELESS FACILITIES (5G) REPEAL**

REPEAL state law preemption of local government regulation of small wireless facilities, also referred to as 5G equipment, and restore local authority to regulate 5G towers.

## **BUILDING INSPECTION FUNDS CARRYFORWARD**

SUPPORT legislation amending Section 553.80(7)(a), Florida Statutes, regarding building inspection funds, which have severely limited a local government's ability to ensure they carry forward enough funds to cover pending inspections.

## **EXTRA-JURISDICTIONAL MUNICIPAL UTILITY SERVICES**

SUPPORT legislation that provides that where a county has, by ordinance, established one or more utility service areas in the unincorporated area and where the county has the current ability to provide service, a municipality may not provide utility services within such county service area(s) without consent of the county.

*Adoption of CUA Guiding Principles*



# Federal

*Adopted*

## **WRDA BEACH RENOURISHMENT PROJECTS**

SUPPORTS amending the next (2024) Water Resources Development Act (WRDA) [22 U.S.C. § 2213(d)(1)(2021) (codifying Section 103(d) of the Water Resources Development Act of 1986)] to clarify Army Corps of Engineers' (ACOE) policy is consistent with the law concerning the provision of land, easements, rights-of-way, relocation, and dredged material disposal areas by a Non-federal project sponsor (e.g., county) and ensure the Corps' policy fulfills the goals of storm damage reduction projects in Florida.

## **NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REFORM**

SUPPORT reauthorization of the NFIP with legislative, policy and programmatic modifications to ensure no coverage lapses and to improve the affordability, transparency, and financial stability of the program through reforms in the following areas: 1) Affordability/Rate Structure; 2) Mapping/Data Collection/Modeling; and 3) Mitigation.

OPPOSE any reauthorization efforts that are detrimental to policy holders, local governments, and the integrity of the program.

## **WATER (Water Resources Development Act)**

SUPPORT bi-annual passage of the Water Resources Development Act that authorizes U.S. Army Corps of Engineers projects and policies that often have state-wide impacts to Florida, including Everglades' restoration, port and inlet construction, and beach nourishment projects.

SUPPORT restoration of congressionally directed spending.



Chair  
**KATHRYN STARKEY**  
Pasco



Vice Chair  
**RENE GARCIA**  
Miami-Dade



# Federal

## **UPPER KISSIMMEE BASIN WATER STORAGE PROJECTS**

SUPPORT the inclusion of funding in the Water Resources Development ACT (WRDA) for studies and implementation of water storage projects within the Upper Kissimmee Basin to reduce harmful discharges, enhance central Florida water supply, and to mitigate negative economic impacts on communities surrounding Lake Okeechobee.

SUPPORT including the following language in the next WRDA bill: The Secretary is authorized to conduct a feasibility study for the following - Expanding the Lake Okeechobee Watershed Program, to the fullest extent of the Comprehensive Everglades Restoration Program (CERP), to include the Upper Kissimmee Basin and the headwaters of the Kissimmee River at the Shingle Creek tributary.

## **DISASTER RECOVERY & PREPAREDNESS**

SUPPORT increased investment in mitigation programs such as the Building Resilient Infrastructure and Communities (BRIC) Program, the Hazard Mitigation Grant Program and other partnerships between local and federal governments to complete mitigation projects and increase resiliency to disasters.

SUPPORT measures that ensure any supplemental disaster recovery assistance appropriated by Congress, including the Community Development Block Grant Disaster Relief (CDBG-DR), is expediated to states to be made available to disaster-impacted counties.

OPPOSE programmatic changes that would increase the local cost share for disaster recovery, such as implementation of a disaster deductible.

## **OFFSHORE OIL DRILLING**

SUPPORT keeping Florida's east coast free from off-shore drilling and OPPOSE inclusion of Florida from offshore leasing in the proposed National Outer Continental Shelf Oil and Gas Leasing Program.

# Federal

## **FEDERAL APPROPRIATIONS**

SUPPORT the continuation of adequate funding of critical programs that provide resources for the provision of local services and local public infrastructure. These funding programs include, but are not limited to, the following:

- U.S. Army Corps of Engineers funds – Everglades’ restoration, port & inlet construction, maintenance, and beach nourishment (USACOE)
- Community Development Block Grant program (CDBG)
- Community Services Block Grant program (CSBG)
- Social Services Block Grant program (SSBG)
- Economic Development Administration (EDA)
- State Criminal Alien Assistance Program (SCAAP)

## **VETERANS**

SUPPORT legislation requiring the U.S. Department of Veterans Affairs (VA) to provide case management support to local housing authorities under the VA-supported housing program.

## **HEALTH CARE FOR NON-CONVICTED PERSONS**

SUPPORT the reinstatement of federal health care benefits for non-convicted justice-involved individuals, including:

- Benefits awarded to veterans.
- Services for patients in an inpatient mental health or substance use disorder treatment facility with more than 16 beds and to increase Medicaid reimbursement rates for said services.
- Increase Medicaid reimbursement rates for all mental health and psychiatric care services.

# Federal

## **NON-DOMESTIC SAND SOURCES**

SUPPORT enabling the Secretary of the U.S. Army Corps of Engineers to allow counties to acquire sand by purchase, exchange or otherwise from non-domestic sources for the purpose of beach renourishment.

## **COVID-19 FEDERAL SUPPORT FOR STATE AND LOCAL GOVERNMENTS**

SUPPORT the continuation and flexibility for state and local governments to assist with critical local response efforts and services from the COVID-19 pandemic through recovery funds.

## **LOW INCOME HOUSING TAX CREDIT**

SUPPORT legislation expanding the 4% and 9% tax credits of the Low-Income Housing Tax Credit program to encourage more private development of affordable housing units.

## **CORAL REEFS**

SUPPORT the State of Florida delegation working with the State of Hawaii delegation, and other delegations represented on the U.S. All Islands Coral Reef Committee and NOAA's Coral Reef Conservation Program, to hold a Congressional hearing on the status, trends, and urgent issues facing the U.S.'s coral reefs.

SUPPORT reauthorization of the Coral Reef Conservation Reauthorization Act of 2000, and additional recurring funding dedicated to improving the health of the nation's coral reefs. Also, recommend that NOAA (National Oceanic & Atmospheric Administration), in coordination with the states and territories, update the economic value of coral reefs for each region and establish a regular update schedule for these studies.

## **HOUSING CHOICE VOUCHERS (SECTION 8) PORTABILITY**

SUPPORT legislation to reform the Housing Choice Voucher (HCV) Program's mobility feature by eliminating the negative fiscal impact to an initial Public Housing Agency (i.e., the PHA that initially issued the HCV to a family) that results when a voucher family moves to a high-cost area and the receiving PHA bills the initial PHA to administer the voucher instead of absorbing the moving family into its (i.e., the receiving PHA) program.

# Federal

## **OPPORTUNITY ZONES**

SUPPORT legislation allowing county governments to select additional eligible census tracts within the limits of their boundaries to be designated as opportunity zones when an existing opportunity zone does not attract investment or is subject to documented insufficient investment.

## **IMMIGRATION**

SUPPORT federal legislation that establishes a secure border, but ensures a reasonable and workable process for individuals who desire to better their economic prosperity to apply to come and work in the US, especially those in the agricultural and hospitality industries.

## **TRUCK WEIGHT RESTRICTIONS**

OPPOSE legislation that seeks to increase truck size or weight limits beyond those in current federal law due to safety concerns and potential impacts on local roads.

## **ARPA FUNDING RECOUPMENT**

SUPPORT legislation to prohibit the U.S. Department of Treasury from recouping previously awarded funds for projects and services that have been certified as complete for at least three years, which will be 2029.

SUPPORT the implementation of a statute of limitations for the remediation and recoupment of funds directly allocated to Counties under the American Rescue Act.

## **REAUTHORIZATION OF WORKFORCE INNOVATION AND OPPORTUNITY ACT**

SUPPORT reauthorization of Workforce Innovation and Opportunity Act (WIOA) and the continuation of adequate funding of critical programs that provide resources for the provision of local workforce programs

OPPOSE redefining local workforce development board member participation to increase the percentage of union representation due to the shortfall of union representation in the state.

# Federal

## **SOUTHERN RAIL COMMISSION**

SUPPORT the State of Florida becoming a member of the Southern Rail Commission and actively working to secure federal funding for the restoration of passenger rail throughout Florida.

## **PUBLIC SAFETY OFFICER BENEFIT**

SUPPORT legislation expanding the Bureau of Justice Assistance's Public Safety Officers Benefits (PSOB) program to include coverage for public safety officers whose death or disability resulted from cancer diagnosed and sustained "in the line of duty," and to expand the death, disability, and educational benefits available to public safety officers and eligible survivors, as applicable.

## **Florida Resolutions Adopted in the NACo American County Platform**

### **Community, Economic and Workforce Development**

- Proposed Resolution to Support Legal Migration to Strengthen Local Economies and Workforce

### **Human Services and Education**

- Proposed Platform Change to Self Sufficiency Programs, Section D. Supplemental Nutrition Assistance Program
- Proposed Platform Change to Legal Immigrants, Migrants, Refugees and Undocumented Individuals, Section F. Immigration Enforcement

# Federal

## Florida Resolutions Adopted in the NACo American County Platform

### Telecommunications & Technology

- Proposed Platform Change Under Policies and Practices, Section O. Cybersecurity
- Proposed Resolution in Support of Reappropriating the Affordable Connectivity Program and Reforming the Program for Long-Term Success
- Proposed Resolution Opposing the Ban of Bulk Billing Practices in Multi-Dwelling Units on the Basis of Broadband Affordability and Access

### Transportation

- Proposed Platform Change, Wholesale Rewrite of Transportation Platform
- Proposed Resolution Urging Federal Policymakers to Reform Competitive Grant Programs for Transportation to Support Counties of All Sizes
- Resolution Urging Congress and the U.S. Department of Transportation to Expand Opportunities to Account for Inflation in Signed Grant Agreements

# Finance, Tax, & Administration

*Adopted*

## **FUEL TAX INDEXING**

SUPPORT indexing local option fuel taxes to annual adjustments of the Consumer Price Index.

## **ELECTRIC VEHICLE REGISTRATION FEES**

SUPPORT establishing a system to provide for electric and alternative energy to pay a “fair share” of the cost of operating the road system.

## **SUPPLEMENTAL DISTRIBUTION FULL FUNDING**

SUPPORT creating a separate statutory allocation of a percentage of state sales tax necessary to provide \$2.5 Million for the Supplemental Distribution to achieve full formula funding for those counties eligible to receive funds from the Supplemental Distribution while preserving the current percent of sales tax provided to small counties through the Emergency Distribution.

## **PUBLIC RECORDS EXEMPTION—SENIOR COUNTY LEADERSHIP**

SUPPORT amending s.119.071, F.S., to grant a public records exemption to allow the protection of the County Administrator/Manager/Coordinator, the County Attorney, and the senior-most security personnel.

## **FISCALLY CONSTRAINED COUNTIES DISTRIBUTION REVISION**

SUPPORT modification of the Fiscally Constrained Distribution in s. 218.67, F.S. to augment the revenue source for the program so that the program will return to historic funding levels and experience future growth while not impacting other local revenue sources.



Chair  
**JERRY DEMINGS**  
Orange



Vice Chair  
**CARL ZALAK**  
Marion

# Finance, Tax, & Administration

## **SHADE MEETING EXPANSION STAFF PARTICIPATION**

SUPPORT legislation amending s. 286.011(8), F.S., to allow designated senior county staff to participate in closed sessions (“shade meetings”) as subject matter experts to provide board members with the technical knowledge necessary to make informed decisions regarding litigation settlement negotiations or strategy sessions relating to litigation expenditures.

## **CONTINUING CONTRACT THRESHOLDS**

SUPPORT modifications to the Competitive Consultant’s Negotiation Act (CCNA) by reducing the restrictions and expanding continuing contract thresholds.

## **Financial Accountability of PACE Providers**

SUPPORT amending s. 163.08, F.S., relating to the Property Assessed Clean Energy (PACE) program, to provide full financial disclosure of PACE providers to aid local governments in the selection process and limit excessive expenditures.

*Adoption & Amendments to FTA Guiding Principles*





# Health, Safety, & Justice

*Adopted*

## **EMERGENCY BRIEFINGS PUBLIC MEETING EXEMPTION**

SUPPORT legislation granting an exemption for county elected officials to be able to participate in emergency-related briefings during a declared state of emergency.

## **INMATE MEDICAL CARE**

SUPPORT amending s. 409.9025(1), Florida Statutes, to allow incarcerated individuals to continue to receive medical assistance for any care, services, or supplies received during the course of their incarceration.

## **911 FEE INCREASE**

SUPPORT raising the 911 fee to accommodate increased expenses and expansion of technology to continue providing high quality of service to citizens.

## **BODY WORN CAMERAS**

SUPPORT amending Chapters 162 and 828 Florida Statutes, to incorporate the same statutory language found in Section 943.1718, Florida Statutes, to enable code compliance officer the ability to utilize BWC with the same guidance and protections as law enforcement.

## **FIREFIGHTER TRAINING INSURANCE**

SUPPORT legislation providing insurance coverage for families of firefighters injured during official training exercises.

*Adoption of HSJ Guiding Principles*



Chair  
**CHRIS DOUGHERTY**  
Bradford



Vice Chair  
**RICK MINOR**  
Leon

# Future Technology

*Adopted*

## **LIMITED REVISION TO DEFINITION OF BROADBAND SERVICE**

SUPPORT modification of the definition of “communications services offered by governmental entities” within s. 350.81 F.S. to include education, healthcare, non-profit entities, and other county-affiliated entities that support governmental agencies for the public benefit.

## **BROADBAND BENCHMARK SPEEDS**

SUPPORT amending s. 288.9961, F.S. to match state broadband speed benchmarks with Federal Communications Commission broadband service transmission speed standards.

Adoption & Amendments to TECH Guiding Principles



Chair  
**GREGG WEISS**  
Palm Beach



Vice Chair  
**LARRY HARVEY**  
Putnam

# Water & Environmental Sustainability

*Adopted*

## **CONVERSION OF PRIVATE WELLS AND SEPTIC TANKS**

SUPPORT recurring funding for conversion programs designed to move private wells to potable drinking water and private septic tanks to public wastewater collection systems. SUPPORT greater flexibility for programs that address the costs incurred by residents connecting to sewer and the proper abandonment of septic systems.

## **TRAIL IMPROVEMENTS**

SUPPORT state construction, improvement, and designation of additional trails for Floridians to increase accessibility between urban and rural areas.

## **ALUM TREATMENTS ON SOVEREIGNTY SUBMERGED LANDS**

SUPPORT action by the Legislature and Florida Department of Environmental Protection to allow sediment inactivation, such as Alum treatments, as a safe and effective method of reducing phosphorus loading in Florida water bodies, including Sovereignty Submerged Lands.

## **ONE WATER INITIATIVE**

SUPPORT holistic water management policies that seek to enhance integration between different water systems, while maintaining local flexibility.

*Adoption & Amendments to WES Guiding Principles*



Chair  
**HOLLY RASCHEIN**  
Monroe



Vice Chair  
**BETSY CONDON**  
Clay

# FAC Staff



**GINGER DELEGAL**  
Executive Director



**DAVIN SUGGS**  
Deputy Executive  
Director



**JEFF SCALA**  
Deputy Director of  
Public Policy



**EDDY LABRADOR**  
Senior Legislative  
Counsel



**JARED GRIGAS**  
Associate Director of  
Public Policy



**COURTNEY MOONEY**  
Associate Director of  
Public Policy



**AMIR WARREN**  
Associate Director of  
Public Policy



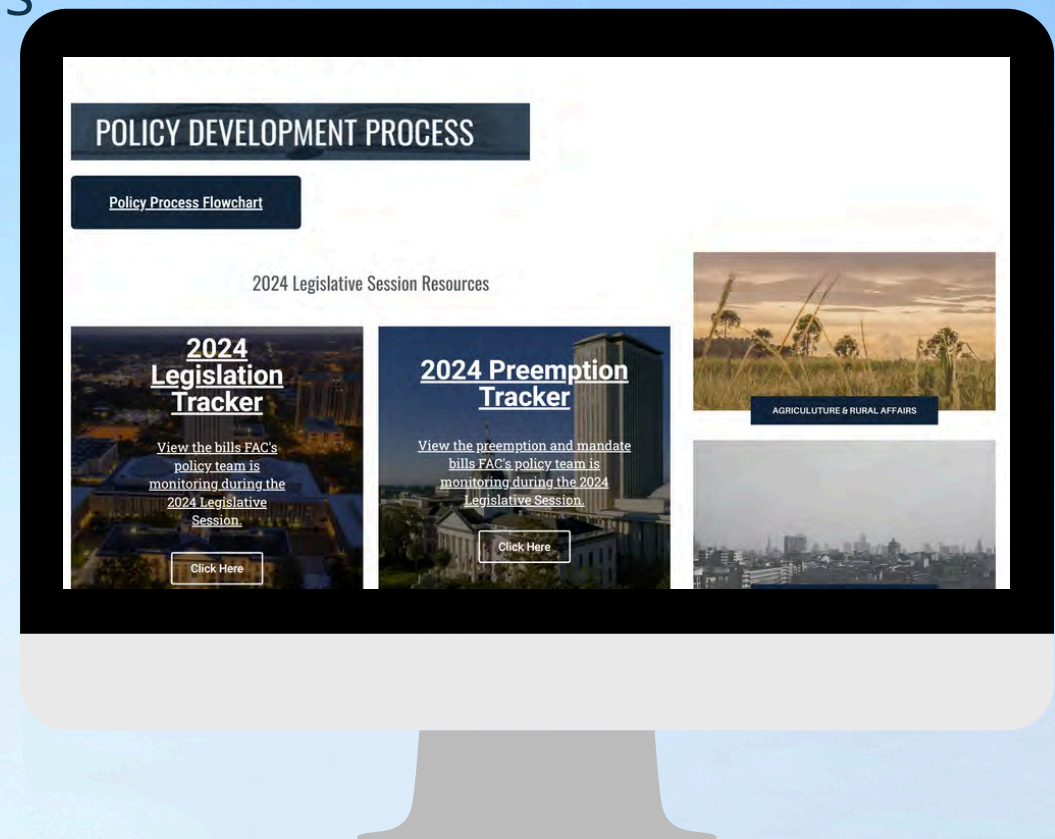
**JASON MANN**  
Public Policy  
Coordinator

# FACPolicy.com

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100 S Monroe Street  
Tallahassee, FL 32301  
(850) 922-4300  
[flcounties.com](http://flcounties.com)



- ARA 1. The Florida Association of Counties recognizes the unique fiscal challenges of Florida's rural counties and state-designated fiscally constrained counties. The Association is dedicated to preserving established programs that provide critical resources for essential programs and infrastructure needs of these counties.
- ARA 2. The Florida Association of Counties supports enhancing programs to increase funding for rural infrastructure, job growth, and workforce development policies and efforts to reduce the digital divide and expand internet access to underserved areas through industry partnerships, new technologies, and collaboration with local stakeholders.
- ARA 3. The Florida Association of Counties supports enhancing the ability for Rural Areas of Opportunity (RAOs) to advance local rural economic development initiatives through allocation of additional resources.
- ARA 4. The Florida Association of Counties supports the development and maintenance of dedicated funding the Rural and Family Lands Protection Act to allow for the purchase of rural easements to prevent the subdivision and conversion of such land into other uses.
- ARA 5. The Florida Association of Counties supports increased state funding and policies that reduce food insecurity among Floridians, in order to: 1) increase the health and productivity of those currently without consistent access to healthy food, 2) consequently reduce the demand for public health and human services, 3) improve the financial security of those in need, and 4) accelerate the recovery and increase the resiliency of Florida's economy in the aftermath of the COVID-19 pandemic.
- ARA 6. The Florida Association of Counties supports increased critical state funding for the Small County Road Assistance program (SCRAP).
- ARA 7. The Florida Association of Counties supports increased state funding for the Small County Outreach Program (SCOP).

## Economic Development

*Economic prosperity depends on communities with dependable basic services, but also where the quality of life encourages businesses and individuals to flourish. Maintaining and enhancing the standards that Floridians expect and deserve will require more innovative cooperation between the public and private sectors. Therefore, counties need flexible tools to develop economic strategies that target local strengths, enhance and expand employment opportunities, and maintain adequate infrastructure.*

- CUA 1. The Florida Association of Counties supports measures that empower local governments and provides resources to work with community partners towards the creation of quality jobs, more vibrant Florida communities, as well as an enhanced level of national and global competitiveness.
- CUA 2. The Florida Association of Counties supports legislation and appropriation that enhances the efficiency and effectiveness of the state and local government partnership in economic development through the greater use of targeted strategic investments in infrastructure and programmatic enhancements designed to induce sustainable economic activity resulting in a consistent positive return on investment for both state and local governments.
- CUA 3. The Florida Association of Counties supports state and local policies, programs, and funding mechanisms that not only preserve, but enhance as well, the Florida tourism and film industries.

## Growth Management

*The impact of growth and development in Florida during the last 30 years has brought significant benefits and costs to county government. Given Florida's expected future growth and because Florida's communities are remarkably diverse, Florida's counties must have flexibility in planning decisions to address unique local concerns and conditions. County officials must have the ability to make reasonable decisions for the advancement of the local community on zoning, comprehensive planning, transportation, and infrastructure issues without being subjected to prohibitive claims for damages for infringement on private property rights.*

- CUA 4. The Florida Association of Counties supports comprehensive policies that reduce a county's risk to the impacts of coastal and inland flooding.
- CUA 5. The Florida Association of Counties recognizes and supports the critical role Regional Planning Councils play in supporting communities by coordinating intergovernmental solutions to growth problems on greater-than-local issues, providing technical assistance to local governments.



- CUA 6. The Florida Association of Counties supports policies that provide a mechanism to ensure the extra-jurisdictional impacts from large-scale development projects are adequately addressed within the impacted counties prior to development approval.
- CUA 7. The Florida Association of Counties supports retaining the full amount of dedicated documentary tax revenues to fund state and local affordable housing programs. The Florida Association of Counties further supports increased flexibility to counties participating in the State Housing Initiative Partnership program to maximize the distribution of funds in a manner that more effectively implements each county's local housing assistance plan, adopted local housing incentive strategies, housing-related priorities, and funding for housing projects; and also achieves greater housing availability and affordability for essential service personnel, very low-income, low-income and moderate-income residents, and residents with special housing needs consistent with each county's housing market.
- CUA 8. The Florida Association of Counties supports the development and maintenance of dedicated funding of the Florida Forever Grant Program and Florida Communities Trust which provide recreational opportunities for parks, open space, greenways and trails to help meet growth challenges and protect natural resources.
- CUA 9. The Florida Association of Counties supports the distribution of land management appropriations to local governments in proportion to the percentage of public conservation lands managed within local jurisdictions.
- CUA 10. The Florida Association of Counties supports broad county authority to regulate the location and number of medical marijuana facilities within county boundaries.

### Transportation

*FAC believes that Florida's transportation system is a vital component in building and sustaining communities, moving people and goods, and developing competition at local and regional levels, and on a national scale. Florida's counties play a critical role in the state's transportation system. Florida's counties should be recognized as major partners in the maintenance and development of Florida's transportation infrastructure and provided levels of funding and authority that adequately reflect their role in the state's transportation system.*

- CUA 11. The Florida Association of Counties supports funding for all modes of the state and local transportation infrastructure network.
- CUA 12. The Florida Association of Counties supports policies and funding that encourage and facilitate more efficient and effective use of regional transportation solutions.
- CUA 13. The Florida Association of Counties supports increased critical state funding for the Small County Road Assistance program (SCRAP).
- CUA 14. The Florida Association of Counties supports increased state funding for the Small County Outreach Program (SCOP).
- CUA 15. The Florida Association of Counties supports policies providing for Strategic Intermodal System funds to be used on roads and other transportation facilities not designated on the SIS network if the improvement relieves congestion on the SIS.

- CUA 16. The Florida Association of Counties opposes any effort to divert revenues from the state transportation trust fund for non-transportation purposes.

## Taxation and Funding of Local Government

*County governments have the responsibility to provide not only core public services, but also to provide the infrastructure and services that form the foundation of local and state economies. Adequate revenue must be raised to fund these local needs, while also providing for services and programs that are mandated by the state. If counties are to succeed in meeting their responsibilities, an adequate and fair local tax policy that is commensurate with the many responsibilities of modern county government must be developed. The mechanisms for financing county services should be able to adapt to emerging technology, changing economic circumstances, and should be structured to address the ever-increasing demands on county government service delivery.*

- FTA 1. The Florida Association of Counties is dedicated to protecting the integrity, functionality and fairness of local ad valorem taxing authority, as well as that of the other locally available revenue sources.
- FTA 2. The Florida Association of Counties supports policies that consider impacts to state revenues shared with counties for the provision of local services and is opposed to permanent modifications to state shared revenue sources or related funding formulas that would significantly impact the counties' ability to continue to fund local services.
- FTA 3. The Florida Association of Counties supports tax reform measures that simplify administration and provide an economic boost to Florida's taxpayers while at the same time considering and minimizing the collective and cumulative negative impact on local revenues, including state shared and local discretionary revenue sources that are critical to local governments.
- FTA 4. The Florida Association of Counties supports measures that enhance the effectiveness of existing local revenue sources to meet current and future public service demands.
- FTA 5. The Florida Association of Counties supports the comprehensive Payment In Lieu of Taxes programs that offset the impact of lands acquired by Federal, State, or other tax-exempt entities. PILT programs should be funded in a fashion, so as not to diminish the fiscal capacity of small counties. Additionally, the Florida Association of Counties supports the adjustment of PILT payments to accommodate the increased value and/or the valued use of the property by the purchasing entity.
- FTA 6. The Florida Association of Counties supports state funding to offset property tax refunds required under s. 197.319, F.S.

## Administration

*The power to administer county government can be found in the State Constitution and the Florida Statutes. However, the system of shared governance between the state and counties, and its political subdivisions, is critical to the successful administration of local services in the most efficient and effective manner. Decisions regarding statewide administrative policy must accurately reflect the ability of the state and counties to utilize resources in an optimal manner to provide and produce essential public services.*

FTA 7. The Florida Association of Counties supports that policies related to retirement, workers' compensation and other administrative systems be based on sound and accurate data analyzed with consideration for state and local fiscal impact, fairness and accessibility for state and local employees, as well as, predictability and stability relative to market forces for the long-term effective management of state and local financial plans.

FTA 8. The Florida Association of Counties supports policies that enable local governments to comply with public notice and legal advertisements requirements through the application of various available mediums of technology to achieve an ideal balance between fiscal efficiency and public effectiveness.

FTA 9. The Florida Association of Counties supports policies which allow for competitive and efficient procurement procedures to streamline the development process for county projects.

## Accountability and Transparency

*The foundation of a strong democracy is a public that is educated and informed about the decisions of its government. Accessible and accountable county governments are more responsive to the needs of their citizens and result in more engaged and satisfied constituents. Counties work to uphold the trust of their voters and taxpayers by maintaining open and accessible meetings and records; providing timely, informative, and accurate public information; and adhering to the highest standards of administrative and fiscal transparency.*

FTA 10. The Florida Association of Counties supports policies that promote ethical standards for public officials that are fiscally reasonable, consistent throughout all levels of government, and that do not inhibit the efficient and effective administration of local services.

FTA 11. The Florida Association of Counties supports policies that promote access to public records in a manner that is not frivolous; that upholds fiscal responsibility; that does not prevent the efficient and effective administration of local services; and allows for exemptions to protect the safety and security of individuals providing or receiving critical public services.

- FTA 12. The Florida Association of Counties supports policies that promote the provision of accurate and accessible administrative and fiscal public information in a manner that is fiscally responsible, publicly comprehensible, technologically efficient, and that does not constrain the effective administration of local services.
- FTA 13. The Florida Association of Counties is dedicated to preserving, when at all possible, the link between the programs and services provided by counties with the decisions related to the funding for these programs and services, in an effort to maximize the manner and source of accountability of public officials to the citizenry.

### Intergovernmental Relations

*Florida's elected county commissioners are ultimately answerable to their voters for the provision of programs and services and associated funding decisions. Since Florida's citizens conferred home rule power to counties with the ratification of the 1968 Constitution. County officials have been dedicated to the preservation of democratic principles, specifically that the government closest to the people is the appropriate authority to serve the needs and requirements of the community. County governments reflect the communities that they serve and, particularly in a state as large and diverse as Florida, the needs and values of these communities vary widely between counties.*

- FTA 14. The Florida Association of Counties is dedicated to maintaining the integrity of county home rule power which allows counties to develop and implement community-based solutions to local problems, without State limitations or mandates.
- FTA 15. The Florida Association of Counties opposes any state or federal unfunded mandates and preemptions that ultimately limit the ability of local elected officials to make fiscal and public policy decisions for the citizens to whom they are accountable.
- FTA 16. The Florida Association of Counties support the establishment of an agreed upon course of action whereby state and county elected officials deliberatively evaluate the appropriate funding and delivery of intergovernmental service responsibilities between counties and the state.
- FTA 17. The Florida Association of Counties recognizes that the statewide regulation of certain sectors may not be inconsistent with the principles of self-governance, to the extent that the state regulations do not hamper the counties' ability to regulate and control county facilities and to maintain minimal safety, aesthetic, and environmental standards.
- FTA 18. The Florida Association of Counties opposes the dilution of decision-making ability of local county commissioners/councilmembers with regard to the funding of the local duties of other constitutionally proscribed county officers.

- FTA 19. The Florida Association of Counties supports the provision of adequate state funding for constitutionally proscribed county officers that are required to perform duties on behalf of the state.
- FTA 20. The Florida Association of Counties opposes the use of local revenue sources to fund the state's judicial responsibilities.

## Community, Health and Human Services Policy

*County officials recognize the importance of adequately providing for quality health and human services to protect and assist citizens in need. As a critical link in the federal/state/county human services partnership, counties must be included in formulating and implementing policies that protect the health, safety, and welfare of all the citizens of the state.*

- HSJ 1. The Florida Association of Counties supports allowing for flexibility in the delivery of health and human services within communities to achieve the desired level of services based on local needs and priorities.
- HSJ 2. The Florida Association of Counties supports expanding health care access and believe that efforts to refine and enhance state and local programs that provide access to affordable health care are essential.
- HSJ 3. The Florida Association of Counties supports policies that increase access to acute care behavioral health services for individuals and families.
- HSJ 4. The Florida Association of Counties supports policies that increase supportive housing, jail diversion, and employment and education initiatives for people with mental health, substance abuse issues, behavioral health issues and/or disabilities.
- HSJ 5. The Florida Association of Counties supports diverting, medically assisting, or treating the mentally ill outside of the criminal justice process through alternative programs, such as Crisis Intervention Teams.
- HSJ 6. The Florida Association of Counties supports Medicaid reform initiatives to ensure that persons with substance abuse and mental health treatment needs are appropriately served.
- HSJ 7. The Florida Association of Counties supports the implementation of discharge protocols and/or procedures for hospitals, correctional facilities, and mental health facilities when releasing homeless persons.
- HSJ 8. The Florida Association of Counties supports the development of policies that would allow local governments to work with the state and federal government to serve target populations: the chronically homeless, veterans, and families and children, with emphasis on children aging out of the foster care system.
- HSJ 9. The Florida Association of Counties supports policies that promote continued coordination with the state's Council on Homelessness, specifically as it recommends policies and practices in support of the Federal Strategic Plan to End Homelessness.

- HSJ 10. The Florida Association of Counties supports policies that lessen fragmentation, inefficient operation, and costly duplication of transportation disadvantaged services.
- HSJ 11. The Florida Association of Counties supports the implementation of guidance and regulations of Opportunity Zones tax benefits that prevent abuse, encourage developments that provide public benefits in low-income areas within the identifiable zone, and protect local governments and stakeholders.
- HSJ 12. The Florida Association of Counties supports policies and programs targeted at supporting and enhancing volunteer firefighting services in rural and unincorporated communities, including providing state incentives for completion of certification requirements in fiscally constrained counties.

#### Community, Health and Human Services Funding

*While most health and human service programs and the laws that govern these programs are established by federal and state governments, many of these services are being provided through community-based services at the local level. Given the varying capacity and funding capabilities of counties, adequate federal and state funding to ensure uniformity in the human services continuum.*

- HSJ 12. The Florida Association of Counties supports, when feasible, directing existing funding from institutional care to community-based care programs.
- HSJ 13. The Florida Association of Counties supports increased funding for core and crisis mental health services, including beds, statewide.
- HSJ 14. The Florida Association of Counties supports life-saving interventions, including medication-assisted treatment, residential treatment, twelve-step recovery and detoxification programs, and diversions from the criminal justice system.
- HSJ 15. The Florida Association of Counties supports increased funding of the Criminal Justice Mental Health and Substance Abuse Reinvestment Grant Program with recurring dollars in a trust fund.
- HSJ 16. The Florida Association of Counties supports sustainable matching state funds to counties that have received both planning and implementation Reinvestment Grant funds.
- HSJ 17. The Florida Association of Counties supports a system for distributing Low Income Pool dollars that ensures IGT-donor counties are able to direct the federal matching dollars generated by their local IGT contributions to best meet the health care needs of their constituents, rather than having those dollars redistributed throughout the state.
- HSJ 18. The Florida Association of Counties supports adequate funding for the Community Care for the Elderly Program, which provides cost efficient diversion from nursing home placement for impaired elders.



- HSJ 19. The Florida Association of Counties supports funding Graduate Medical Education programs to meet the healthcare needs of the state and its local communities, with an emphasis on programs that provide for specialties in need, as well as the development of physicians to practice in medically underserved areas.
- HSJ 20. The Florida Association of Counties supports funding for the Florida Healthy Start and Healthy Families program.
- HSJ 21. The Florida Association of Counties opposes policies that further shift state Medicaid costs to counties.
- HSJ 22. The Florida Association of Counties supports the continued evaluation of the county- state Medicaid cost-share arrangement, taking into consideration the impacts of state policies designed to contain growth in Medicaid costs, including statewide Medicaid managed care and diagnosis related group reimbursement for hospitals.
- HSJ 23. The Florida Association of Counties supports increasing state general revenue funding for county health departments (CHDs) and opposes any state reductions to the CHD Trust Funds.
- HSJ 24. The Florida Association of Counties supports maintaining a coordinated system of CHDs that is centrally housed within the Department of Health (DOH).
- HSJ 25. The Florida Association of Counties supports preserving the ability of CHDs to provide primary care and direct patient care services, particularly in communities without adequate substitutes or alternative providers for these services.
- HSJ 26. The Florida Association of Counties supports a dedicated state funding source for homeless programs.
- HSJ 27. The Florida Association of Counties supports the continuation of the Medically Needy program.
- HSJ 28. The Florida Association of Counties supports policies that allocate state funds to hire Veterans Services Officers in counties in order to increase services and federal benefits for Florida veterans.
- HSJ 29. The Florida Association of Counties supports policies that protect the Transportation Disadvantaged (TD) trust fund, as well as dedicated state funding for the TD program, including funding to address unmet TD needs in rural areas.
- HSJ 30. The Florida Association of Counties supports continuing enhanced state funding for cultural historic initiatives.

## Public Safety and Emergency Services

*Providing for public safety is one of the core functions of county governments. Counties provide for safety through support of first-responder services from sheriffs' offices, ambulance services, fire and rescue, and emergency management centers that protect the public during natural or man-made disasters, terrorism, emergencies, and public health threats.*

- HSJ 31. The Florida Association of Counties supports policies that maintain and enhance established trauma care funding, including incentives for the development of new trauma centers.
- HSJ 32. The Florida Association of Counties opposes policies that shift the state's financial responsibility for the trauma system to counties or divert trauma care funding for purposes other than those intended by the existing legislation.
- HSJ 33. The Florida Association of Counties supports policies that protect the ability of counties to provide for coordinated, countywide systems of emergency medical services through the Certificate of Public Convenience and Necessity Process, and not limit the ability of ambulance and other emergency medical transportation providers to be reimbursed for their services.
- HSJ 34. The Florida Association of Counties opposes sentencing of state inmates to county jails, but supports counties' ability to contract with the Department of Corrections for housing state inmates.
- HSJ 35. The Florida Association of Counties supports funding for capital improvements to county courthouses and other court-related facilities, including jails.
- HSJ 36. The Florida Association of Counties supports policies designed to prevent human trafficking, protect victims, prosecute human traffickers, and create partnerships across all levels of government, the private sector, and state agencies to provide training opportunities for local government employees and their agents to recognize the signs of human trafficking including government inspectors, law enforcement, criminal justice, health care, transportation and public transit, educational partners, and employees working with vulnerable populations.
- HSJ 37. The Florida Association of Counties opposes policies that would shift funds or impede counties from building and maintaining an interoperable radio communication system as authorized by statute.
- HSJ 38. The Florida Association of Counties supports increased funding for locally-operated crime analysis laboratories.

- HSJ 39. The Florida Association of Counties supports policies and funding targeted at enhancing the quality of volunteer firefighting services in rural and unincorporated communities, including providing state incentives for completion of certification requirements in fiscally constrained counties.
- HSJ 40. The Florida Association of Counties supports the provision of state matching funds for all disaster-related / emergency management projects deemed eligible and approved by FEMA including, but not limited to, backup generators for facilities for elders.
- HSJ 41. The Florida Association of Counties supports continued state funding for county EOCs to ensure each is able to meet the minimum structural survivability and operational space criteria established by the state and federal government.
- HSJ 42. The Florida Association of Counties supports policies and funding that provide enhanced training and education opportunities for County Emergency Management employees.

### Criminal Justice System

*Florida's counties also play a critical role in state's criminal justice system, providing prevention, pre-trial, and reintegration services, juvenile programs, victims' assistance, and jail funding throughout the state. Success of such programs hinges on a comprehensive and coordinated approach across local agencies, jurisdictions, and with state and federal partners. When determining appropriate programming and funding, Florida's counties work to encourage improved outcomes for system participants and communities while also seeking cost reductions and efficiencies. Public safety and criminal justice services continue to have increased funding needs, however, as counties and their public safety partners face new and evolving threats to the safety and welfare of their communities and counties must be empowered to adequately address funding of necessary services. Furthermore, considering the interconnected nature of many of these threats, increased federal and state funding is essential to ensure that effective public safety systems are provided throughout Florida.*

- HSJ 43. The Florida Association of Counties supports policies preserving counties' ability to provide risk assessment pretrial release services that prevent new offenses and ensures appearance as obligated.
- HSJ 44. The Florida Association of Counties opposes policies limiting the discretion of the first appearance judges.
- HSJ 45. The Florida Association of Counties opposes policies that restrict pretrial services to only indigent defendants.
- HSJ 46. The Florida Association of Counties supports policies that reduce county jail expenses, including juvenile and adult diversion programs.

- HSJ 47. The Florida Association of Counties supports policies that provide Medicaid eligibility for persons incarcerated in county jails while waiting disposition of their cases and to ensure that existing Medicaid benefits are not terminated during incarceration.
- HSJ 48. The Florida Association of Counties supports policies and initiatives which reduce juvenile detention through prevention, civil citation, treatment, and rehabilitation services.
- HSJ 49. The Florida Association of Counties supports state investments in juvenile facilities to improve the conditions of secure confinement for detained youth without such costs being shifted to the counties.
- HSJ 50. The Florida Association of Counties supports policies that ensure that adequate safety, supervision, and facility maintenance is provided at juvenile residential assessment centers and secure detention facilities.
- HSJ 51. The Florida Association of Counties supports state funding of Juvenile Assessment Centers throughout Florida to strive to achieve equal treatment of youth offenders.
- HSJ 52. The Florida Association of Counties supports policies that increase judicial oversight and authority for charging and sentencing juvenile defendants as adults without creating additional county service requirements.
- HSJ 53. The Florida Association of Counties supports increased state funding for the state corrections system to address compensation, retention, and recruitment of state correctional staff. As the state reviews the current prison system, the Florida Association of Counties supports monitoring DOC review of state-operated facilities with particular focus on any recommendations that may impact local community employment and revenue sharing, as well as other local impacts and supports minimizing any affects to local employment and revenue sharing resulting from DOC reviews.

## Broadband

*ACCESS 67 is an initiative of the Florida Association of Counties (FAC) to implement a comprehensive approach to empowering our members to develop solutions to address the impacts of the lack of ACCESS to critical telecommunication and information technology resources in Florida communities. FAC recognizes that this lack of ACCESS impacts small, medium and large counties, as well as, Florida's rural and urban communities. Additionally, the lack of ACCESS impacts multiple policy areas that FAC's members are responsible for in the governance of their local communities to include, but are not limited to, public safety, healthcare, economic development and education*

TECH 1. The Florida Association of Counties supports increased efforts to promote access to broadband, including competition and innovation in the marketplace, as well as provide resources to support accessibility, speed, and affordability of broadband in Florida.

TECH 2. The Florida Association of Counties supports improving service mapping accurately by requiring more granular data from service providers, allowing crowd sourced data to be used, and creating an appeal process to challenge demonstrable inaccuracies.

TECH 3. The Florida Association of Counties supports funding for State Digital Equity grants to include community outreach, data collection, plan development and analysis through digital navigators at the local level.

TECH 4. The Florida Association of Counties urges state and federal agencies to commit to the inclusion and engagement of counties in the earliest phases of the strategic planning and expansion of broadband services and access.

TECH 5. The Florida Association of Counties supports dedicated funding for Local Technology Planning Teams to enhance research collection for data-driven grant program implementation.

## Cybersecurity

Local governments play a critical role in protecting the sensitive information and critical infrastructure for over 22 million Floridians. County governments have a statutory responsibility to safeguard the local government's data, IT, and IT resources to ensure availability, confidentiality, and integrity. This includes providing a comprehensive cybersecurity approach that includes standards adoption, training, and incident reporting.

# Future Technology

## *Guiding Principles*

TECH 6. The Florida Association of Counties supports recurring funding assistance to provide critical cybersecurity tools and resources required to adequately protect the county security infrastructure at all levels.

TECH 7. The Florida Association of Counties supports funding assistance for basic security awareness training of employees and advanced security training for information technology professionals within local government, including assistance in the completion of advance certification and degree programs.

TECH 8. The Florida Association of Counties supports cooperative efforts in information sharing among all federal, state, and local governments in addition to private sector organizations regarding breaches, potential threats, threat levels, and any techniques that would assist in the prevention or mitigation of cyber-related threats.

TECH 9. The Florida Association of Counties supports collaborative efforts to protect critical infrastructure in the form of committees or task forces that are inclusive of local government membership.

### Artificial Intelligence

*The rapid rise of generative artificial intelligence systems represents a watershed moment in the drive for technological modernization in the 21st century. Many counties have encountered and utilized artificially intelligent or “automated” services in the past for augmenting county processes, improving efficiencies in government services and increasing productivity within the county workplace. However, the advent of generative qualities in artificial intelligence systems is demonstrating vast new potential, and risk, and the new technological environment that counties find themselves in now necessitates the promotion of a set of policy principles and practices to minimize the harmful impact that the novel technology could pose to society and further exacerbate the existing digital divide for small and rural counties.*

TECH 10. The Florida Association of Counties supports the adoption of appropriate guardrails, standards and policies, to ensure that artificial intelligence technologies continue to provide meaningful innovation opportunities while minimizing adverse effects to society.

TECH 11. The Florida Association of Counties supports direct funding assistance and resources for partnerships on artificial intelligence that promotes digital literacy and best practices educational resources, hands-on assistance for small and rural counties, and the elevation of community and workforce knowledge for understanding of novel generative artificial intelligence systems for county governments.

# Future Technology

## *Guiding Principles*

TECH 12. The Florida Association of Counties supports a dedicated support mechanism to federal and local government agencies on the utilization of artificial intelligence systems for public services, and a framework for adoption that maximizes efficiency and access for residents in areas such as permitting and licensing while minimizing risk of producing barriers to access, exacerbating biases or creating novel adverse effects.

TECH 13. The Florida Association of Counties supports the adoption of robust data privacy standards and data governance standards across all levels of government to protect consumer and constituent information, and maximize the efficiency and minimize the risk of artificially intelligent systems' adoption into government services over time.

TECH 14. The Florida Association of Counties encourages public engagement and participation in AI policy-making processes to ensure that the voices and concerns of diverse stakeholders, including citizens, researchers, industry representatives, and advocacy groups, are heard and considered.

### Water

*Increased demands on Florida's water supply are forcing many diverse interests to work with county government to plan the future of water policy in Florida. In an effort to achieve the best possible result, county government should continue to expand partnerships with the agricultural community, urban water users, regional government agencies, and environmental organizations to encourage water conservation, water resource, and water supply development projects. The primary goal of such water resource planning efforts should be ensuring resource availability for all reasonable beneficial uses, consistent with the protection of water and related natural resources.*

- WES 1. The Florida Association of Counties supports the allocation of matching funds to county governments to restore impaired springs, estuaries, lagoons and other waterbodies in accordance with state policy and local needs.
- WES 2. The Florida Association of Counties supports state funding for water quality improvement projects designed to reduce nutrient pollution in Florida's impaired waterbodies, recognizing that multiple sources contribute to nutrient loading, including, but not limited to, stormwater runoff, wastewater and septic systems, industrial, agricultural, and residential water use.
- WES 3. The Florida Association of Counties supports efforts of the Water Management Districts to facilitate regional partnerships and prescribe regional resolutions to address the need of finding alternative water sources to accommodate the state's growing population.
- WES 4. The Florida Association of Counties supports policies that enhance regional and local financial capacity to address water supply development with allocation flexibility in all available funding sources.
- WES 5. The Florida Association of Counties supports the funding of the Water Protection and Sustainability Program within the Department of Environmental Protection for the development of alternative water supplies, water quality improvement projects, and comprehensive water infrastructure needs.
- WES 6. The Florida Association of Counties supports the "Florida Green Industries Best Management Practices" as a basic level of water quality protection, with more stringent protections authorized to address water bodies in need.
- WES 7. The Florida Association of Counties supports the establishment of legislative and budget policies that better recognize the return on investment in Green Infrastructure funding projects in response to nuisance flooding, water quality degradation, extreme weather, sea level rise, and climate change.





- WES 8. The Florida Association of Counties supports the economically, technically and environmentally feasible use of reclaimed water.
- WES 9. The Florida Association of Counties supports state legislation to prohibit new well stimulation activities, including hydraulic fracturing (fracking).
- WES 10. The Florida Association of Counties opposes efforts to increase offshore drilling activities.
- WES 11. The Florida Association of Counties supports state funding to end the ocean outfalls in south Florida by the legislature's deadline of 2025.
- WES 12. The Florida Association of Counties supports prioritizing the reduction of the land application of human wastewater biosolids.
- WES 13. The Florida Association of Counties supports continued funding for research and mitigation for harmful algal blooms (HABs), including blue green algae, and red tide.
- WES 14. The Florida Association of Counties supports crediting new activities and regional projects and simplifying the process for existing activities to obtain nutrient removal credits towards a Basin Management Action Plans (BMAP).
- WES 15. The Florida Association of Counties supports repealing or modifying the preemption on local fertilizer ordinances in sec. 576.181, F.S.
- WES 16. The Florida Association of Counties supports developing strategies and prioritizing funding for regional efforts to protect Florida Estuaries and supports development of special state designation to estuaries and their watersheds in getting funding for water quality and resiliency projects.
- WES 17. The Florida Association of Counties supports the creation of a recurring five-year water-related work plan and statewide strategic plan, and further supports increased funding for local water infrastructure projects with direction for coordination of the various state/regional entities funding water issues toward local priorities.

### Environment

*Conservation and protection of Florida's natural resources is critical to managing growth, promoting economic development, and maintaining a healthy environment to ensure a high quality of life for Floridians.*

- WES 18. The Florida Association of Counties supports the allocation of matching funds to county governments to purchase environmentally sensitive and endangered lands.



- WES 19. The Florida Association of Counties supports a comprehensive state climate change action plan, with energy policies and other initiatives to reduce greenhouse gases and to address ecosystem sustainability, long term water supply, flood protection, public health and safety, and economic prosperity.
- WES 20. The Florida Association of Counties supports state and federal recognition of adaptation and mitigation as critical to any climate change plan, and the funding necessary to assist local governments in developing and implementing these initiatives.
- WES 21. The Florida Association of Counties supports collaboration among regional coalitions focused on resiliency and climate change in order to maximize resources, share information, analysis, and best practices, and foster useful collaboration.
- WES 22. The Florida Association of Counties supports streamlining the permitting and regulatory processes for solar product manufacturers, installers, and consumers, and further supports reducing burdensome regulations that hinder solar market penetration.
- WES 23. The Florida Association of Counties supports the ability of counties to utilize electricity produced at county-owned facilities at other adjacent and non-contiguous county- owned properties without penalty, or in the alternative, be able to sell surplus power at market rate.
- WES 24. The Florida Association of Counties supports state designation of the Southeast Florida Coral Reef Conservation Area.
- WES 25. The Florida Association of Counties supports maintaining funding of the Small County Consolidated Grant Program and maintaining the waste tire fee as a dedicated revenue source for funding mosquito control, solid waste and recycling programs.
- WES 26. The Florida Association of Counties supports policies that provide appropriate resources and incentives to local governments to achieve statewide recycling goals, and further supports comprehensive recycling initiatives that encourage increased participation of the residential, commercial, and industrial sectors.
- WES 27. The Florida Association of Counties supports the modification of the Statewide Recycling Goal in Section 403.7032, Florida Statutes.
- WES 28. The Florida Association of Counties supports the creation of a new dedicated and recurring statutory funding source for beach renourishment projects.
- WES 29. The Florida Association of Counties supports the acquisition of conservation lands that ensure the continued viability, preservation, and enhancement of the Florida Wildlife Corridor.



WES 30. The Florida Association of Counties supports establishing a dedicated, recurring funding mechanism for assessment and remediation of PFAS contamination in soil, groundwater, and surface water. Assessment and remediation of PFAS should be conducted pursuant to risk-based corrective action strategies that categorize and remediate sites based on the relative risk to human health. Additionally, the Florida Association of Counties supports public information campaigns and creation of GIS dashboards to inform the public about existing PFAS sites



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DATE: JANUARY 27, 2025  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: NOMINATING COMMITTEE REPORT / ELECTION OF OFFICERS

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Prior to the January Council Meeting each year, the Chair appoints a Nominating Committee to recommend a new member to fill the position of Secretary on the Executive Committee. This recurring vacancy occurs as the prior Immediate-Past Chair rotates off the Committee and the remaining Executive Committee members advance their respective positions. The Nominating Committee appointed by Chair Geller consists of Councilmember Cates (Monroe County), 2<sup>nd</sup> Vice Chair García (Miami-Dade County), and Chair Geller (Broward County).

The current members of the Executive Committee are:

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

At its January 17<sup>th</sup> meeting, the Nominating Committee unanimously voted to recommend the following slate of officers for 2025:

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

**Recommendation:** Ratify the Nominating Committee’s recommendation of Executive Committee Members for 2025.



**SOUTH FLORIDA REGIONAL PLANNING COUNCIL COUNCILMEMBERS, EX OFFICIOS**

**DECEMBER 2024**

Senator Steve Geller, *(Chair), Commissioner, Broward County*

Michelle Lincoln, *(First Vice Chair), Commissioner, Monroe County*

Senator René García, *(Second Vice Chair), Commissioner, Miami-Dade County*

Cary Goldberg, *(Treasurer), Governor's Appointee Broward County*

Denise Horland, *(Secretary), Councilmember, Plantation*

*(Immediate Past Chair),*

Frank H. Caplan, *Councilmember, Village of Key Biscayne*

Craig Cates, *Commissioner, Monroe County*

Joseph Corradino, *Mayor, Village of Pinecrest*

Quentin "Beam" Furr, *Vice Mayor, Broward County*

Oliver G. Gilbert, III, *Chair and Commissioner, Miami-Dade County*

Samuel Kaufman, *Vice Mayor, Key West*

Kionne McGhee, *Commissioner, Miami-Dade County*

Michael Udine, *Commissioner, Broward County*

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Isabel Cosio Carballo, *Executive Director*

Sam Goren, *Legal Counsel*  
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Ex Officio Members

Sirena Davila, *Florida Department of Environmental Protection*

Dat Huynh, *Florida Department of Transportation, District Six*

Victoria Peters, *Florida Department of Transportation, District Four*

Armando L. Vilaboy, *South Florida Water Management District*



# MEMORANDUM

AGENDA ITEM # V.A

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DATE: JANUARY 27, 2025  
TO: COUNCIL MEMBER  
FROM: STAFF  
SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

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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.



**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		300,000.00	300,000.00	240	7.0	2,709.36	268,480.80	12/01/24	0	12/02/24	01/01/25	01/08/04	09/01/39	Performing
1023		301,586.50	301,586.50	120	0.0	350.00	161,715.88	12/01/24	0	12/02/24	01/01/25	07/19/06	03/01/29	Performing
1039		125,000.00	125,000.00	84	5.0	500.00	119,582.53	12/01/24	0	12/20/24	01/01/25	11/24/08	12/31/15	Performing
1040		200,000.00	200,000.00	84	5.0	1,472.32	47,600.87	12/01/24	0	12/02/24	01/01/25	02/02/09	08/01/28	Performing
3024		189,043.88	189,043.88	144	0.0	500.00	91,000.00	12/25/24	0	12/05/24	01/25/25	07/26/99	12/01/16	Default Final Judgment
4008		300,000.00	300,000.00	0	5.0	750.00	147,589.20	12/12/24	0	12/12/24	01/12/25	07/31/09	03/31/39	Performing
4018		150,000.00	150,000.00	84	6.0	(465.00)	144,598.41	12/01/15	3287	10/22/20	01/01/16	07/12/13	08/01/20	Pending Settlement
4024		235,000.00	235,000.00	240	5.0	500.00	148,931.59	12/01/24	0	12/18/24	01/01/25	04/16/14	05/01/26	Performing
4027		149,500.00	149,500.00	120	5.0	1,590.98	32,686.53	12/01/24	0	12/03/24	01/01/25	12/15/15	12/15/25	Performing
4028		75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2071	04/12/19	05/01/19	11/17/16	09/30/19	Default - collateral workout
4029		75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2071	04/12/19	05/01/19	12/14/16	09/30/19	Default - collateral workout
4031		332,972.82	332,972.82	111	6.5	2,000.00	321,849.33	12/01/24	0	12/02/24	01/01/25	09/28/17	08/01/28	Performing
4032		300,000.55	300,000.55	120	7.0	3,577.27	158,689.97	12/01/24	0	12/02/24	01/01/25	10/24/18	11/01/28	Performing
4033		254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	412	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	0.0	300.00	71,412.80	08/01/22	852	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035		248,684.03	248,684.03	84	0.0	375.00	14,396.57	12/01/24	0	12/02/24	01/01/25	03/05/19	04/01/26	Performing
4036		549,223.30	549,223.30	84	0.0	375.00	479,094.60	12/01/24	0	12/02/24	01/01/25	03/05/19	04/01/26	Performing
4037		173,904.64	173,904.64	84	5.0	1,750.00	110,606.25	12/01/24	0	12/02/24	01/01/25	03/28/19	03/28/26	Performing
4038		99,885.78	99,885.78	60	7.0	1,500.00	35,825.60	12/01/24	0	12/02/24	01/01/25	03/28/19	04/01/24	Performing
4039		200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	852	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040		400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	412	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	127,555.83	12/01/24	0	12/02/24	01/01/25	04/22/21	04/01/31	Performing
4044		130,000.00	130,000.00	120	4.5	1,347.30	87,943.58	12/01/24	0	12/02/24	01/01/25	03/22/21	03/01/31	Performing
4046		100,000.00	100,000.00	60	0.0	100.00	84,127.84	12/01/24	0	12/02/24	01/01/25	10/06/22	10/01/27	Modification
4048		349,497.00	98,668.75	60	0.0	352.00	89,796.75	12/01/24	0	12/02/24	01/01/25	02/23/23	03/01/28	Performing
4049		331,700.00	80,271.75	60	0.0	301.00	76,960.75	12/01/24	0	12/02/24	01/01/25	02/23/23	03/01/28	Performing
4050		331,700.00	85,566.75	60	0.0	321.00	82,035.75	12/01/24	0	12/02/24	01/01/25	02/23/23	03/01/28	Performing
4053		225,000.00	225,000.00	24	6.0	525.00	225,000.00	12/01/24	0	12/02/24	01/01/25	11/01/24	10/01/26	Performing
<b>Totals</b>		<b>6,412,204.73</b>	<b>5,663,814.98</b>			<b>25,421.45</b>	<b>4,052,006.53</b>							



**LIST OF COMMITTED TRADITIONAL RLF FUNDS**  
**December 31, 2024**

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
4052	[REDACTED]	470,000	1/16/2024	\$0.00	n/a	\$ 470,000.00
<b>TOTAL</b>		<b>\$470,000</b>		<b>\$0.00</b>		<b>\$ 470,000.00</b>

<b>Cash Available to Lend</b>				
Bank Balance as of	12/31/2024			\$ 1,148,370.93
Committed Funds				
Unfunded Loan Commitments	\$ 470,000			
Administrative Fees	10,919.00			
Total Committed Funds				\$ 480,919.00
<b>Total Uncommitted Funds</b>				<b>\$ 667,451.93</b>

Kerry L. Ezrol  
KEzrol@GorenCherof.com



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

January 3, 2025

**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. Settlement agreed. Documents to be negotiated.

**2. 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 8<sup>th</sup> 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 was 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

{00627478.1 2383-8200982 }

3099 E. Commercial Blvd, Suite 200, Fort Lauderdale, FL 33308  
T 954-771-4500 : F 954-771-4923  
www.GorenCherof.com

Isabel Cosio Carballo, Executive Director

Page 2 of 2

January 3, 2025

Dismiss Defendant's Counterclaim, and gave the defendant until October 30<sup>th</sup> 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. There is a UMC scheduled for May 15, 2024. On April 25, 2024, Plaintiff filed its Motion for Summary Final Judgment, Affidavit in Support of MSFJ, Affidavit of Attorney Fees and Costs, and Affidavit of Reasonable Attorney Fees. The Plaintiff's hearing for their Motion for Summary Final Judgment was scheduled for October 10, 2024, but was cancelled due to Hurricane Milton. A new hearing date has not been set as of the date of this letter. On October 2, 2024, the Defendant filed a Motion to Stay Plaintiff's Motion for Final Summary Judgment and Notice of Production from Non-Party. On October 30, 2024, the Court entered a Case Management Order and scheduled a Case Management Conference for February 6, 2025. On November 22, 2024, Plaintiff filed a Notice of Non-Jury Trial giving notice that this cause is ready to be tried and the hearing is scheduled for December 17, 2024. On December 12, 2024, Defendant filed an Amended Motion Requesting Referral to Mediation to include SFRPC and the hearing is scheduled for December 17, 2024. On December 15, 2024, Defendant filed an Objection to Plaintiff's Notice of Non-Jury Trial and Demand for Jury Trial. Defendant filed a Motion in Opposition of Defendant's Motion for Summary Judgment on December 16, 2024. The Court entered a Uniformed Trial Order on December 18, 2024, setting the trial period from June 2, 2025 until June 20, 2025.

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)



## SFRPC'S Brownfields Cleanup Revolving Land Fund Project Update – Homestead CRA – Miami Dade County

### BACKGROUND

The SFRPC 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. Since the grant award went into effect on July 1, 2023, work pertaining to programmatic support, community engagement, site assessment, and cleanup/reuse planning has been performed for several priority sites throughout the Homestead CRA. At a minimum, Phase I Environmental Site Assessment was completed for each site. Those with recognized environmental conditions (RECs) have proceeded to Phase II Environmental Site Assessments currently underway.



To-date, the full budget for Assessment has been allocated to the various tasks. For Cleanup and Reuse Planning, work continues pertaining to the Southwest Neighborhood Area-wide Plan, which is anticipated to be completed by the spring of 2025. As of September 2024, 71% of this grant has been expended. Stantec will continue working with the SFRPC in setting up new tasks and performing related work until the grant has been fully expended, at which point Stantec will prepare the grant Closeout Report required by the EPA.



To learn more about the SFRPC Brownfields Cleanup Revolving Land Fund or how to get involved, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or [jtart@sfrpc.com](mailto:jtart@sfrpc.com).



BUSINESS > REAL ESTATE

# More than 600 homes, lots more planned in Hollywood after cleanup of old dump site



The site plan calls for 618 units, although 740 units is the maximum allowed by Broward County. (City of Hollywood/Courtesy)



By **LISA J. HURIASH** | [lhuriash@sunsentinel.com](mailto:lhuriash@sunsentinel.com) | South Florida Sun Sentinel

PUBLISHED: December 23, 2024 at 12:18 PM EST

An old dump site on city-owned land will undergo an environmental cleanup in Hollywood, clearing the way for a new mixed-use community with 618 rental apartments and space for new businesses.

The property spans about 34 acres, at [1600 S. Park Road](#), on the northwest corner of Pembroke Road and South Park Road.

Broward County commissioners have unanimously approved a land-use plan amendment that would allow residential construction, with some of the units set aside for workforce housing. The site plan calls for 618 units, although 740 units “is the theoretical maximum per Broward County’s land use policies,” said developer Eric Metz in an email.

Metz, who is working with developer Louis Birdman, said the project will be made up of five buildings that are five stories each. The approvals also allow for office space and general retail.

Metz said the proposed commercial site plan is a gas station with convenience store, a drive-thru restaurant, and office. “We anticipate that the office will have medical tenants given the proximity to the hospital,” he said in an email.

The construction timing is dependent on permits, which will come after site plan and other governmental approvals in 2025.

“This is a great example of repurposing an old and derelict city property that was an ash dump decades ago to instead provide much needed housing to serve the families of our community,” Hollywood Mayor Josh Levy said. “It will be a great complement to the neighboring Hillcrest and Parkview communities.”

Today the site is a brownfield, which is a designation for a contaminated piece of land on industrial sites that have the potential to be reused.



The Hollywood dump site located at 1600 S. Park Road, on the northwest corner of Pembroke Road and South Park Road on Dec. 20, 2024. (Mike Stocker/South Florida Sun Sentinel)

In 2018 the city requested proposals from developers “for redevelopment of the property, which was historically used as a landfill and for Public Works operations,” according to a May 2024 consultant report.

Idelma Quintana, the commissioner who represents that part of the city, said the land has been “sitting fallow all of these years. It needs to be remediated before anything can be done with it.”

“I see it as a positive,” Quintana said.

She said the proposed height of the buildings was smaller than the buildings nearby, and will create “some walkable amenities to the community. That’s a good thing.”

About 15% of the homes will be set aside as affordable housing for moderate-income households at 120% of the area median income for at least 30 years. Today that translates to an income of \$126,000 for a family of four or less to qualify for that housing, according to county records.



(Mike Stocker/South Florida Sun Sentinel)

The Hollywood dump site located at 1600 S. Park Road, on the northwest corner of Pembroke Road and South Park Road on Friday Dec. 20, 2024. (Mike Stocker/South Florida Sun Sentinel)

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In 1985, the U.S. Environmental Protection Agency declared the area, known as the Hollywood Incinerator Ash Dump, a hazardous site.

According to a 2008 news article in the South Florida Sun Sentinel, the southern section of the site was home to an incinerator between 1958 and 1973. A rock quarry company mined the northern end of the property, creating a lake. The city bought the property in 1963 and filled the lake with trash and downed trees, then topped it with the ash from the incinerator.

The city also used part of the property as a trash dump in the 1970s. It had recently been used as a dumping ground for hurricane debris, the news article said.

In 1996, the site opened as compressed natural gas fueling station.

A study by the U.S. Environmental Protection Agency conducted in 1997 yielded inconclusive results, but federal officials determined that the site didn't pose a large enough health risk to declare it a high priority, according to a Sun Sentinel news article in 2006. Another study in 2008 showed unsafe levels of contaminants in soil and groundwater samples taken from property, according to a past Sun Sentinel news article.





The former Hollywood dump site is now slated to become rental apartments. (Mike Stocker/South Florida Sun Sentinel)

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The area will be remediated and brought up to environmental standards, he said.

Metz said the developer, Park Road Development, LLC, is handling the remediation process and all costs associated with it.

Broward County is the regulatory agency for the project, “which requires extensive environmental engineering and testing prior to approving the remediation methodology. During and after construction, there is environmental monitoring that will be required to meet Broward’s requirements,” Metz said.

*Lisa J. Huriash can be reached at [lhuriash@sunsentinel.com](mailto:lhuriash@sunsentinel.com). Follow on X, formerly Twitter, @LisaHuriash*



# MEMORANDUM

AGENDA ITEM # V.B

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DATE: JANUARY 27, 2025  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: SFRPC CARES ACT RLF STATUS REPORT

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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 in excess of 400 prospects inquiring into the loan program from Palm Beach, Broward, Miami-Dade and Monroe counties. The Initial loan program funding was available for up to 2 years or until all loan funds were disbursed. Currently, the program is revolving in nature, as all initial funds have been deployed and new businesses have an opportunity to seek financial support as loan proceeds are repaid from former borrowers.

In December 2024, the EDA completed their RLF Risk Analysis and conveyed the South Florida Regional Planning Council earned a current annual risk rating of an “B+” for the fiscal year ending 9/30/2024.

To date, loan administration has approved thirty-six (36) new CARES ACT RLF loans totaling \$7,785,000 and saved and/or created 250 related jobs.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfregionalcouncil.org](http://www.sfregionalcouncil.org)

**CARES ACT REVOLVING LOAN FUND  
PAYMENT STATUS REPORT - JANUARY 2025**

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	4,017.48	01/01/25	0	01/02/25	02/01/25	10/20/20	11/01/25	performing
5107		300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	187,560.71	01/01/25	0	01/02/25	02/01/25	11/20/20	11/01/30	performing
5110		500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	381,824.94	01/01/25	0	01/02/25	02/01/25	01/13/21	01/01/31	performing
5111		210,000.00	210,000.00	120	3.5000	12	2,076.60	2,076.60	135,120.19	01/01/25	0	01/02/25	02/01/25	12/31/20	01/01/31	performing
5112		500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	321,826.24	01/01/25	0	01/02/25	02/01/25	12/28/20	01/01/31	performing
5114		150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	98,997.36	01/01/25	0	01/02/25	02/01/25	02/24/21	02/01/31	performing
5115		100,000.00	100,000.00	60	3.5000	12	1,594.07	200.00	76,230.13	10/15/24	48	10/11/24	11/15/24	02/02/21	02/01/26	In Legal
5116		306,041.60	306,041.60	120	3.7760	12	2,173.69	2,170.00	259,856.32	10/05/24	58	12/10/24	11/05/24	05/14/21	04/01/31	performing
5117		394,000.00	394,000.00	240	3.5000	12	4,000.00	4,000.00	321,924.28	01/01/25	0	01/02/25	02/01/25	05/13/21	05/01/31	performing
5118		500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	418,135.31	01/01/25	0	01/02/25	02/01/25	06/15/21	07/01/36	performing
5119		150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	110,574.68	01/01/25	0	01/02/25	02/01/25	08/12/21	08/01/31	performing
5120		295,000.00	295,000.00	120	3.5000	12	3,258.10	3,258.10	245,565.73	01/01/25	0	01/02/25	02/01/25	08/09/21	08/01/31	performing
5121		175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	121,812.89	01/01/25	0	01/02/25	02/01/25	08/24/21	08/01/31	performing
5122		500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	436,969.12	01/01/25	0	01/02/25	02/01/25	08/25/21	08/01/31	performing
5123		250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	188,509.89	01/01/25	0	01/02/25	02/01/25	10/15/21	10/01/31	performing
5125	F	500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	425,173.68	01/01/25	0	01/02/25	02/01/25	01/13/21	10/01/31	performing
5126		128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	58,928.82	01/01/25	0	01/02/25	02/01/25	02/15/22	02/01/27	performing
5127		200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	156,811.32	01/01/25	0	01/02/25	02/01/25	06/09/22	06/01/32	performing
5128	C	462,136.20	462,036.20	36	5.0000	12	1,989.32	1,989.32	462,036.19	01/01/25	0	01/02/25	02/01/25	10/20/22	11/01/25	performing
5129		250,000.00	250,000.00	180	6.0000	12	2,109.64	2,109.64	234,497.46	01/01/25	0	01/02/25	02/01/25	06/22/23	07/01/38	performing
<b>Totals</b>		<b>5,895,177.80</b>	<b>5,910,077.80</b>				<b>52,196.38</b>	<b>50,798.62</b>	<b>4,646,372.74</b>							

## Portfolio Analysis

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

**Cutoff Date:** 1/2/2025  
**Run Date:** 01/03/2025  
**Run Time:** 8:44:57 am  
**Page 1 of 1**

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	18	4,310,286.29	92.77%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	2	336,086.45	7.23%
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%
<b>Total Portfolio</b>	<b>20</b>	<b>4,646,372.74</b>	<b>100.00%</b>

Contaminated Portfolio 2 336,086.45 7.23%

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: 01/01/2025

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
36	\$115,000.00	Miami- Dade	Miami

TOTAL FUNDED: \$7,785,000.00



## MEMORANDUM

AGENDA ITEM #VII.A

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DATE: JANUARY 27, 2025  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: ATTENDANCE FORM

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Information only.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954.924.3653 Phone, 954.924-3654 FAX  
[www.sfrationalcouncil.org](http://www.sfrationalcouncil.org)

2024 ATTENDANCE RECORD

<b>COUNCILMEMBERS</b>	01/22/24	2/26/24	3/18/24	5/20/24	7/15/24	9/30/24	10/21/24	11/18/24
<b>BAILEY, Mario</b> <i>Immediate Past Chair</i> Governor's Appointee, MDC	A	VP	P	VP	VP	A	VP	P
<b>CAPLAN, Franklin</b> Councilmember Village of Key Biscayne	P	P	P	P	P	P	P	P
<b>CATES, Craig</b> Monroe County Commission	VP	*	VP	VP	A	P	VP	VP
<b>CORRADINO, Joseph</b> Mayor, Village of Pinecrest	VP	P	P	*	*	A	VP	VP
<b>FURR, Beam</b> Broward County Commission	P	*	VP	*	P	P	P	P
<b>GARCIA, René, 2<sup>nd</sup> Vice Chair</b> Miami-Dade Co. Commission	VP	VP	P	*	*	VP	*	VP
<b>GELLER, Steve, Chair</b> Broward County Commission	VP	P	P	P	P	P	P	P
<b>GILBERT, III, Oliver G.</b> Miami-Dade Co. Commission	A	A	*	A	*	A	A	A
<b>GOLDBERG, Cary, Treasurer</b> Governor's Appointee, Broward	VP	VP	VP	VP	*	VP	VP	VP
<b>HORLAND, Denise, Secretary</b> Commissioner, Plantation	P	P	VP	P	VP	P	P	P
<b>KAUFMAN, Samuel</b> Commissioner, Key West	VP	VP	VP	*	VP	VP	VP	VP
<b>LINCOLN, Michelle</b> <i>1<sup>st</sup> Vice Chair</i> Monroe County Commission	VP	P	P	P	VP	P	P	*
<b>McGHEE, Kionne L.</b> Miami-Dade Co. Commission	A	A	VP	A	A	VP	*	A
<b>ROSS, Greg</b> Mayor, Cooper City	VP	VP	VP	*	VP	P	P	*
<b>UDINE, Michael</b> Broward County Commission	VP	VP	VP	VP	VP	VP	VP	VP

2024 ATTENDANCE RECORD

<b>EX-OFFICIO MEMBERS</b>	1/22/24	2/26/24	3/18/24	5/20/24	7/15/24	9/30/24	10/21/24	11/18/24
<b>DAVILA, Sirena</b> Florida Dept. of Environmental Protection	D/VP	D/VP	D/VP	D/VP	D/VP	VP	VP	VP
<b>HUYNH, Dat</b> Florida Dept. of Transportation, Dist. 6	D/VP	D/VP	VP	VP	D/VP	VP	A	VP
<b>PETERS, Victoria</b> Florida Dept. of Transportation, Dist. 4	D/P	D/P	VP	VP	VP	*	VP	VP
<b>VILABOY, Armando L.</b> South Florida Water Management District	VP	VP	P	VP	VP	A	VP	VP

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