

**MINUTES OF THE  
SOUTH FLORIDA REGIONAL PLANNING COUNCIL  
May 19, 2025**

The South Florida Regional Planning Council met virtually and in person on this date at the Miami-Dade Transportation Planning Organization, 150 West Flagler Street, Suite 1900, Miami, FL 33130. Chair Lincoln welcomed everyone, present and virtually, and called the meeting to order at 10:31 a.m. Legal Counsel Sam Goren was asked to lead the Pledge of Allegiance. The recording of this meeting can be found here: <https://www.youtube.com/watch?v=G4hGAorlGZs>

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

Chair Michelle Lincoln  
Councilmember Frank Caplan  
Councilmember Craig Cates \*  
Councilmember Joseph Corradino \*  
Councilmember Beam Furr  
Councilmember René García (D/VP)  
Councilmember Steve Geller  
Councilmember Oliver Gilbert, III (A)  
Councilmember Cary Goldberg \*  
Councilmember Denise Horland  
Councilmember Samuel Kaufman (VP)  
Councilmember Kionne McGhee (A)  
Councilmember Maria Rodriguez  
Councilmember Michael Udine \*

A = Absent  
D = Designee  
\* = Excused Absence  
VP = Virtually Present

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

The following Ex-Officio Member was present:

Dat Huynh, representing the Florida Department of Transportation, District VI

The following Ex-Officio Members were virtually present:

Megan Rutter, representing Sirena Davila, the Florida Department of Environmental Protection  
Armando Vilaboy, representing the South Florida Water Management District

Chair Lincoln recognized the Councilmembers present as members of the Executive Committee to establish a quorum and thanked them for their attendance. She welcomed everyone to Miami-Dade TPO, thanked Director Aileen Bouclé and staff members for their hospitality, and complimented them on their

office.

### **III. Action Items**

#### **A. Minutes of the Previous Meeting**

*Chair Lincoln motioned to approve the Meeting Minutes for the March 17, 2025 Council Meeting. Councilmember Caplan moved the motion, Councilmember Horland seconded the motion, which was adopted by unanimous vote.*

*Chair Lincoln motioned to approve the Meeting Minutes for the April 24, 2025 Executive Committee Meeting. Councilmember Rodriguez moved the motion, Councilmember Caplan seconded the motion, which was adopted by 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, Councilmember Caplan seconded the motion, which was adopted by unanimous vote.*

#### **C. Consent: Comprehensive Plan Amendment Reviews**

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

Proposed:

- Miami-Dade County 25-02ESR
- Monroe County 25-02ACSC
- Monroe County 25-03ACSC
- City of Hollywood 25-01ESR
- City of Hollywood 25-02ESR
- City of Miramar 25-01ER
- City of North Lauderdale 25-01ER

### **Public Hearing**

Chair Lincoln opened the Public Hearing and asked if there were any comments or questions.

Legal Counsel Sam Goren clarified Florida Statutes concerning a Councilmember serving simultaneously as a municipal or county representative and as a Councilmember, including guidance on voting rights and potential conflicts.

### **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, Councilmember Caplan seconded the motion, which was adopted by unanimous vote.*

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

#### **Adopted**

- Miami-Dade County 24-01ESR
- Miami-Dade County 24-02ESR
- Miami-Dade County 25-01ESR
- Monroe County 25-01ACSC
- Islamorada, Village of Isles 24-04ACSC
- City of Miami Beach 24-01ESR
- City of Miami Beach 25-01ESR
- City of Sweetwater 24-01ESR

### **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 Furr moved the motion, Councilmember Rodriguez seconded the motion, which was adopted by unanimous vote.*

#### **D. Regional Issues: Comprehensive Plan Amendment Review**

None

#### **E. SFRPC Revolving Loan Fund Plan 2025 – 2030 / Resolution 25-02**

Mr. Tart, Senior Loan Officer, explained that to remain compliant with the CARES Act Revolving Loan Fund (RLF) requirements, the SFRPC must renew a 5-Year RLF Plan outlining the terms and conditions of the program for the U.S. Economic Development Administration (EDA). He noted that, due to the length of the document, only a summary was included in the Council's packet; the complete Plan is on the website. The Plan has already been reviewed and approved by the EDA. Council staff is asking the Council to adopt Resolution 25-02 to approve the Plan and allow it to be officially submitted to the EDA so the program can move forward.

Mr. Goren read SFRPC Resolution 25-02 for the record.

### **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 SFRPC Revolving Loan Fund Plan 2025 – 2030 / Resolution 25-02. Councilmember Furr moved the motion, Councilmember Caplan seconded the motion, which was adopted by unanimous vote.*

The Agenda was amended to move forward with 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 RLF**

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 new 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 and underwriting a new \$250,000 loan to White Glove Linen, an existing minority owned business, seeking financing to expand operations to acquire new commercial laundry equipment to meet the growing demands of local hotels and resorts. To date, the CARES Act RLF administration has approved 36 loans totaling \$7.86 MM and saved and/or created more than 351 jobs. The program has approximately \$490,000 available to lend.

#### **Traditional RLF**

The traditional RLF is underwriting a \$500,000 loan request for Paramount Broadcasting Communications/Findal Media & Technology, an existing 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 to lend.

### **EPA Brownfields Clean Up Projects**

The EPA awarded the SFRPC \$2 million in supplemental funding to support the cleanup of the former Hollywood Ash Incinerator site in Hollywood, Broward County. Additionally, a new \$1.2 million assessment grant was awarded to assist environmental efforts in the City of Miami, the Allapattah Collaborative, and the South Florida Community Land Trust, which is supported by local organizations and officials (Commissioners Keon Hardemon and Raquel Regalado's Districts). Project updates in Miami-Dade County include the Miami Health District, where \$1.75 million in EPA funding is being used to transform a site at the Miami River and NW 27th Avenue, formerly an exterminator warehouse and marina storage, into affordable housing. Claude Pepper Park, where \$3.5 million in EPA funding is supporting the cleanup and redevelopment of the site at 1255 NW 145th Street into affordable housing and commercial spaces (Commissioner Marlene Bastien's District).

### **Southeast Florida Community Development Fund/Affordable Housing Initiative**

The Southeast Florida Community Development Fund (SFCDFI) is currently underwriting a 12-unit affordable townhome project at 6701 SW 25th Street in Miramar, targeting workforce housing for households at 120% or less of the area median income. Each unit will be approximately 1,600 sq. ft. and priced around \$385,000. Two of four single-family affordable homes have been completed in the City of West Park for first-time minority homebuyers, in partnership with the Housing Foundation of America and the Liberia Economic and Social Development organization. These homes are 1,800 sq. ft., 3-bed/2-bath, and offered at \$350,000. The remaining two homes are 85% complete. These projects have been made possible through collaboration with the Broward County Housing Finance Authority. To date, 33 homes have been completed or are in progress as part of SFCDFI's broader affordable housing initiative across South Florida. BankUnited recently awarded a \$10,000 grant to support this initiative.

Councilmember Furr commended Mr. Tart for finalizing funding for the Hollywood Ash Incinerator site.

Mr. Tart explained in detail what a site assessment entails. Since an assessment is quite expensive, home/land owners try to receive grant funding from the EPA. In this funding cycle, the Council received two of five awards in the state.

Councilmember Geller questioned the pass-through funding and the expenses to the SFRPC. Mrs. Cosio Carballo explained that a fiscal analysis is being conducted on the SFRPC Programs. Mr. Tart explained that the SFRPC includes an administrative fee/expense to oversee and manage these programs, which are included in the \$1.2 million grant and all the RLF Programs. Councilmember Rodriguez inquired about the promotion of the RLF Program. Mr. Tart stated that Councilmembers assist in promoting the program to their constituents, along with the Council's marketing partners across counties, municipalities, CRAs, and economic development professionals, through staff outreach efforts and our website. Chair Lincoln noted that the Monroe County staff utilizes this information quite frequently.

Chair Lincoln welcomed those attending via Zoom: Monroe County Mayor Jim Scholl, Jim Murley (retired but diligently working to make our community wonderful), and SFWMD representative Amando Vilaboy.

C. SFRPC Regional Conference

Mrs. Cosio Carballo reminded the Councilmembers that the SFRPC has a Joint Council Meeting with the Treasure Coast Regional Planning Council (TCRPC) and a separate SFRPC Regional Conference once a year. This year's Regional Conference is on September 11<sup>th</sup>, at a venue to be determined. At the upcoming SFRPC Regional Conference, Palm Beach County / TCRPC is invited to the conversation "Business for Transit-Oriented Development (TOD) and Affordable Housing in South Florida" as a county that is actively promoting TOD / Affordable Housing. Immediate-Past Chair Geller, in his role as Chair of the CEDS Committee, has spearheaded an SFRPC Study of TOD / Affordable Housing, in partnership with public and private sector partners, which will be presented at the Conference. Past Chair Geller commended Mr. Deshazo, Ms. Agolli, Ms. Miskis, and staff for their work. He stated that TOD could be the most economical solution to the housing issues. Mrs. Cosio Carballo stated that she will keep the Councilmembers updated, and if anyone has any suggestions to please contact her.

D. Council Newsletter

**II. Presentations (Approximately 11:00 a.m.)**

Presentations can be found on the Council website: <https://sfregionalcouncil.org/meeting-materials/>

A. Jane Gilbert, Chief Heat Officer & Miami-Dade County Director of Urban and Community Forestry, "Addressing the Health and Economic Impacts of Extreme Heat"

Ms. Gilbert highlighted that extreme heat is the deadliest weather-related threat in the U.S., and Florida regularly experiences high temperatures and humidity. She noted that vulnerable populations are affected differently, and outreach should be tailored to diverse needs. Her presentation showed rising temperature trends in Florida, projected future impacts, and data on heat-related illnesses/deaths from emergency rooms/hospitals. She shared information about the Heat Vulnerability Index mapping tool, the Climate & Heat Health Task Force, comprised of 15 appointed members from various sectors, and the goals of the Miami-Dade County Extreme Heat Action Plan. Additionally, she explained how urban development, including loss of tree canopy, urban heat waste, and climate change, contributes to rising temperatures.

Chair Lincoln thanked Ms. Gilbert for sharing this important information. Councilmember Geller expressed concern about the impact of state legislation blocking efforts to require employers to provide water and rest breaks for outdoor workers. How do you plan on funding the programs for the future cutbacks? She stated that the Commission is supporting heat protection measures at the federal level and has been advocating for consistent state and federal standards, and the responsibility should not fall solely on local governments. She is advocating that the business side of these protections, like keeping workers and athletes hydrated, allowing breaks, and ensuring safety, can help reduce workers' compensation claims and other liabilities.

- B. Jennifer L. Jurado, Ph.D., Deputy Director and Chief Resilience Officer, Broward County Resilient Environment Department, “Resilience Readiness – “Preparing for Extreme Heat and Flood” (Time Approximate: 11:15 A.M.)

Dr. Jurado praised the accomplishments and information Ms. Gilbert shared. Dr. Jurado’s presentation included details on preparing the community for extreme events during the Heat Season (May 1 - October 1), Hurricane Season (June 1 - November 30), and Wet Season (May 15 - October 15). Her presentation included a slide depicting the increase in intense rainfall events since 2014, a heat index from 2000, hot spots and trends, Addressing Flood and Heat - The Broward Community-wide Resilience Plan, heat-related ER visits, storage, green infrastructure, canal operations, adaptation strategies through 2070, website tools such as “Engagement with Scenario Viewer,” heat coordination efforts, progress made, data collection from various agencies, ongoing needs, and the next steps to expand cooling centers across the county for the summer season.

Councilmember Furr inquired about the hydrologic model that informs FEMA regarding flood zone locations and whether changes to the model affect the flood zones. Dr. Jurado stated that as water management strategies improve, this becomes part of the foundational models. FEMA will adopt and update the model, incorporating the benefits of these improvements into the base model. The flood risk reductions will contribute to improved flood risk assessments and reduced insurance rates, which remain a central focus. This could mean that certain areas may no longer fall within flood zones due to water management enhancements. A key aspect of the resilience plan is determining how to finance and justify these efforts. Improving the culverts is indeed a promising idea, but addressing the major canal issues is essential to ensure proper drainage. Funding for these improvements also poses a challenge. There was a discussion regarding the Central and Southern Florida Study (CS & F) and potential focal points such as salinity control, barriers, and pumps; however, the study has not considered updating seawalls or raising the banks of the canals. Chair Lincoln thanked Dr. Jurado for her presentation and valued the information shared.

- C. Aileen Bouclé, AICP, Director, Miami-Dade Transportation Planning Organization, “Planning for the Future – Miami-Dade TPO Long Range Transportation Plan” (Time Approximate: 11:35 A.M.)

Chair Lincoln thanked Ms. Bouclé for her hospitality and the view from the TPO’s conference room. She summarized Ms. Bouclé’s professional successes and history.

Ms. Bouclé welcomed attendees and mentioned the value of the partnership between agencies. She expressed the regional importance of the Miami-Dade Transportation Planning Organization (TPO) and its involvement with boards such as the Southeast Florida Transportation Council (SEFTC). She presented a transportation timeline illustrating regional developments since the 1980s, beginning with Metrorail, and outlined the region’s unique challenges and solutions. The handout provided further details, including milestones and projected improvements through 2050. Ms. Bouclé discussed the Miami-Dade TPO’s adoption of the federally required Long-Range Transportation Plan (LRTP) 2050, which includes emerging

technologies and infrastructure advancements. She noted that seamless transportation across counties is made possible through collaboration with the Broward MPO, Palm Beach TPA, and the Florida Department of Transportation (FDOT) districts. She addressed federal support for TPO involvement in affordable and workforce housing initiatives, in partnership with SEFTC, and provided an overview of the federal regulations the TPO must follow. She focused on new and emerging transportation technologies, the pros and cons, micromobility infrastructure (e.g., bicycles, e-bikes), First/Last mile connectivity, urban and next-generation air mobility, autonomous transit, and interoperability with mobile devices, etc. She highlighted regional and megaregional projects, including: Brightline, Golden Glades Interchange improvements, South Dade Transit Way (22-mile gold-standard BRT), Tri-Rail expansion, and the TPO's Transit-Oriented Communities Initiative. She concluded by noting that the SMART Plan has transitioned to the SMART Program, now in phases of design, construction, operations, and maintenance. Locally, the program is referred to as the "SMART Region," as four of the six corridors extend across regional boundaries. Ms. Bouclé stated she could continue all day on the subject of transportation.

Chair Lincoln thanked Ms. Bouclé for her informative presentation and her expertise in transportation. She commented on the growing pains experienced by Monroe County and emphasized the need for greater efficiency. Chair Lincoln noted her role on the Florida Transportation Strategic Plan 2055 and shared her enthusiasm about the rapid advancement of next-generation technologies, including air mobility and autonomous vehicles. She expressed excitement about the opportunity to reimagine transportation over the next 20 to 30 years.

It was mentioned that Ms. Bouclé organized the Netherlands trip for the Palm Beach, Broward, and Miami-Dade counties to see how urban areas prioritize walking and bicycling over vehicle use within a 2–3-mile radius. She was recognized as a key leader in advancing regional transit interoperability across the three counties. Ms. Bouclé explained that the field review was conducted by the Dutch Cycling Embassy, an internationally recognized leader in bicycle and pedestrian infrastructure. Dutch engineers have successfully created integrated, safe systems allowing people to rely on bicycles and walking for short trips, reducing the need for personal vehicles. Local transit stations are also designed to support those who can no longer drive. She would like to bring this model back to Florida. Discussion ensued on the coordination of mass transit in urban areas, including timing and reliability of service, enhanced bus shelters, protected pedestrian and bicycle networks, Transit-Oriented Developments (TODs), and flexible services like Metro Connect.

Chair Lincoln thanked Ms. Bouclé for sharing her energy and her commitment to transportation.

## **Public Comments**

There were no comments or questions from the public in person or virtually.

## **V. Discussion Items**

### **A. Executive Director's Report**

Noted earlier in the agenda.



B. Legal Counsel Report

Mr. Goren stated that there is a document included in the Traditional RLF packet updating the Dawson case. He will brief the Council as this progresses. There is no new litigation to report or any other matter that will impact the Council.

C. Council Members Report

None

D. Ex-Officio Report

Chair Lincoln thanked Mr. Huynh for attending the meeting in person. He did not have an update and hopes to attend future meetings in Hollywood. He welcomed everyone to Miami-Dade County.

Armando Vilaboy, SFWMD, announced that they have stopped the seasonal drawdown in the south and are moving those canals to the high ranges in the Miami-Dade area for those who follow the water operations.

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 12:24 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 May 19, 2025, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 16<sup>th</sup> day of June 2025.

---

Frank Caplan, Secretary  
Councilmember, Village of Key Biscayne

---

Date