

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
March 17, 2025**

The South Florida Regional Planning Council met virtually and in person on this date at the SFRPC office located at 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. Chair Lincoln welcomed everyone, present and virtually, and called the meeting to order at 10:33 a.m. Councilmember Furr was asked to lead in the Pledge of Allegiance. The recording of this meeting can be found here:

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

I. Pledge of Allegiance and Roll Call

Chair Michelle Lincoln
Councilmember Frank Caplan
Councilmember Craig Cates (excused)
Councilmember Joseph Corradino (excused)
Councilmember Beam Furr
Councilmember René García (excused)
Councilmember Steve Geller (excused)
Councilmember Oliver Gilbert, III**
Councilmember Cary Goldberg (excused)
Councilmember Denise Horland (excused)
Councilmember Samuel Kaufman*
Councilmember Kionne McGhee**
Councilmember Maria Rodriguez
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 VI

The following Ex-Officio Members were absent:

Victoria Peters, representing the Florida Department of Transportation District IV
Armando Vilaboy, representing the South Florida Water Management District

Sam Goren, Legal Counsel, explained the legal requirements for a quorum and stated the meeting would be conducted as an Executive Committee meeting once Councilmember Rodriguez arrived.

While waiting for Councilmember Rodriguez to arrive for quorum, Chair Lincoln moved to Agenda Item IV. Program Reports and Activities.

IV. Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report

Jeff Tart, Senior Loan Officer, summarized the following programs.

CARES ACT

Mr. Tart stated that the Loan Administration was finalizing a \$500,000 CARES Act loan to Renaissance Riviera Beach, LLC for affordable housing in Riviera Beach, Palm Beach County. The project, developed and led by Community Partners of South Florida with financing support from the SFRPC and Florida Housing Finance Corporation, will build 5 single-family homes for first-time minority homebuyers. This is a collaboration with the Riviera Beach CRA to develop 15 units over three years. Updates on the project's start and groundbreaking will be provided.

The CARES Act RLF is reviewing a \$250,000 loan for White Glove Linen, a minority-owned business, to acquire new commercial laundry equipment to support growing demand from local hotels and resorts. The CARES Act RLF has approved 36 loans totaling \$7.86 million, resulting in the creation/preservation of over 351 jobs. The program currently has around \$687,000 available for new loans.

Traditional RLF

The traditional RLF is underwriting a \$250,000 loan for Findal Media & Technology, a minority-owned business, to renovate a commercial studio in Sunrise to expand their media services to the Haitian community in South Florida. The traditional RLF program has provided \$5.66 million in loans to 29 businesses and has approximately \$700,000 available for new borrowers.

Brownfields Projects

An environmental assessment and remediation are currently underway as part of a Brownfields project in the Miami Health District. The SFRPC has committed \$1.75 million to clean up property at the intersection of the Miami River and NW 27th Avenue to be redeveloped into affordable housing for the district. The site was previously used by an exterminating company and a marina storage facility.

EPA Coalition Assessment Grant

The SFRPC has applied for a \$1.2 million EPA Coalition Assessment Grant in 2025, aimed at supporting The Allapattah Collaborative, the South Florida Community Land Trust, and the City of Miami, with a focus on Keon Hardemon and Raquel Regalado's districts.

Southeast Florida Community Development Fund/Affordable Housing Initiative

The Southeast Florida Community Development Fund has completed the first of four new single-family affordable homes in West Park, Broward County, for first-time minority homebuyers, in partnership with the Housing Foundation of America and Liberia Economic and Social Development. Each 1,800 sq. ft. home has 3 bedrooms and 2 bathrooms and is priced at \$350,000 for eligible buyers. The remaining homes are 85% complete. This project is funded through a collaboration with the Broward County Housing Finance Authority and the SFCDFI. Mr. Tart thanked the Council for their support, as we are making a considerable impact on our local communities.

Councilmember Rodriguez arrived, Chair Lincoln designated Councilmembers Rodriguez and Furr as Executive Committee members, and they agreed. The meeting continued as an Executive Committee Meeting. Chair Lincoln asked Councilmember Rodriguez to introduce herself and share some background information with the group. Councilmember Rodriguez introduced herself, stating that she represents District 3 in the City of Pembroke Pines and was elected last year. She previously worked for the City of Miami Beach and served as a staff aide to Commissioner Tim Ryan at the Broward County Commission, where she was involved in Commission events and initiatives. She was excited about representing the City of Pembroke Pines on the Broward League of Cities and the SFRPC and mentioned her commitment to bringing the perspective of the younger generation to both Councils. Chair Lincoln thanked Councilmember Rodriguez and warmly welcomed her.

The Meeting continued with the Agenda Items, III. Action Items.

III. Action Items

A. Minutes of the Previous Meeting

Chair Lincoln motioned to approve the Meeting Minutes for the January Council Meeting. Councilmember Caplan moved the motion, and Councilmember Furr 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 Lincoln motioned to approve the Financial Report. Councilmember Furr moved the motion, and Councilmember Rodriguez 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:

- Miami-Dade County 25-01ESR
- Monroe County 25-01ACSC
- City of Coral Gables 25-01ER
- City of Fort Lauderdale 25-01ESR
- Islamorada, City of Islands 25-01ACSC
- City of Miami Beach 25-01ESR
- Village of Palmetto Bay 25-01ER
- City of Pompano Beach 25-01ESR
- City of South Miami 24-02ESR

Public Hearing

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

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

Adopted

- Broward County 24-04ESR
- Monroe County 24-04ACSC
- Village of Key Biscayne 24-01ESR
- City of Marathon 24-01ACSC
- City of South Miami 24-01ESR
- City of Sunrise 24-02ESR
- City of Sweetwater 24-02ESR

Public Hearing

Chair Lincoln 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 Lincoln motioned to approve the Adopted Comprehensive Plan Amendments. Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

D. Regional Issues: Comprehensive Plan Amendment Review

None

E. Update – SFRPC Council Meeting Calendar

Mrs. Cosio Carballo presented the Councilmembers the updated meeting schedule.

Chair Lincoln motioned to approve the updated SFRPC Council Meeting Calendar. Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

F. Resolution #25-01 (SB 1264 / HB 1125)

Mrs. Cosio Carballo explained that two proposed bills, Senate Bill 1264 (SB 1264) and House Bill 1125 (HB 1125), aim to eliminate all references to Regional Planning Councils (RPCs) in Florida Statutes. She noted that the Florida Regional Council's Executive Director and lobbyist, Ron Book, have been actively engaging with legislators on this issue. Mrs. Cosio Carballo would like to contact our legislators and share the Council's concerns, along with a summary/fact sheet prepared to support the RPCs' continued role. She mentioned that other RPCs are drafting similar Resolutions to inform legislators and county officials about the legislation and the detrimental impact on local governments. Mr. Goren, Legal Counsel, read SFRPC Resolution 25-01 for the record.

Chair Lincoln motioned to approve Resolution #25-01 (SB 1264 / HB 1125). Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

Councilmember Caplan noted that the Resolution should include the RPCs' role in data gathering, information sharing, and support for counties and municipalities, as it is a key aspect of regionalism. Mrs. Cosio Carballo agreed to update the Resolution and present it later in the meeting.

This Agenda Item was temporarily tabled.

Mr. Goren reminded Chair Lincoln that official approval is needed for the April Council Meeting date change. Chair Lincoln motioned to officially change the April Council Meeting to April 25, 2025. However, due to a scheduling conflict for Councilmember Furr, it was agreed to move the meeting to Thursday, April 24, 2025.

Chair Lincoln motioned to approve the April Council Meeting to Thursday, April 24, 2025. Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

Public Comments

Regarding the SFRPC Resolution 25-01 and the RPC's fact sheet, Dat Huynh from the Florida Department of Transportation, District VI, inquired about the still-active City Park DRI. He recommended clarifying the Resolution to reflect the SFRPC's involvement in strengthening the Council's position, rather than simply stating the Council is working on the DRI despite statutory changes. He recommends including the City Park DRI in the Resolution.

Mrs. Cosio Carballo explained that the 2018 Florida Legislature eliminated the creation of new DRIs. City Park DRI is the only DRI that was grandfathered into Florida Statutes when they eliminated the DRI Program. The SFRPC is the only RPC out of 10 RPCs that has an active DRI. Mrs. Cosio Carballo stated that she will rework the DRI clause to reflect the grandfathered City Park DRI. She is also revising the third clause to state that the RPCs assist local governments with information gathering, data analysis, and partner with local governments and various agencies to secure grant funding, provide staff support for special life projects, and provide technical assistance. She will work on revising the language on both items and bring them back to the Council before the end of the meeting.

Ken Reinhardt, representing AARP, reminded the Council of their participation in the Silver Tsunami Conference and inquired about a follow-up meeting. Mrs. Cosio Carballo stated that she would like to have a conversation with him and the other conference speakers to discuss action items for next steps. Councilmember Furr stated that CareerSource Broward has a program for hiring elderly people in which AARP may be involved. Chair Lincoln thanked Mr. Reinhardt.

Public Comment was closed.

II. Presentations (Approximately 11:15 a.m.)

"What the Hey-Hidey-Ho do they do?"

Randy Deshazo, Deputy Director, Director of Economic Development and Research

Randy Deshazo, SFRPC Deputy Director and Director of Economic Development Research, gave a presentation outlining the SFRPC's many programs. He detailed the recent projects, reports, studies, GIS Analyses, and accomplishments on Economic Development and Planning, Transportation, Resiliency and Infrastructure, Energy, Local Emergency Planning Committee, Development of Regional Impacts (City Park), Revolving Loan Funds, Brownfields, Joint Meetings and Regional Conferences, etc. Mrs. Cosio Carballo and Council staff provided a more in-depth explanation of their programs. Mr. Deshazo commended them for their commitment to these programs and for their assistance in preparing the presentation. Chair Lincoln appreciated the presentation and the valuable information shared, describing it as the SFRPC encyclopedia of all the outstanding programs across the three counties. She also thanked Council staff for their contributions in making the Council strong and impactful. Mrs. Cosio Carballo

thanked the staff for their help. Discussion ensued on the bike paths, bikes on TriRail, ride share, greenway trails, scooter abandonment, connectivity, etc.

The presentation can be located on the SFRPC website: <https://sfregionalcouncil.org/wp-content/uploads/2025/03/SFRPC-Staff-Updates.pdf>.

Public Hearing

F. Resolution #25-01 (SB 1264 / HB 1125)

Revisiting Resolution #25-01, Mrs. Cosio Carballo thanked Councilmember Caplan and Ex-Officio Member Huynh for their valuable input in updating the Resolution. Mr. Goren also reviewed the updated Resolution.

Per Ex-Officio Huynh's suggestion, the following will read:

“WHEREAS, Regional Planning Councils no longer exercise authority in the review of local comprehensive land use plans or, with the exception of the CityPark DRI which was legally grandfathered in Florida Statutes, existing Developments of Regional Impact (DRIs) following the elimination of any new DRIs or state and regional views of existing DRIs in 2018; and”

Per Councilmember Caplan’s suggestion, the following will read:

“WHEREAS, Regional Planning Councils assist local governments and other partners with information gathering and data analysis, work with local governments and various agencies to secure grant funding, provide staff support for specialized projects, and provide technical support and facilitation expertise; and”

Chair Lincoln motioned to approve Resolution #25-01 (SB 1264 / HB 1125). Councilmember Caplan moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

Public Comment

There were no public comments.

IV. Program Reports and Activities

- C. SFRPC Revolving Loan Funds Status Report (reviewed earlier in the Agenda)
- D. SFRPC CARES Act RLF Status Report
- E. FRCA Bill Report Week #2

Mrs. Cosio Carballo noted that the Florida Regional Councils Association (FRCA) is supported by the state’s 10 Regional Planning Councils. FRCA sends a report on the legislative items; it is included in the meeting package.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo stated that her Executive Director's report has been addressed throughout today's meeting. She thanked Rebecca Landesman for her quality of work and work ethic. She mentioned the upcoming SFRPC Conference scheduled for this year and mentioned previous topics such as First-Last Mile and Mental Health Housing. She requested the Councilmembers think about what issues they would be interested in discussing. Some of the ideas proposed included incorporating the Comprehensive Economic Development Strategy (CEDS) Transit-Oriented Development (TOD) with affordable housing, including strategies to improve the public's understanding of affordable housing.

B. Legal Counsel Report

Mr. Goren stated that included in the Traditional RLF packet is a letter from his law firm. He stated that the Council is currently involved in minimal litigation. While foreclosures do occasionally occur, Mr. Tart makes every effort to minimize and avoid legal action. Mr. Goren referenced a letter dated March 3, 2025, relating to the Angela Dawson matter, which has been resolved. He provided a brief update on that case. He also mentioned a second letter concerning a cross-collateralized property of Ms. Dawson, which is expected to be resolved soon.

C. Council Members Report

D. Ex-Officio Report

Mr. Huynh announced that FDOT Secretary Stacy Miller is moving to the Miami-Dade County Department of Transportation and Public Works. Former Director Daniel Iglesias will be the District 6 Secretary. Chair Lincoln wished Ms. Miller the best and welcomed Mr. Iglesias back as Secretary.

Chair Lincoln acknowledged and thanked Councilmember Albritton for attending most of the SFRPC meetings.

VI. Announcements and Attachments

A. Attendance Form

B. Upcoming Meetings

- 1) Thursday, April 24, 2025, 10:30 a.m. (SFRPC)
- 2) Monday, May 19, 2025, 10:30 a.m. (Miami-Dade TPO)
- 3) Monday, June 16, 2025, 10:30 a.m. (SFRPC)

VII. Adjournment

Chair Lincoln adjourned the meeting at 12:08 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 March 17, 2025, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 19th day of May 2025.

Frank Caplan, Secretary
Councilmember, Village of Key Biscayne

Date