



DRAFT AGENDA

MONDAY, JULY 21, 2025
10:30 A.M. to Conclusion

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
1 Oakwood Boulevard, Suite 250
Hollywood, FL 33020
954-924-3653

VIRTUAL / PHYSICAL MEETING

Join Zoom Meeting

<https://us06web.zoom.us/j/86755530827?pwd=m7IUZ1EM4WIHSs7Q12asqKD3flc7nE1>

Meeting ID: 867 5553 0827

Passcode: 864266

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

I. Pledge of Allegiance and Roll Call; Moment of Silence for Flood Victims

II. Presentation (Approximately 10:40 a.m.)

Affordable Housing Legislative Update by Sandra Venzi Einhorn, Chair, Florida Housing Finance Corporation; Executive Director, The Coordinating Council of Broward

III. Action Items

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

Proposed

- City of Hialeah 25-01ESR



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrpc.org; sfadmin@sfrpc.com

- Islamorada, Village of Islands 25-02ACSC
- City of Miami 25-01ESR
- City of North Miami 25-01ESR
- City of North Miami Beach 25-01ESR
- City of Sunny Isles Beach 25-01ESR

Public Hearing

Adopted

- City of Coral Gables 25-01ER
- Islamorada, Village of Islands 24-05ACSC
- City of Lighthouse Point 24-01ER

Public Hearing

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. FY 2025-2026 Membership Dues
- F. FY 2024-2025 Amended Operating Budget

Public Comments

IV. Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report
- C. SFRPC Analysis of Shared-Use NonMotorized (SUN) Trails in Miami-Dade County
- D. SFRPC Regional Conference – “The Business Case for Transit-Oriented Development with Affordable and Workforce Housing”
- E. Council Highlights

V. Discussion Items

- A. Executive Director’s Report
- B. Legal Counsel Report
- C. Council Members Report
- D. Ex-Officio Report

VI. Announcements and Attachments

- A. Attendance Form
- B. Upcoming Meetings
 - 1) August, Summer Recess

- 2) Thursday, September 11, 2025, 8:30 am (SFRPC Regional Conference, Broward Center for the Performing Arts)
- 3) Monday, September 22, 2025, 10:30 am (SFRPC)
- 4) Monday, October 20, 2025, 10:30 am (SFRPC)
- 5) Monday, November 17, 2025. 10:30 am (SFRPC)
- 6) December, Winter Recess, No Meeting unless called by the Chair

VII. 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. 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://sfregionalcouncil.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.

Monday, July 21, 2025



COUNCIL MEETING GUEST SPEAKER



Sandra Venzi Einhorn

**Chair, Florida Housing Finance
Corporation; Executive
Director, The Coordinating
Council of Broward**



SANDRA VENZI EINHORN

Chair, Florida Housing Finance Corporation;
Executive Director, The Coordinating Council
of Broward

Sandra is the Executive Director of the Coordinating Council of Broward, a coalition of senior executives from Broward's largest health and human service stakeholders representing government, business, and nonprofits. The CCB works to address systemic change to some of Broward's most critical issues. Sandra also serves as the Executive Director of the Nonprofit Executive Alliance of Broward, a coalition of more than 110 nonprofit CEO's working together for shared advocacy, and increased education and collaboration. She brings her strengths in operations, data analysis, crisis communications, strategic alliances, relationship building, and advocacy to these roles. She is also the Chair of the Florida Housing Finance Corporation.

During her tenure at the Coordinating Council, Sandra led an effort to create the Broward Housing Affordable Housing Trust Fund through ballot referendum and worked to update the County's fair housing ordinance. Her leadership led to the revival of the Long-Term Recovery Coalition of Broward, which became a need after Hurricane Irma. Previously Sandra served as the Executive Director of the Broward affiliate of Rebuilding Together. During her tenure, Rebuilding Together Broward received several notable accolades including a 211 Non-Profit Academy Award, Non-Profit of the Year finalist by the Greater Fort Lauderdale Chamber of Commerce and the Innovation Award for the Safe at Home program Sandra developed. She has over two decades of experience in a variety of housing and real estate roles, working in both the for-profit and nonprofit sectors.

Sandra has received many prestigious awards including the Up and Comers award from South Florida Business and Wealth magazine, recognized as a top "20 under 40" by inWeston magazine, as well as named "40 under 40" and Influential Business Women by the South Florida Business Journal. Sandra is a graduate of Leadership Broward, Leadership Fort Lauderdale, Women Leading Broward, Jewish Federation of Broward's Horizons Leadership Program, and the Jim Moran Small Business Executive Program. She currently serves on Broward County's Children's Services Board, the Homeless Continuum of Care Board, Co-Chairs the Greater Fort Lauderdale Alliance's Prosperity Partnership Affordable Housing pillar and the Broward Days Board, where she chairs the Housing Impact team. Most recently Sandra was appointed by Florida Governor Ron DeSantis to serve on the Florida Housing Finance Corporation Board of Directors which she currently chairs.

Sandra enjoys hosting friends and family in her home. She lives in her hometown of Hollywood with her husband Grant and their two daughters.

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
June 16, 2025**

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 Lincoln welcomed everyone, present and virtually, wished Happy Father's Day to all fathers, and called the meeting to order at 10:31 a.m. She led the Pledge of Allegiance. The recording of this meeting can be found here:

<https://www.youtube.com/watch?v=l1eIATvHAtc>

I. Pledge of Allegiance and Roll Call

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

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 Members were virtually present:

Ken Jeffries, representing Dat Huynh, for the Florida Department of Transportation, District 6

Megan Rutter, representing Sirena Davila, the Florida Department of Environmental Protection

Julio Tejeda, representing Armando Vilaboy, the South Florida Water Management District

Chair Lincoln appointed Councilmember Furr as an Executive Committee Member to establish a quorum and thanked them for their attendance.

III. Action Items

A. Minutes of the Previous Meeting

Chair Lincoln motioned to approve the Meeting Minutes for the May 19, 2025 Council Meeting. Councilmember Caplan moved the motion, Councilmember Furr 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. Mr. Braslavsky Soldi commended S. Davis and Associates for their professionalism and the conclusion of the Audit review.

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:

- Town of Hillsboro Beach 25-01ER *
- City of Parkland 25-01ESR
- City of Tamarac 25-01ER
- City of Weston 25-01ER *

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 Geller 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

- Islamorada, Village of Islands 25-01ACSC
- Village of Palmetto Bay 25-01ER

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 Geller moved the motion, Councilmember Caplan seconded the motion, which was adopted by unanimous vote.

D. Regional Issues: Comprehensive Plan Amendment Review

None

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.

Traditional RLF

Mr. Tart stated the Traditional RLF is reviewing and underwriting three (3) new prospects: C&J Eateries d/b/a Cooper City Gyros, a newly established Mediterranean restaurant in Cooper City, requesting \$100,000 in funding for equipment and working capital. He thanked Councilmember Goldberg for the referral and requested other Councilmembers assist with outreach and referrals; International Family Academy (Fort Lauderdale), a non-profit lower and middle school serving 203 students, seeking up to \$400,000 for renovations and buildout of their school facilities; and Dade Institute of Technology and Health (North Miami Beach), a career training school specializing in technology, computer science, and nursing is requesting up to \$500,000 in working capital to support curriculum expansion. He noted that there has been an increase in funding requests from non-profit, charitable, and educational organizations. This program has provided \$5.66 million to 29 businesses and has approximately \$700,000 to lend to new borrowers.

CARES ACT RLF

The CARES Act RLF administration has approved 36 loans totaling \$7.86 million and saved and/or created over 351 jobs. The program has approximately \$490,000 to lend to new borrowers.

EPA Brownfields Clean Up Projects

SFRPC's Brownfields Clean RLF was awarded \$2,000,000 in Supplemental RLF funding to assist with the remediation and cleanup of the former Hollywood Ash Incinerator in Broward County. The Environmental Protection Agency (EPA) awarded a new \$1,200,000 assessment grant to the SFRPC to assist the City of

Miami, the Allapattah Collaborative, and the South Florida Community Land Trust with assistance to conduct 18 Phase I and 9 Phase II environmental assessments, develop 8 cleanup plans and 10 reuse plans, and support community engagement activities. Included in the board package is a press release to share with your constituents, along with a project progress report as it relates to the environmental assessment and remediation occurring at the former Hollywood incinerator and ash dump in Broward County.

Southeast Florida Community Development Fund/Affordable Housing Initiative

The SFCDFI is in the process of underwriting *Sunset Strip Square*, a proposed new 26-unit affordable single-family housing project in Sunrise, developed by New Urban Communities with gap financing from the Broward County Housing Finance Authority. Work continues on the Housing Foundation of America's 12-unit affordable townhome project in Miramar, featured last month. Targeting households at or below 120% of the area median income, each 1,600 SF unit will be priced around \$385,000. He thanked the Councilmembers for their continued support.

There was discussion about the lending of funds. Councilmember Udine stated that this Program differs from the private sector, the loan portfolio is showing a decent return with acceptable risk limits, considering the loans are for small businesses and non-profits.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo announced that the SFRPC Regional Conference will be on September 11, 2025. The agenda, location, and sponsorship are being finalized. The Conference subject matter will be on transportation-oriented development, affordable housing, and transit-oriented communities. She will contact the Councilmembers to see if they are interested in participating in some way. She noted that neither the topic nor the date for the Joint Conference has been selected yet. One topic of discussion for the Joint Conference is condominium issues. Chair Lincoln stated she would like a conference on an update on the future of FEMA/Emergency Management. Chair Lincoln announced that the Florida Association of Counties has formed a Tax Committee to review county property tax usage and educate legislators on how ad valorem tax funds are spent. Discussion continued in detail on the ad valorem.

Mrs. Cosio Carballo stated that Councilmember Rodriguez, Councilmember Garcia's Chief of Staff Iraida Mendez-Cartaya, and SFRPC staff toured the Palm Beach Solid Waste Authority. Councilmember Rodriguez thanked everyone for attending the tour and found the compound and waste/recycling technology interesting. She noted the differences between the Palm Beach and Broward waste management facilities.

Mrs. Cosio Carballo mentioned the SFRPC discussion with the Solid Waste Management Directors from Palm Beach, Broward, and Miami-Dade counties. She commended Councilmember Furr for all his work on solid waste issues.

B. Legal Counsel Report

Mr. Goren updated the Councilmembers on the backup letter in the RLF Agenda Item; there is no litigation pending against the Council.

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

FY 23-24 Audit Presentation, Tanya I. Davis, CPA, Partner, S. Davis & Associates, PA

E. Audit Report (Time Approximate: 11:00 AM)

Chair Lincoln introduced Ms. Joy Chambers-Nicholas, Senior Manager, representing S. Davis and Associates. Ms. Chambers-Nicholas gave a detailed presentation on the FY23-24 Audit. She stated that there is an unmodified opinion on compliance for a major federal program, and no material weaknesses were noted in internal control over compliance. There are no matters of negative impact to report, and the Council was in compliance with government rules during the Audit Period. There were no material uncorrected adjustments to the Financial Statements. There were no significant difficulties in dealing with Council staff or disagreements.

Councilmember Udine requested SFRPC management and staff to step out of the room to see if Ms. Chambers-Nicholas had any comments while staff were not present. SFRPC management and staff left the room. Mr. Goren stated this discussion would be on the record since this is a public meeting. Ms. Chambers-Nicholas stated that this was a clean audit with no reporting issues. If there were a reporting issue, the Councilmembers would have received a Management letter. SFRPC Management and staff reentered the room. Chair Lincoln thanked Councilmember Udine and reiterated that there were no issues or red flags raised during the Audit. She appreciated the Council staff's hard work and tenacity. Mr. Braslavsky Soldi stated that he appreciated the Auditors' hard work and ethics for always being available.

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 Audit Report FY23-24. Councilmember Udine moved the motion, Councilmember Furr seconded the motion, which was adopted by unanimous vote.

Chair Lincoln congratulated the new Broward League of Cities President Councilmember Horland. Councilmember Horland thanked everyone for their accolades.

A. Council Members Report

None

B. Ex-Officio Report

Kent Walia, FDOT, District 4, stated they are working on the FDOT Transportation System Management and Operation (TSM&O) Master Plan. The 2055 Florida Transportation Plan Steering Committee will have more meetings soon. He will share the information.

Councilmember Geller inquired about the 2026 SFWMD Strategic Plan. Mr. Julio Tejeda, SFWMD External Affairs Specialist, stated the Plan is on schedule.

Ken Jeffries, FDOT District 6, announced the appointment of Antonette Adams as the Interim District Program Management Administrator.

Councilmember Horland stated that the City of Plantation donated city-owned property (appraised at \$900,000) to Habitat for Humanity to build 16 townhomes. These homes will be offered to city employees and volunteer firefighters who live in Plantation. She explained that paid rescue teams stay at the fire station.

Chair Lincoln stated that Monroe County is the only county to allocate tourist development tax funds of \$30 million earmarked specifically for workforce housing for the tourist industry. She explained that the majority of these funds have been invested in projects located in Key West, Cudjoe Gardens, Marathon, and Key Largo. This targeted funding is expected to help alleviate some of the workforce housing challenges faced by tourism industry employees. The funds came from COVID-era reserves that were eligible for use toward this purpose.

Mrs. Cosio Carballo updated the Councilmembers on the Military Installation Resilience Review, including the partnership with the Miami-Dade County Department of Transportation and Public Works, Director Stacy Miller, and Chief Planning Officer Lisa Colmenares, and detailed the related funding. She also provided updates on other installations.

There was a short break while waiting for Ronald Book.

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

State Legislative Update

Ronald L. Book, Founder, President & CEO, Ronald L. Book, P.A.

Chair Lincoln recognized Ron Book and Rana Brown and thanked them for taking time out of their schedule to present today. Ron Book gave a detailed legislative update. He stated that this was the longest continuing legislative session since 1955. Items for discussion were the ad valorem taxes and associated funding (police/fire), sales tax package, surcharges, Tourist Development Tax (TDT), Convention Development Tax (CDT), fiscally constrained municipalities, RPCs, sovereign immunity levels, CRAs, permanent sales tax exemptions, etc. He detailed which items passed and which did not pass. A discussion followed on a range of topics, including the condo relief funding report, property taxes, the

permanent sales tax holiday, condominium issues and insurance, private funding for infrastructure, school budgeting, public safety, and parks and recreation facilities. For more detailed information, listen to the meeting here: <https://www.youtube.com/watch?v=l1elATvHAtc>

Mrs. Cosio Carballo thanked Mr. Book and Ms. Brown, and especially Senator Barbara Shariff, who gave a very eloquent testimony for the RPCs in the Senate Committee on Commerce during the legislative session.

VI. Announcements and Attachments

- A. Attendance Form
- B. Upcoming Meetings
 - 1) Monday, July 21, 2025, 10:30 a.m. (SFRPC)
 - 2) August, Summer Recess
 - 3) Thursday, September 11, 2025, (SFRPC Regional Conference, TBD)

VII. Adjournment

Chair Lincoln adjourned the meeting at 12:30 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 June 16, 2025, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 21st day of July 2025.

Frank Caplan, Secretary

Councilmember, Village of Key Biscayne

Date



MEMORANDUM

AGENDA ITEM #III.B

DATE: JULY 21, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: FINANCIAL REPORT

Attached is a Financial Report comparing the months of April through June 2025 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

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
COMPARATIVE BALANCE SHEET

June 30, 2025

(unaudited)

	April	May	June	Increase (Decrease)
General Fund				
Assets:				
Cash GF	1,494,176	1,354,636	1,350,475	(4,160)
SBA - Investment Account	520,018	521,997	523,914	1,917
Accounts Receivable	9,855	8,682	7,509	(1,173)
Due From Other Funds	33,660	51,083	39,258	(11,825)
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	<u>2,073,185</u>	<u>1,951,875</u>	<u>1,936,634</u>	<u>(15,241)</u>
Liabilities and Fund Balance:				
Liabilities	19,575	22,304	19,547	(2,758)
Fund Balance	2,053,610	1,929,571	1,917,087	(12,484)
Total Liabilities and Fund Balance	<u>2,073,185</u>	<u>1,951,875</u>	<u>1,936,634</u>	<u>(15,241)</u>
Federal, State & Local				
Assets:				
Accounts Receivable	92,114	227,035	166,577	(60,458)
Total Assets	<u>92,114</u>	<u>227,035</u>	<u>166,577</u>	<u>(60,458)</u>
Liabilities and Fund Balance:				
Liabilities	(1,799)	(1,047)	162	1,209
Fund Balance	93,913	228,081	166,415	(61,667)
Total Liabilities and Fund Balance	<u>92,114</u>	<u>227,035</u>	<u>166,577</u>	<u>(60,458)</u>
Revolving Loan Funds				
Assets:				
Cash RLF	3,078,082	3,129,368	3,990,091	860,723
Accounts Receivable	9,926,966	9,880,532	9,026,776	(853,755)
Allowance for Loan Losses	(1,262,624)	(1,262,624)	(1,262,624)	-
Total Assets	<u>11,742,424</u>	<u>11,747,276</u>	<u>11,754,243</u>	<u>6,967</u>
Liabilities and Fund Balance:				
Liabilities	1,988	(182)	38	220
Due To Other Funds	33,660	51,083	39,258	(11,825)
Fund Balance	11,706,777	11,696,375	11,714,947	18,572
Total Liabilities and Fund Balance	<u>11,742,424</u>	<u>11,747,276</u>	<u>11,754,243</u>	<u>6,967</u>
Southeast Florida Regional Prosperity Institute				
Assets:				
Cash	56,232	58,866	58,994	128
Receivables	-	-	-	-
Total Assets	<u>56,232</u>	<u>58,866</u>	<u>58,994</u>	<u>128</u>
Liabilities and Fund Balance:				
Liabilities	3	3	-	(3)
Fund Balance	56,229	58,863	58,994	131
Total Liabilities and Fund Balance	<u>56,232</u>	<u>58,866</u>	<u>58,994</u>	<u>128</u>

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

June 30, 2025
(unaudited)

<u>Description</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>Fiscal to Date</u>	<u>% Realized</u>	<u>Annual Budget</u>	<u>% of Budget</u>	<u>Remaining Budget</u>
REVENUE REPORT								
Membership Dues	\$ -	\$ -	\$ -	\$ 1,226,527	100%	\$ 1,226,527	40%	\$ 1,226,527
Interest & Other Income	6,547	6,328	5,875	61,357	94%	\$ 65,000	2%	3,643
Federal Funded Projects	90,658	169,021	48,877	703,671	85%	\$ 827,324	27%	123,653
State Funded Projects	-	-	40,500	121,016	133%	\$ 91,021	3%	(29,995)
Local Funded Projects	11,749	129,263	40,569	426,020	121%	\$ 353,350	11%	(72,670)
Trust Funds	40,552	38,842	58,394	493,152	93%	\$ 529,500	17%	36,348
TOTAL Revenues	149,506	343,453	194,215	3,031,742	98%	3,092,722	100%	60,980
EXPENSE REPORT								
Operating Expenses								
Staff Compensation	\$ 139,292	\$ 203,239	\$ 139,606	\$ 1,450,995	73%	\$ 1,975,328	64%	\$ 524,333
Occupancy	9,021	9,021	9,021	84,834	72%	118,450	4%	33,616
Utilities Electric/Sanitation	483	515	628	4,502	73%	6,200	0%	1,698
Janitorial Services	740	802	1,409	7,763	86%	9,000	0%	1,237
Repairs & Maintenance	-	-	-	-	0%	6,200	0%	6,200
Storage	518	518	518	4,358	58%	7,500	0%	3,142
Office Automation	2,672	3,344	2,894	41,952	62%	68,000	2%	26,048
Advertising, Notices, Supplies, Postage & PR	10,398	3,567	2,974	56,663	98%	58,000	2%	1,337
Travel	158	859	10	7,471	75%	10,000	0%	2,529
Professional Development	-	994	121	2,313	14%	16,000	1%	13,687
Insurance	1,400	-	11,525	39,475	88%	45,000	1%	5,525
Miscellaneous Expenses	-	-	205	205	20%	1,000	0%	795
Legal Services (1)	5,283	17,219	2,338	46,371	103%	45,000	1%	(1,371)
Financial Services	177	11,668	157	13,003	21%	62,500	2%	49,497
Professional Consultants	-	-	4,015	11,296	75%	15,000	0%	3,704
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	170,143	251,746	175,420	1,771,200	72%	2,468,178	80%	696,978
Pass Through Expenses:	68,248	47,585	65,132	613,680	102%	599,065	19%	(14,615)
TOTAL Expenses	238,390	299,331	240,553	2,384,880	78%	3,067,243	99%	682,363
OTHER REVENUES (Expenses)								
Bad Debt- RLF Programs	-	-	-	25,000				
Excess (deficit) Revenues over Expenditures	\$ (88,885)	\$ 44,122	\$ (46,338)	\$ 646,862		\$ 25,479	1%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 82,177				
<i>Note: Percentage of Fiscal Year lapsed</i>				75.00%				



MEMORANDUM

AGENDA ITEM #III.C

DATE: JULY 21, 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.



South Florida Regional Planning Council

1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

954-924-3653 Phone, 954-924-3654 FAX

www.sfregionalcouncil.org

PROPOSED AMENDMENTS

- **City of Hialeah 25-01ESR**

Proposes amending the City's Comprehensive Plan's Housing Element to provide for an updated planning horizon, goals and objectives, and policies, along with a full update of the Housing data, inventory, and analysis section using the latest available resources.

- **Islamorada, Village of Islands 25-02ACSC**

Proposes amending Policy 3.2.1.2: Specific Standards and Requirements for Workforce - Affordable Housing of the Islamorada Comprehensive Plan, allowing affordable housing development within the V-Zone or within the Coastal Barrier Resource System.

(Staff Note: A V-Zone is related to flood maps, and they indicate an area that is in a coastal area susceptible to flooding from storm surges and wave action. Coastal Barrier Resource Systems are a system of protected coastal areas that include ocean front lands, the Great Lakes, and Other Protected Areas. The Village has no Coastal Barrier Resource Systems. Village-wide, there are 4 properties that could be affected by the proposed amendment. FEMA construction standards, as well as the Village's Floodplain Management Standards, require the most durable form of construction in these areas. The Village also has environmental standards with required setbacks. A regular workforce/affordable housing unit or a market rate unit can be currently constructed in the V-Zone with no issue.)

- **City of Miami 25-01ESR**

Proposes amending the City's Comprehensive Neighborhood Plan (MCNP) to create the "Transit Oriented Node" Future Land Use designation; amending Appendix LU-1; amending Policy LU-5.1.3 and Policy LU-5.2.1; and amending the Future Land Use Map (FLUM) of approximately 143.75 gross acres to "Transit Oriented Node – 2" and "Transit Oriented Node – 1". More information is needed to clarify the impact of the amendment on state and regional transportation facilities. As the Little River Station, around which the amendment is based, is in the SFRTA Transit Development Plan, but not yet programmed or funded, the Council recommends identifying interim strategies for improved transit on existing routes (both County and local) that serve the area to offset the impacts of the potential additional demand on the transportation network. The Council recommends working closely with the Florida Department of Transportation to clarify the impacts and mitigation strategies.

- **City of North Miami 25-01ESR**

Proposes amending the City's Comprehensive Plan's Future Land Use Element (FLUE) and Future Land Use Map (FLUM) to create the NW 7th Avenue Cultural Arts and Innovation Overlay District (CAIOD).

- **City of North Miami Beach 25-01ESR**

Proposes amending the City's Comprehensive Plan Infrastructure Element to address the upgrading of wastewater treatment facilities and prioritizing Advanced Waste Treatment (AWT).

- **City of Sunny Isles Beach 25-01ESR**

Proposes amendments to the City's Comprehensive Plan Infrastructure and Capital Improvements Elements to clarify Level of Service Standards for potable water and sanitary sewer.

ADOPTED AMENDMENTS

- **City of Coral Gables 25-01ER**
Adopts an amendment to the City's Comprehensive Plan to align the City's long-term planning framework with state and local priorities. Key updates include updated planning horizons, policy and statutory alignment, land use and zoning adjustments, recreation and open space enhancements, historical preservation improvements, and mobility and infrastructure upgrades.
- **Islamorada, Village of Islands 24-05ACSC**
Adopts an amendment to 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.
- **City of Lighthouse Point 24-01ER**
Adopts EAR-based text amendments to the City's Comprehensive Plan Future Land Use, Housing, Recreation and Open Space, Transportation, Coastal Management, Conservation, Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Aquifer Recharge, Capital Improvements, and Intergovernmental Elements. Included are amended Policy 2.3.14 to comply with state requirements regarding the Live Local Act and amended Goal 1ED to reflect economic policy based on best practices and community character.

*Property Rights Amendment

**** 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 #III.E

DATE: JULY 21, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: FY 2025 – 2026 MEMBERSHIP DUES

The Council is required to certify membership fees for the upcoming fiscal year to our member counties by August 1st of each year. For 28 years (May 1994 to July 2021), the per capita rate was held steady by the Council at \$.175 per capita. In July 2021, the Council voted to begin a gradual increase over a period of five years of the per capita rate. The FY22/23 rate was set at \$.20 per capita and with a scheduled increase of \$.0125 per capita for the following four years to reach \$.25 per capita in FY26/27. On April 17, 2023, the Council voted to add an additional \$.0125 per year to reach \$.30 by FY 26/27.

These funds are needed to maintain and increase Council services to our member local governments. In FY 25/26, the Council's dues rate will continue to be among the lowest of the regional planning councils. Council staff uses the resident population projections for April 1, 2026 (the mid-point of the Council's fiscal year) prepared by the Florida Legislature's Office of Economic and Demographic Research (EDR). The table below shows the projected resident population for April 1, 2026, and the corresponding fees for each county at \$0.275 cents per capita.

	Population Est. FY 2025 - 26 April 1, 2025	FY 2024 – 25 Dues \$0.25 /capita	FY 2025 -26 Dues \$0.275 / capita
Broward	2,024,540	\$501,676.25	\$556,748.50
Miami-Dade	2,837,384	\$703,491.00	\$780,280.60
Monroe	85,823	\$21,359.25	\$23,601.33
South Florida	4,947,747	\$1,226,526.50	\$1,360,630.43

Source: Based on the results from the Florida Demographic Estimating Conference, November 2023 and UF, BEBR, Florida Population Studies, Volume 57, Bulletin 198, January 2024 medium county projections.

Recommendation: Approve the Council Dues for FY 2025 – 2026



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfregionalcouncil.org

Regional Planning Council		2024-25 Per Capita Rate
Apalachee		\$6,000 base; \$.07/capita (counties only)
Central Florida	.37	\$.37/capita (counties only)
East Central Florida	.21	\$.2089/capita (counties only)
Emerald Coast		Base fees for counties and cities vary plus \$.10/capita
North Central Florida	.30	\$.30/capita
Northeast Florida	.41	\$.41/capita (counties only)
South Florida	.25	\$.25 / capita (counties only) (Proposed FY 25-26 = \$.275 / capita)
Southwest Florida	.30	\$.30/capita (counties only)
Tampa Bay	.32	\$2,000 base fee for cities; \$.32/capita for counties
Treasure Coast	.43	\$.43/capita (counties only)

Total County Population: April 1, 1970 - 2050*

County / State	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Alachua	284,607	287,872	293,040	297,494	300,783	304,003	307,317	310,648	313,894	316,957
Baker	28,692	27,881	28,339	28,784	28,933	29,105	29,344	29,626	29,923	30,210
Bay	178,282	184,002	187,545	189,556	191,016	192,470	194,001	195,573	197,134	198,636
Bradford	27,955	27,013	27,389	27,686	27,677	27,698	27,795	27,940	28,100	28,247
Brevard	616,742	627,544	640,773	650,942	658,254	665,381	672,749	680,213	687,560	694,598
Broward	1,955,375	1,969,099	1,973,579	1,987,270	2,006,705	2,024,540	2,039,841	2,053,243	2,065,186	2,076,176
Calhoun	13,683	13,740	13,816	13,843	13,835	13,831	13,835	13,847	13,861	13,873
Charlotte	190,570	196,742	204,126	208,721	211,348	214,047	217,109	220,383	223,699	226,889
Citrus	155,615	158,009	162,240	164,965	166,370	167,860	169,626	171,552	173,507	175,366
Clay	221,440	225,553	231,042	235,332	238,491	241,602	244,835	248,125	251,388	254,540
Collier	382,680	390,912	399,480	406,913	413,299	419,504	425,657	431,693	437,507	443,006
Columbia	69,809	71,525	72,191	72,697	73,279	73,800	74,252	74,656	75,026	75,377
DeSoto	34,031	34,748	34,974	35,063	35,158	35,244	35,323	35,395	35,462	35,526
Dixie	16,804	16,988	17,271	17,442	17,520	17,602	17,701	17,810	17,921	18,024
Duval	1,016,809	1,033,533	1,051,278	1,068,201	1,083,167	1,097,550	1,111,550	1,125,057	1,137,853	1,149,751
Escambia	324,458	329,583	333,452	336,506	339,070	341,442	343,690	345,821	347,814	349,651
Flagler	119,662	124,202	130,756	135,001	137,398	139,957	142,951	146,220	149,584	152,874
Franklin	12,364	12,729	12,971	13,163	13,347	13,521	13,684	13,839	13,986	14,126
Gadsden	43,813	43,967	44,421	44,581	44,490	44,426	44,428	44,473	44,537	44,595
Gilchrist	18,126	18,841	19,123	19,340	19,593	19,830	20,046	20,245	20,431	20,607
Glades	12,130	12,273	12,591	12,714	12,689	12,680	12,708	12,762	12,826	12,887
Gulf	14,824	15,938	16,323	16,505	16,708	16,895	17,062	17,213	17,353	17,485
Hamilton	13,226	13,395	13,671	13,770	13,780	13,795	13,827	13,870	13,917	13,959
Hardee	25,269	25,544	25,645	25,674	25,684	25,694	25,706	25,720	25,734	25,744
Hendry	40,540	40,633	40,895	41,209	41,454	41,689	41,925	42,158	42,381	42,591
Hernando	196,540	199,207	204,265	207,970	210,306	212,639	215,171	217,813	220,452	222,985
Highlands	102,065	103,102	104,385	105,231	105,698	106,167	106,695	107,255	107,809	108,324
Hillsborough	1,490,374	1,520,529	1,541,531	1,566,520	1,593,916	1,619,777	1,643,654	1,665,945	1,686,885	1,706,761
Holmes	19,665	19,784	19,910	19,968	19,974	19,982	20,000	20,024	20,051	20,075
Indian River	161,702	165,559	167,781	170,255	173,091	175,746	178,155	180,373	182,438	184,391
Jackson	47,198	48,395	48,982	49,179	49,269	49,360	49,468	49,588	49,709	49,820
Jefferson	14,590	14,923	15,402	15,602	15,604	15,625	15,695	15,795	15,907	16,010
Lafayette	7,937	7,808	8,074	8,203	8,191	8,194	8,232	8,294	8,364	8,430
Lake	400,142	403,857	414,749	425,867	434,881	443,713	452,644	461,537	470,212	478,499
Lee	782,579	802,178	800,989	813,215	835,889	856,178	872,456	885,882	897,525	908,482
Leon	295,921	299,130	301,724	304,275	306,626	308,872	311,047	313,166	315,213	317,182
Levy	43,577	44,288	45,283	45,915	46,243	46,589	46,999	47,446	47,900	48,335
Liberty	7,464	7,831	7,977	8,000	8,021	8,041	8,058	8,075	8,091	8,105
Madison	18,122	18,438	18,698	18,778	18,745	18,724	18,733	18,761	18,797	18,827
Manatee	411,209	421,768	439,566	452,002	459,471	467,134	475,724	484,865	494,130	503,107
Marion	381,176	391,983	403,966	411,901	417,101	422,416	428,241	434,354	440,491	446,399
Martin	159,053	161,655	162,847	164,153	165,734	167,214	168,552	169,789	170,949	172,063
Miami-Dade	2,731,939	2,757,592	2,768,954	2,788,911	2,813,964	2,837,384	2,858,298	2,877,262	2,894,539	2,910,514
Monroe	83,411	83,961	84,511	85,017	85,437	85,823	86,187	86,526	86,837	87,112
Nassau	93,012	95,809	100,763	103,991	105,725	107,547	109,673	111,979	114,328	116,587
Okaloosa	213,204	215,751	219,260	222,367	224,924	227,377	229,797	232,160	234,420	236,536
Okeechobee	39,148	39,385	39,591	39,700	39,762	39,818	39,875	39,934	39,990	40,043
Orange	1,457,940	1,481,321	1,492,951	1,516,359	1,547,210	1,575,857	1,601,076	1,623,720	1,644,482	1,664,103
Osceola	406,460	424,946	439,225	453,972	469,033	483,198	496,379	508,756	520,462	531,640
Palm Beach	1,502,495	1,518,152	1,532,718	1,549,685	1,567,465	1,584,500	1,600,573	1,615,780	1,630,059	1,643,399
Pasco	575,891	592,669	610,743	625,134	636,578	647,824	659,309	670,881	682,322	693,433
Pinellas	964,490	972,852	974,689	977,859	982,240	986,012	989,031	991,560	993,768	995,858
Polk	748,365	770,019	797,616	818,116	832,384	846,637	861,793	877,438	893,067	908,203
Putnam	73,673	74,249	75,906	76,581	76,443	76,401	76,573	76,880	77,238	77,560
St. Johns	285,533	296,919	315,317	328,699	337,375	346,139	355,684	365,674	375,735	385,504
St. Lucie	340,060	350,518	368,628	379,903	385,443	391,505	398,925	407,178	415,704	423,946
Santa Rosa	191,911	196,834	202,772	207,677	211,644	215,545	219,500	223,437	227,263	230,891
Sarasota	441,508	452,378	464,223	472,815	478,983	485,041	491,342	497,744	504,056	510,101
Seminole	477,455	484,054	486,839	491,466	497,419	502,964	507,879	512,314	516,366	520,151
Sumter	134,593	141,420	155,318	163,306	166,472	170,012	174,632	179,915	185,424	190,729
Suwannee	43,676	44,688	45,448	45,887	46,167	46,445	46,744	47,052	47,353	47,634
Taylor	20,957	21,375	21,686	21,811	21,887	21,958	22,033	22,109	22,184	22,255
Union	15,799	15,550	16,137	16,441	16,428	16,443	16,534	16,672	16,832	16,984
Volusia	563,358	572,815	583,505	592,203	598,919	605,406	611,956	618,483	624,846	630,921
Wakulla	34,311	35,169	36,168	36,883	37,378	37,866	38,379	38,905	39,426	39,928
Walton	77,941	79,544	83,342	86,307	88,260	90,196	92,259	94,382	96,485	98,493
Washington	24,995	25,461	25,497	25,610	25,852	26,061	26,216	26,336	26,436	26,530
Florida	21,898,945	22,276,132	22,634,867	22,977,106	23,292,200	23,594,496	23,887,133	24,170,121	24,441,129	24,698,545

*Projections begin in 2024.

Based on the results from the Florida Demographic Estimating Conference, November 2023 and UF, BEBR, Florida Population Studies, Volume 57, Bulletin 198, January 2024 medium county projections.



MEMORANDUM

AGENDA ITEM #III.F

DATE: JULY 21, 2025
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: FY 2024-2025 AMENDED OPERATING BUDGET

Please find herewith the amended Operating Budget for Fiscal Year 2024-25 for your review and approval. The Council's total revenue budget has increased by \$368,876, from \$3,092,722 to \$3,461,598. This increase is primarily attributed to new and expanded project funding, including additional allocations from FDOT District 6, HMEP Planning and Training, and FDEP Regional Resilience. Growth in trust fund activities, especially related to Brownfields programs, also contributed to the revised revenue projections.

The Council's amended expenditure budget for FY 2024-25 reflects a corresponding increase to \$3,461,598, up from the originally approved \$3,092,722. The increase is primarily related to higher pass-through expenses for professional consultants and legal services. These adjustments ensure the Council remains responsive to project demands while strengthening its financial sustainability.

Recommendation

Approve the Amended Operating Budget for FY 2024-2025.





South Florida Regional Planning Council
Budget for
FY 2024-25

		2025	2025
REVENUES		FY 2024-25 PROPOSED BUDGET	FY 2024-25 AMENDED BUDGET
GENERAL FUND		\$ 1,291,527.00	\$1,296,527
Membership Dues		1,226,527	\$ 1,226,527
Interest & Other Income		65,000	70,000
Local Funded Projects		353,350	425,918
Miami Dade TPO		50,000	50,000
SFRTA - Land Use Transportation		100,000	100,000
FDOT District 6 Prof Services		50,000	88,158
Southeast Florida Community Development Fund, Inc.		68,500	67,910
Economic Forecasting Partnership		28,400	63,400
Southeast Florida Regional Prosperity Institute		1,700	1,700
Dania Beach Vulnerability Assessment		54,750	54,750
TOTAL GENERAL & LOCAL FUNDS		1,644,877	1,722,445
SPECIAL REVENUE FUNDS			
Federal Funded Projects		827,324	916,806
EDA/EDD CEDS		70,000	70,000
DHS/UASI Analysts		242,000	242,000
DHS/UASI CSA		272,617	272,617
FDEM/HMEP - Planning, Oct-Sept		20,677	50,530
FDEM/HMEP - Training, Oct-Sept		62,030	119,992
DOD/Resiliency Planning		50,000	50,000
DOE- Clean Cities		110,000	111,667
State Funded Projects		91,021	230,463
FDEM/LEPC		90,000	90,000
FDEP Regional Resilience			139,566
FDEM/Monroe Has 0722/06/23		1,021	897
Trust Funds		529,500	591,884
EDA-Consolidated RLF		178,000	160,664
EDA-RLF CARES Act		244,000	229,701
BROWNFIELDS RLF		77,500	63,374
EPA BROWNFIELDS HOMESTEAD			68,209
EPA BROWNFIELDS RLF II		30,000	69,936
TOTAL SPECIAL REVENUE FUNDS		1,447,845	1,739,153
TOTAL Revenues		\$ 3,092,722	\$ 3,461,598



South Florida Regional Planning Council
Budget for
FY 2024-25

		2025	2025
EXPENDITURES		FY 2024-25 PROPOSED BUDGET	FY 2024-25 AMENDED BUDGET
Capital Expenditures:			
	Equipment	\$ 15,000	\$ 15,000
	Leasehold Improvement- Soft costs	10,000	-
	Leasehold Improvement- Hard costs (net of landlord credit)	-	-
	Subtotal	25,000	15,000
Core Operating Expenses (Allocated):			
	Salary	1,213,817	1,173,270
	Leave	222,481	280,750
	Fringe Benefits	539,030	511,218
	Janitorial Services	9,000	9,000
	Legal Services	45,000	66,050
	Financial Services	62,500	62,500
	Professional Consultants	15,000	15,000
	Travel	10,000	10,000
	Miscellaneous Expenses	1,000	1,000
	Printing, Advertising, Notices	35,000	48,597
	Supplies	15,500	21,520
	Professional Development	16,000	16,000
	Occupancy	118,450	118,450
	Utilities Electric/Sanitation	6,200	6,200
	Repairs & Maintenance	6,200	6,200
	Council Reserve Fund	25,479	154,100
	Storage	7,500	7,500
	Office Automation	68,000	68,000
	Communication, Postage	7,500	10,414
	Insurance	45,000	54,900
	Subtotal	2,468,657	2,640,669
Pass-through Expenses			
	Legal Services	43,852	80,268
	Financial Services	1,200	3,038
	Professional Consultants	34,970	237,958
	PBSO Analyst Salary & Fringe	467,834	467,834
	Travel	44,848	7,254
	Miscellaneous Expenses	-	-
	Printing, Advertising, Notices	988	2,460
	Supplies	421	624
	Professional Development	3,502	652
	Office Automation	-	3,469
	Communication, Postage	150	1,072
	Insurance	1,300	1,300
	Reimbursement from Borrower	-	-
	Subtotal	599,065	805,929
	TOTAL EXPENDITURES	3,092,722	3,461,598
Bad Debt		25,000	25,000
	Increase in Fund Balance Reserve	\$ -	\$ -



MEMORANDUM

AGENDA ITEM # IV.A

DATE: JULY 21, 2025
TO: COUNCIL MEMBER
FROM: STAFF
SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

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.



South Florida Regional Planning Council

1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

954.924.3653 Phone, 954.924.3654 FAX

www.sfregionalcouncil.org

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	VOA CORPORATION	300,000.00	300,000.00	240	7.0	2,709.36	262,700.22	06/01/25	0	06/02/25	07/01/25	01/08/04	09/01/39	Performing
1023	CECIL'S DESIGNERS UNLIMITED	301,586.50	301,586.50	120	0.0	350.00	161,715.88	06/01/25	0	06/02/25	07/01/25	07/19/06	03/01/29	Performing
1039	24 HOUR AIR SERVICE, INC.	125,000.00	125,000.00	84	5.0	200.00	119,582.53	03/01/25	90	03/11/25	04/01/25	11/24/08	12/31/15	Delinquent
1040	PARAMOUNT BROADCASTING COMMUNICATION, LLC	200,000.00	200,000.00	84	5.0	1,472.32	41,178.69	06/01/25	0	06/02/25	07/01/25	02/02/09	08/01/28	Performing
3024	BROADWAY PLACE, INC	189,043.88	189,043.88	144	0.0	500.00	88,500.00	06/25/25	0	06/03/25	07/25/25	07/26/99	12/01/16	Default Final Judgment
4008	MUSCLE & WRENCH FITNESS EQUIPMENT SERVICE, INC.	300,000.00	300,000.00	0	5.0	750.00	142,401.75	06/12/25	0	06/12/25	07/12/25	07/31/09	03/31/39	Performing
4018	ANGELA L. DAWSON, P.A.	119,598.00	150,000.00	120	6.0	1,327.78	117,478.41	06/01/25	0	06/02/25	07/01/25	07/12/13	08/01/20	Performing
4027	Sabores del Peru, LLC	149,500.00	149,500.00	120	5.0	1,590.98	25,368.20	06/01/25	0	06/03/25	07/01/25	12/15/15	12/15/25	Performing
4028	Sunrise City Community Housing Development 2747	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2252	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	Sunrise City Community Housing Development 2843	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2252	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	DANNY JELACA INC	332,972.82	332,972.82	111	6.5	2,000.00	321,849.33	06/01/25	0	06/02/25	07/01/25	09/28/17	08/01/28	Performing
4032	HIGHWAY STRIPING, INC.	300,000.55	300,000.55	120	7.0	3,577.27	145,279.99	06/01/25	0	06/02/25	07/01/25	10/24/18	11/01/28	Performing
4033	Angelo P. Thrower M.D.	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	593	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	PHI Technologies Corp.	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1033	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	J Stephens Construction	248,684.03	248,684.03	84	0.0	375.00	12,521.57	06/01/25	0	06/02/25	07/01/25	03/05/19	04/01/26	Performing
4036	J Stephens Construction	549,223.30	549,223.30	84	0.0	375.00	477,219.60	06/01/25	0	06/02/25	07/01/25	03/05/19	04/01/26	Performing
4037	Icytalent Group dba Umbree	173,904.64	173,904.64	84	5.0	1,750.00	104,107.82	06/01/25	0	06/02/25	07/01/25	03/28/19	03/28/26	Performing
4038	The Olab Group dba Orange Lab Media	99,885.78	99,885.78	60	7.0	1,500.00	29,282.77	06/01/25	0	06/02/25	07/01/25	03/28/19	03/28/26	Performing
4039	PHI Technologies Corp.	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1033	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	SKYE PACKAGING, LLC	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	593	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	White Glove Linen	200,000.00	200,000.00	120	4.5	2,322.17	118,268.70	06/01/25	0	06/02/25	07/01/25	04/22/21	04/01/31	Performing
4044	T Nails LLC	130,000.00	130,000.00	120	4.5	1,347.30	82,818.56	06/01/25	0	06/02/25	07/01/25	03/22/21	03/01/31	Performing
4046	CCESAR, Inc.	100,000.00	100,000.00	60	0.0	300.00	82,627.84	06/01/25	0	06/02/25	07/01/25	10/06/22	10/01/27	Modification
4048	Broward County Minority Builders Coalition, Inc.	349,497.00	98,668.75	60	0.0	352.00	88,036.75	06/01/25	0	06/02/25	07/01/25	02/23/23	03/01/28	Performing
4049	Broward County Minority Builders Coalition, Inc.	331,700.00	80,271.75	60	0.0	301.00	75,455.75	06/01/25	0	06/02/25	07/01/25	02/23/23	03/01/28	Performing
4050	Broward County Minority Builders Coalition, Inc.	331,700.00	85,566.75	60	0.0	321.00	80,430.75	06/01/25	0	06/02/25	07/01/25	02/23/23	03/01/28	Performing
Totals		5,921,802.73	5,203,814.98			26,089.23	3,572,763.01							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
July 1, 2025

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
4052	Tayan Alliances, Inc. 2871 NW 6th Ct., Pompano Beach 1751 Lauderdale Manor Dr., Ft. Lauderdale	470,000	1/16/2024	\$0.00	n/a	\$ 470,000.00
	TOTAL	\$470,000		\$0.00		\$ 470,000.00

Cash Available to Lend					
Bank Balance as of		6/30/2025			\$ 1,607,351.50
Committed Funds					
Unfunded Loan Commitments	\$ 470,000				
Administrative Fees	10,918.61				
Total Committed Funds					\$ 480,918.61
Total Uncommitted Funds					\$ 1,126,432.89

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

July 1, 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 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 8th St. Fort Lauderdale, FL. 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 October 9, 2023, the Court entered an Agreed Order Granting Plaintiff's Motion to Dismiss Defendant's Counterclaim, and gave the defendant until October 30th 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 April 25, 2024, Plaintiff filed its Motion for Summary Final Judgment, Affidavit in Support of MSJ, Affidavit of Attorney Fees and Costs, and Affidavit of Reasonable Attorney Fees. On December 12, 2024, Defendant filed an Amended Motion Requesting Referral to Mediation to include SFRPC and the hearing was scheduled for December 17, 2024. The Court entered a Uniform Trial Order on

Isabel Cosio Carballo, Executive Director

Page 2 of 2

July 1, 2025

December 18, 2024, setting the trial period from June 2, 2025 until June 20, 2025. Mediation occurred on April 1, 2025. The case did not settle.

On March 31, 2025, SFRPC filed a Notice of Filing Satisfaction of Mortgage and Notice of Disclaimer, disclaiming any interest in the subject property. Also on March 31st, Ms. Dawson filed a Satisfaction of Mortgage, Notice of Taking Depositions of Alfred Andreu, Isabel Cosio Carballo, and Kerry Ezrol. On April 1, 2025, the Mediation Report was filed and reported that the proceedings were adjourned and no settlement was reached. On April 10, 2025, Plaintiff filed a Notice of Voluntary Dismissal without prejudice as to SFRPC. Ms. Dawson continues to attempt to bring SFRPC into this case. On April 21, 2025, SFRPC filed its Stipulation for Substitution of Counsel. Chris Stearns of Johnson Anselmo has been substituted as counsel. Ms. Dawson has sought to take the depositions of Kerry Ezrol and Sean Swartz. The depositions were cancelled by Ms. Dawson. Ms. Dawson has also filed a motion to disqualify Goren Cherof.

On May 2, 2025, the Court entered an Order Granting Plaintiff's Motion to Strike Demand for Jury Trial. On May 5, 2025, Defendant filed a Motion for Continuance and/or Stay of Calendar Call and the hearing was scheduled for May 21, 2025. On May 16, 2025, Defendant filed a Motion for Reconsideration and/or Rehearing Upon Order Entered on May 2, 2025. At the May 21, 2025 hearing, the Court entered an Order Resetting the Trial commencing October 20, 2025 to November 7, 2025 and scheduled a Calendar Call for October 16, 2025. On May 27, 2025, Plaintiff filed a Motion for Order to Specially Set Hearing Date on Plaintiff's Motion for Summary Final Judgment and the hearing was scheduled for June 17, 2025. On June 16, 2025, Ms. Dawson filed an Amended Counterclaim and Crossclaim with Additional Party Counterclaims for Damages. On June 25, 2025, Plaintiff filed a Notice of Hearing for its Motion for Summary Final Judgment and it is scheduled for September 15, 2025. On July 1, 2025, Plaintiff filed its Motion to Strike Defendant's Amended Counterclaim and SFRPC filed its Motion to Strike and/or to Dismiss Amended Crossclaim.

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)



MEMORANDUM

AGENDA ITEM # IV.B

DATE: JULY 21, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC CARES ACT RLF STATUS REPORT

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 \$7,860,077 and saved and/or created 347 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

CARES ACT REVOLVING LOAN FUND

PAYMENT STATUS REPORT - JULY 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	DURAN CONCRETE PUMPING, INC	25,000.00	25,000.00	60	3.5000	12	454.79	454.79	1,789.38	07/01/25	0	07/01/25	08/01/25	10/20/20	11/01/25	Performing
5107	DERMACLINIC LLC	300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	175,409.58	07/01/25	0	07/01/25	08/01/25	11/20/20	11/01/30	Performing
5110	KEY HONEY CONTRACTING LLC	500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	362,643.16	07/01/25	0	07/01/25	08/01/25	01/13/21	01/01/31	Performing
5111	WHITE GLOVE LINEN	210,000.00	210,000.00	120	3.5000	12	2,076.60	2,076.60	126,670.95	07/01/25	0	07/01/25	08/01/25	12/31/20	01/01/31	Performing
5112	HORA MANAGEMENT PROGRAM LLC	500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	301,710.63	07/01/25	0	07/01/25	08/01/25	12/28/20	01/01/31	Performing
5114	FLORIDA PALM CONSTRUCTION INC	150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	92,998.82	07/01/25	0	07/01/25	08/01/25	02/24/21	02/01/31	Performing
5115	THE WIGGINS AGENCY LLC	100,000.00	100,000.00	60	0.0000	12	1,594.07	210.00	75,275.61	05/01/25	1	06/05/25	06/01/25	02/02/21	02/01/26	Performing
5117	R & A CONSULTANCY LLC	394,000.00	394,000.00	240	3.5000	12	4,000.00	3,033.80	306,559.56	07/01/25	0	07/01/25	08/01/25	05/13/21	05/01/31	Performing
5118	TAX CONSULTING GROUP, CORP	500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	406,739.70	07/01/25	0	07/01/25	08/01/25	06/15/21	07/01/36	Performing
5119	GLOBE TRAVEL MEDIA LLC	150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	104,956.85	07/01/25	0	07/01/25	08/01/25	08/12/21	08/01/31	Performing
5120	ALWAYS KEEP PROGRESSING, LLC	295,000.00	295,000.00	120	4.1490	12	3,258.10	3,258.10	233,464.04	07/01/25	0	07/01/25	08/01/25	08/09/21	08/01/31	Performing
5121	HBR CONSTRUCTION LLC	175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	114,907.90	07/01/25	0	07/01/25	08/01/25	08/24/21	08/01/31	Performing
5122	CAMACOL	500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	428,836.86	07/01/25	0	07/01/25	08/01/25	08/25/21	08/01/31	Performing
5123	EASTERN ACUPUNCTURE AND WELLNESS	250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	179,267.94	07/01/25	0	07/01/25	08/01/25	10/15/21	10/01/31	Performing
5125	FRESH AND CLEAN COIN LAUNDRY 2816, INC.	500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	413,988.87	07/01/25	0	07/01/25	08/01/25	01/13/21	10/01/31	Performing
5126	SCARANO FUNERAL HOMES	128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	48,057.72	07/01/25	0	07/01/25	08/01/25	02/15/22	02/01/27	Performing
5127	DB TERRAZZO CONSULTING, INC.	200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	149,350.65	07/01/25	0	07/01/25	08/01/25	06/09/22	06/01/32	Performing
5128	COMMUNITY PARTNERS OF SOUTH FLORIDA	468,036.20	0.00	36	5.0000	12	2,069.33	0.00	0.00	07/01/25	0	07/01/25	n/a	10/20/22	n/a	Performing
5129	FRESH AND CLEAN COIN LAUNDRY, LLC	250,000.00	250,000.00	180	6.0000	12	2,109.64	2,109.64	229,803.03	07/01/25	0	07/01/25	08/01/25	06/22/23	07/01/38	Performing
Totals		5,595,036.20	5,142,000.00				50,102.70	45,683.10	3,752,431.25							

LIST OF COMMITTED CARES RLF FUNDS
July 1, 2025

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
5111	Nethan Inc. d/b/a White Glove Linen and Laundry Services 2211 SW 57th Terrace, West Park, FL 33023	350,000.00	7/15/2025	\$0.00	n/a	\$ 350,000.00
5128	Community Partners of South Florida 126 South J St., Lake Worth, FL 33460	400,000.00	6/16/2025	\$0.00	n/a	\$ 400,000.00
5131	Renaissance Riviera Beach LLC 173 W 13th St, Riviera Beach, FL 33404 1201 Avenue F, Riviera Beach, FL 33404	500,000.00	1/16/2024	\$0.00	n/a	\$ 500,000.00
5132	Findal Media & Technology Group Inc. Paramount Broadcasting Communications LLC 1669 NW 144th Terrace, Suite 205, Sunrise, FL 33323	500,000.00	5/20/2025	\$0.00	n/a	\$ 500,000.00
TOTAL		\$1,750,000.00		\$0.00		\$ 1,750,000.00

Cash Available to Lend					
Bank Balance as of		6/30/2025			\$ 2,035,240.02
Committed Funds					
Unfunded Loan Commitments	\$ 1,750,000				
Administrative Fees	15,603.66				
Total Committed Funds					\$ 1,765,603.66
Total Uncommitted Funds					\$ 269,636.36

Portfolio Analysis

Funds: (37000) **Cutoff Date:** 7/1/2025
Status: All **Run Date:** 07/01/2025
City: All **Run Time:** 3:19:29 pm
County: All **Page 1 of 1**
Loan Officer: All
Loan# From 2 to 53005

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	17	3,643,108.11	97.98%
Past due 1-30 days	1	75,275.61	2.02%
Past due 31-60 days	0	0.00	0.00%
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 than180 days	0	0.00	0.00%
Total Portfolio	18	3,718,383.72	100.00%
Contaminated Portfolio	0	0.00	0.00%

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: 07/01/2025

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	\$462,036.20	Palm Beach	Riviera Beach
32	\$100,000.00	Miami- Dade	Miami
33	\$63,041.60	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: \$7,860,077.80



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JULY 21, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC ANALYSIS OF SHARED-USE NONMOTORIZED (SUN) TRAILS IN MIAMI-DADE COUNTY

The 2015 Florida Legislature created the Florida Shared-Use Nonmotorized Trail Network as component of the Florida Greenways and Trails System ([Chapter 2015-228, Section 339.81, FS](#)) in response to increasing demands on the state's transportation system, constraints in providing capacity to the conventional transportation system, and the need to enhance alternative travel modes to meet the needs of residents and visitors. The Legislature declared pedestrian and bicyclist safety for residents and visitors a high priority and directed the Florida Department of Transportation (FDOT) to use its expertise to develop the Florida Shared-Use Nonmotorized Trail Network; a statewide network of nonmotorized trails which would allow pedestrians and nonmotorized vehicles to jump on to the system from different starting points and then travel to different destinations with limited exposure to motorized vehicles.

In Chapter 339, F.S., the Florida Legislature directs the FDOT, in coordination with the Florida Department of Environmental Protection, to prepare and submit a status report to the Governor, the President of the Senate, and the Speaker of the Florida House of Representatives on the Florida Shared-Use Nonmotorized Trail Network by June 30, 2026 to be updated every third year. FDOT is instructed to coordinate with the Florida Tourism Industry Marketing Corporation, local governments, or other entities that have related information to include in the report and provide performance measures, including but not limited to:

1. The total number of trail visits.
2. The primary travel modes used on the trail.
3. The frequency of trail usage.
4. The average duration of trail usage.
5. The distance traveled during a trail visit.
6. The average amount spent by a user during a typical trail visit.
7. The total amount of user expenditures.
8. Any other measure deemed appropriate.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfregionalcouncil.org

On April 30, 2025, FDOT-District 6 executed an agreement with the South Florida Regional Planning Council (SFRPC) for a SFRPC study of the Shared-Use Nonmotorized (SUN) Network in Miami-Dade County. The study focuses on three trails (Atlantic Greenway, The Underline, and South Dade Trail) and compares their 25-year lifecycle costs to quantified benefits: construction-driven jobs and output, trail user spending and consumer surplus, adjacent property-value premiums and the ensuing tax revenues, and public health savings.

Economic Impact Findings

The SFRPC's analysis confirms that the three trails generate substantial economic value. Combined construction and maintenance spending for the three segments supports roughly 124 full-time jobs and about \$12.1 million in annual GDP (with \$10.4 million in labor income). Property values rise markedly near the trails: homes within about 0.5 miles capture a consistent "proximity premium," yielding nearly \$40 million per year in extra county property tax revenue. The Underline alone accounts for \$18 million in annual tax revenue.

Trail users themselves contribute economically through spending and enjoyment. For example, The Underline segment generates \$4.4 million in visitor expenditures. All told, positive economic impacts far exceed the trails' costs. Modeling active transportation effects, the study estimates more than \$313 million in present-value health care savings from increased physical activity. With directly monetized benefits (taxes, spending, health savings, etc.), each trail shows a benefit-cost ratio (BCR) above 1.0. The Atlantic Greenway yields the highest return with approximately \$2.4 in benefits per \$1 of cost. The Underline yields about \$1.9 in benefits per \$1 of cost; and the South Dade Trail about \$1.1 in benefits per \$1 of cost.

Planning and Investment Implications

These results underscore that SUN Trail segments are **economic infrastructure**, not just recreational amenities. The quantified benefits in jobs, tax base growth, tourism spending, and public health, suggest that Florida's and local investment in trails pays dividends to local economies. For Miami-Dade County planners and policymakers, the analysis supports continued trail development and prioritization of trail projects in comprehensive transportation plans, consistent with state policy goals. Overall, the study's findings argue that sustained state and local investment in SUN Trail segments aligns with legislative mandates and creates lasting value for Miami-Dade County, and by extension the South Florida Region.

Recommendation

Information only.

Attachments: State and South Florida Sun Trail Project Maps



Shared-Use Nonmotorized (SUN) Trail Network Statewide Map



LEGEND

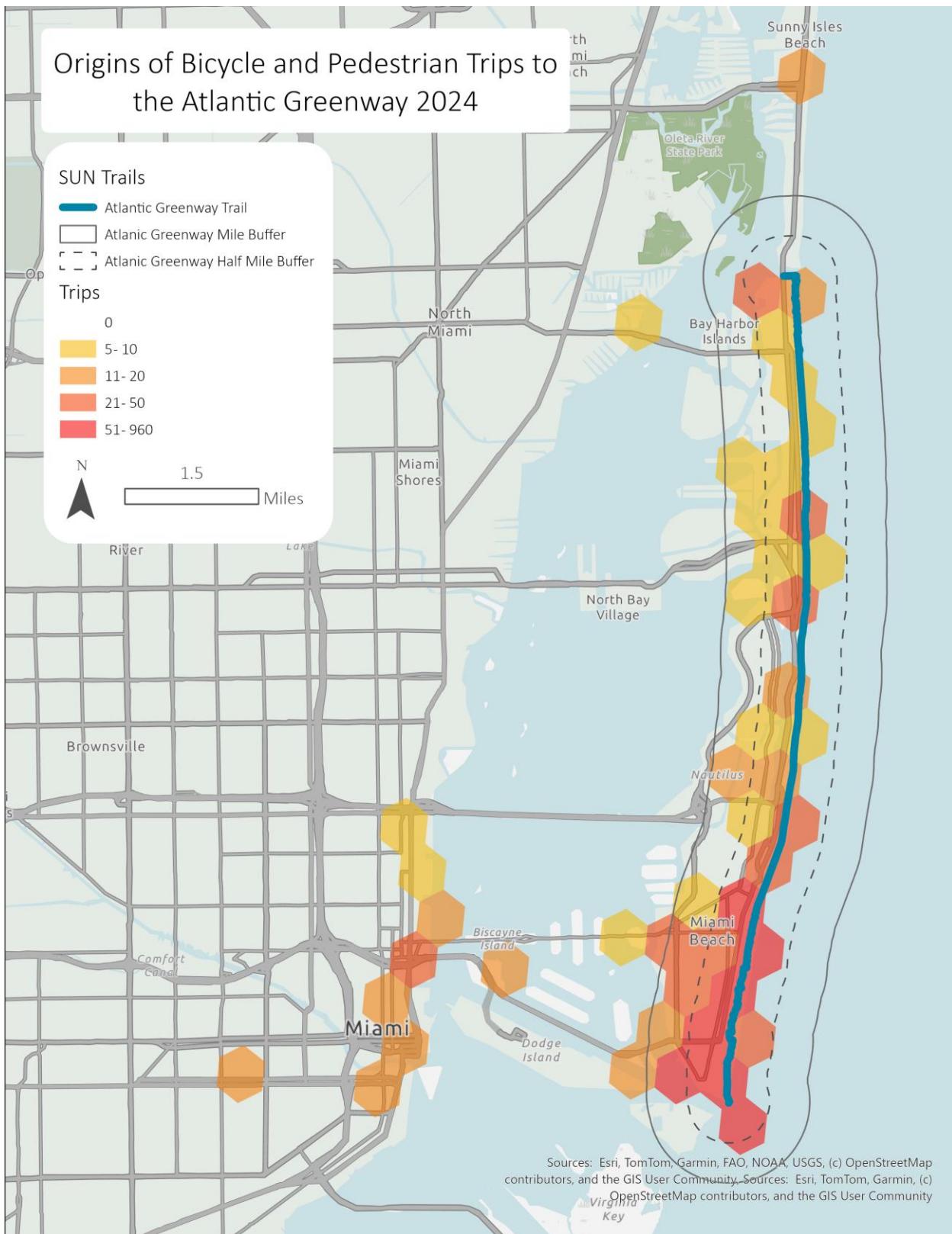
- SUN Trail Network
- Existing Trail
- Strategic Intermodal System (SIS) Facilities
- Wildlife Corridor
- Water

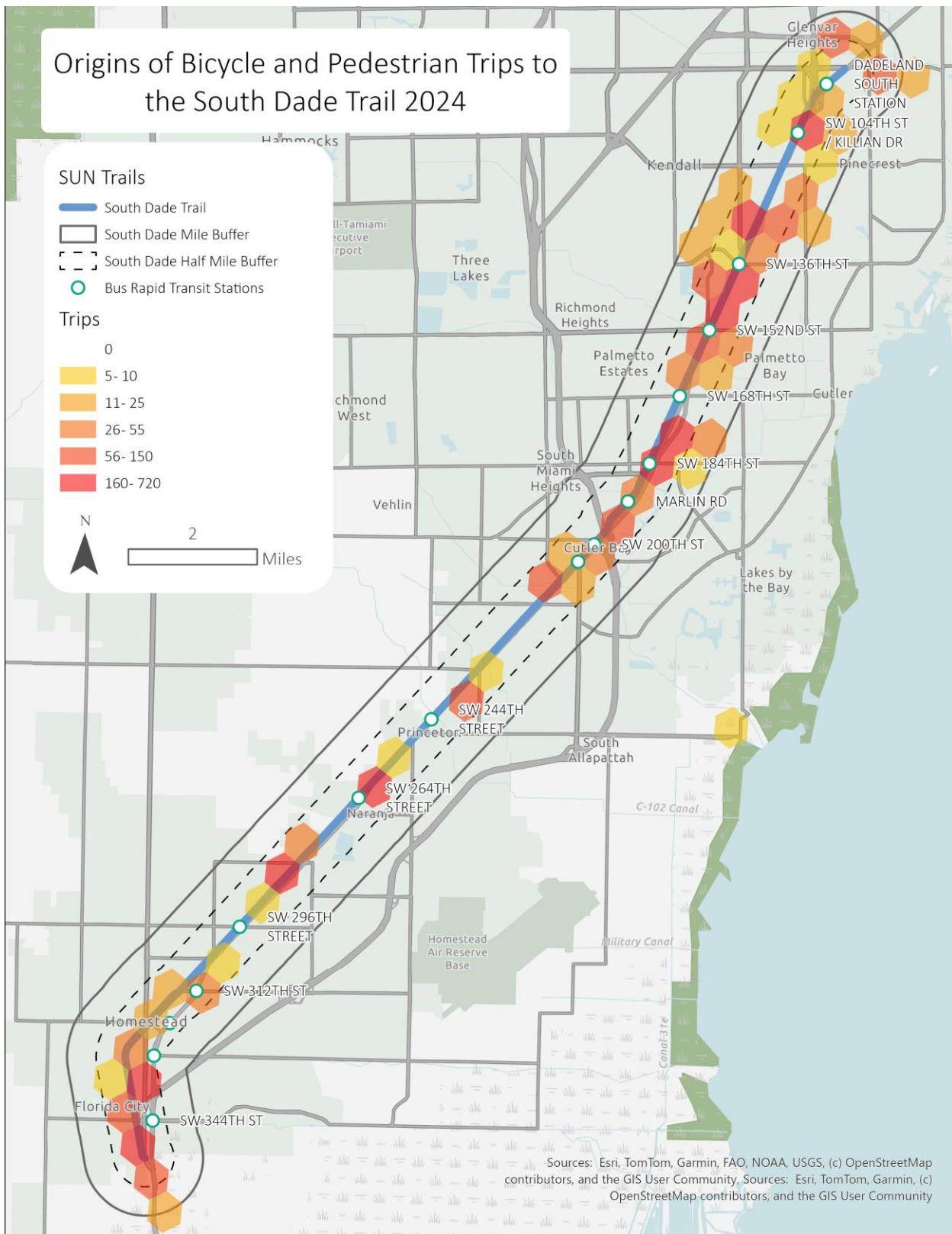
NOTES

No Warranties: This map and its content is made available by the Florida Department of Transportation (FDOT) on an "as is", "as available" basis without warranties of any kind, expressed or implied. This product is for reference purposes only and is not to be construed as a legal document or survey instrument. Information is subject to change.

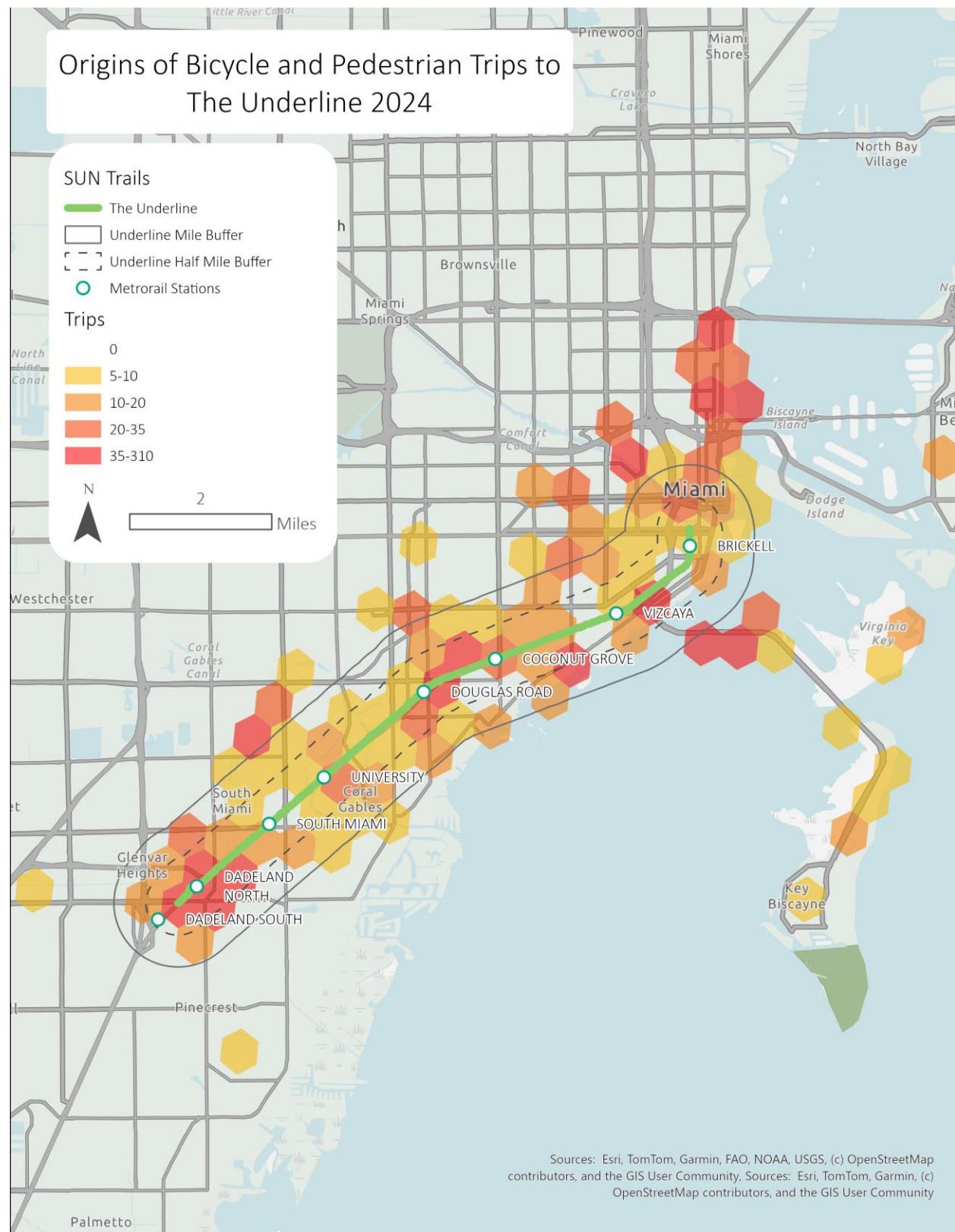
Disclaimer of Liability: The user of this map and data assumes all responsibility and risk for the use of both. Under no circumstances, including negligence, shall the FDOT or its employees be liable for any direct, indirect, incidental, special, exemplary or consequential damages, or lost profits that result from the use, misuse or inability to use the map and data.

Additional trail information may be obtained by contacting your local government.





Origins of Bicycle and Pedestrian Trips to The Underline 2024





MEMORANDUM

AGENDA ITEM #IV.D

DATE: JULY 21, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC REGIONAL CONFERENCE UPDATE – “THE BUSINESS CASE FOR TRANSIT-ORIENTED DEVELOPMENT WITH AFFORDABLE AND WORKFORCE HOUSING”

The SFRPC's upcoming Regional Conference is confirmed for Thursday, September 11th from 8:30 AM – 3:30 PM at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 SW 5th Avenue, in Fort Lauderdale. The working title of the Conference is “The Business Case for Transit-Oriented Development with Workforce and Affordable Housing in South Florida.” This Conference flows out of the work spearheaded by the SFRPC Comprehensive Economic Development Strategy (CEDS) Committee, chaired by Senator Steve Geller, and the work of Council staff in related program areas.

Registration is complementary and open now: [The Business Case for TOD with Affordable & Workforce Housing Tickets, Thu, Sep 11, 2025 at 8:30 AM | Eventbrite](#)

PANEL SUMMARIES:

SESSION 1: Building the Regional Economy: Development Around Transit

Description: This session will invite major employers and business leaders to explore the economic benefits of Transit-Oriented Development (TOD) that connect people to jobs, services, and activities. Benefits will be evaluated such as opportunities to enhance housing affordability, labor market accessibility, growth in vital economic sectors, and job creation. Speakers will also be invited to discuss how the business community can advocate for policies that support TOD.

SESSION 2: Is the Market Compatible with Vision?

Description: This panel will invite speakers to evaluate how the market responds to the vision of Transit-Oriented Development (TOD) and communities. Where is the demand and how can it best be met? How



South Florida Regional Planning Council

1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

954-924-3653 Phone, 954-924-3654 FAX

www.sfregionalcouncil.org

have TODs successfully created economic growth in the region, and what challenges have developers faced? Why is TOD valuable to developers?

Lunch Panel: Creating TOCs and TODs: Executive Updates from Miami-Dade and Broward

Description: Why are Transit-Oriented Communities (TOC) and Transit-Oriented Development (TOD) important to the long-range planning of the regional transportation system?

SESSION 3: Bricks, Mortar, and Design: The Public Return on Investment

Description: This session will focus on how zoning and land use can support Transit-Oriented Development (TOD) in the region, and on successful public policy initiatives. Topics will include addressing integration of higher densities in low density neighborhoods with context sensitive design. How has the Live Local Act affected how local governments regulate? Panelists will be invited to address the public return on investments in TOD and transit-oriented communities. How successful have policy reforms been at streamlining approvals and incentives for TOD and affordable and workforce housing near transit corridors?

SESSION 4: Innovative Partnerships and Financing Strategies

Description: This session will explore innovative partnerships and financing, including public-private partnerships and joint development agreements, that are currently being used for transit-oriented development projects. Experienced public and private sector practitioners will share real-world examples.

SESSION 5: Leadership Roundtable: Aligning Vision, Policy, and Action

Description: This session will feature a candid "Leadership Roundtable" where distinguished public leaders will reflect on the day's proceedings and share their individual perspectives on Transit-Oriented Development (TOD). The discussion will focus on how TOD can most effectively serve the South Florida region and unique needs of their constituents, specifically addressing critical issues related to transit infrastructure, accessibility, and funding.

Council staff will continue to work with Chair Lincoln, Immediate-Past Chair Geller, and Council Members as the agenda and conference development process moves forward. Thank you in advance for your input and suggestions.

Recommendation

Information Only.



LATEST NEWS FROM THE SFRPC



South Florida Regional Planning Council

1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

Phone 954-924-3653

Fax 954-924-3654

sfadmin@sfrpc.com

www.sfregionalcouncil.org

WHAT WE'VE BEEN WORKING ON

Thank you for staying engaged with the work of the South Florida Regional Planning Council (SFRPC). As we prepare for our July Council Meeting, we look forward to discussing key initiatives that continue to shape a more resilient regional economy, improve mobility, expand access to opportunity, and support housing affordability across South Florida.



As we head into the second half of 2025, the Council remains focused on building resilience, supporting economic development, and strengthening regional collaboration.

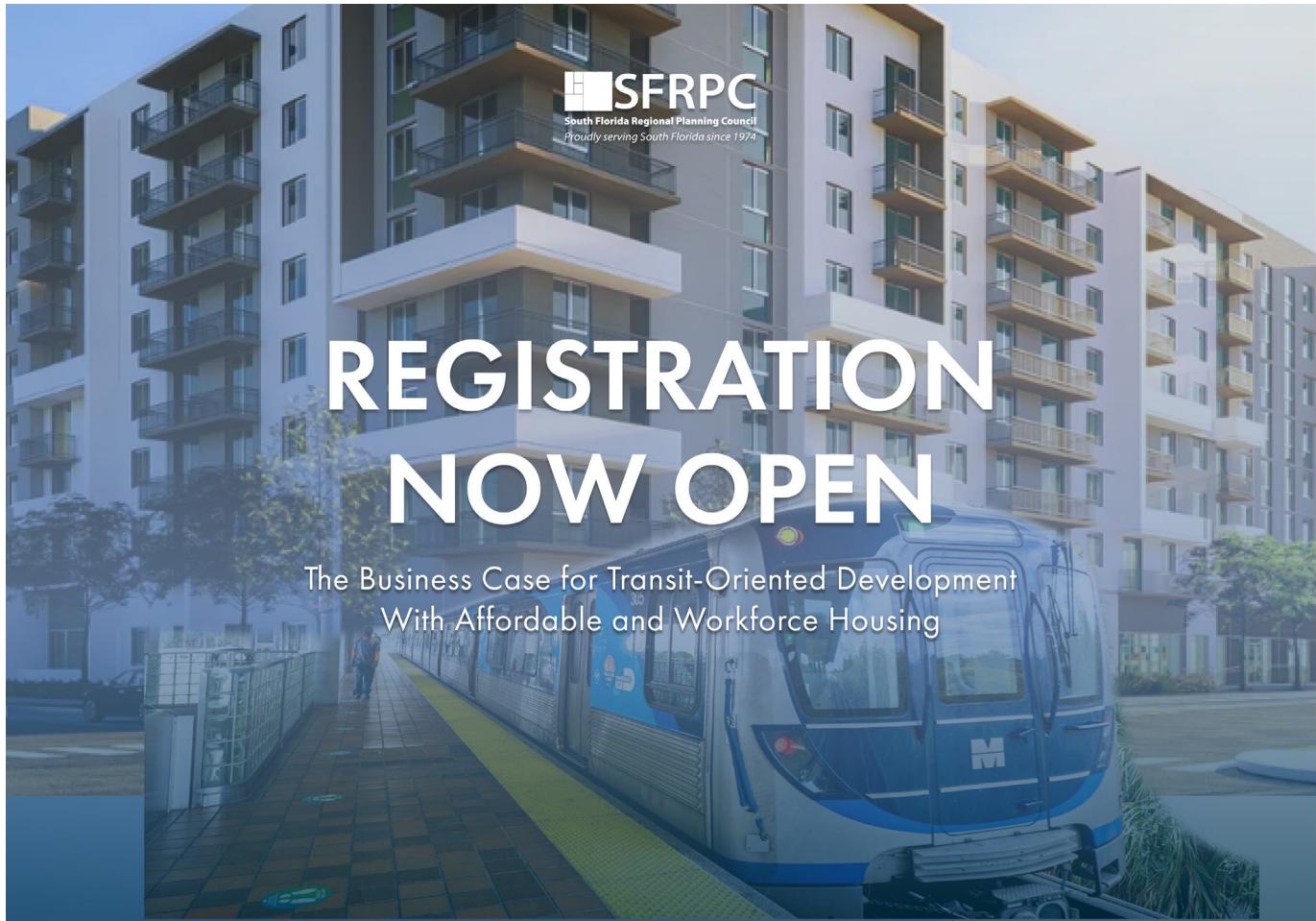
We'll take a brief recess in August and look forward to reconvening in September for our next Council Meeting, as well as our upcoming summit, "The Business Case for Transit-Oriented Development with Affordable and Workforce Housing," taking place Thursday, September 11, 2025, at the Broward Center for the Performing Arts.

CONGRATULATIONS TO COUNCIL CHAIR MICHELLE LINCOLN, NEWLY APPOINTED PRESIDENT OF THE FLORIDA ASSOCIATION OF COUNTIES



The Council congratulates Chair and Monroe County Commissioner Michelle Lincoln on her appointment as President of the Florida Association of Counties (FAC). Elected by commissioners from across the state, Commissioner Lincoln is the first from Monroe County to hold this role in the association's history. She was officially sworn in by her daughter during the annual FAC conference in June. As president, she will lead advocacy efforts on key statewide issues such as property insurance, tax policy, and environmental sustainability. We're proud to see her leadership recognized at the state level.

YOU'RE INVITED
SFRPC ANNUAL CONFERENCE
TRANSIT-ORIENTED DEVELOPMENT WITH
AFFORDABLE AND WORKFORCE HOUSING
SEPTEMBER 11, 2025



Join South Florida's public, private, and nonprofit leadership at the SFRPC Regional Conference for a conversation on, "The Business Case for Transit-Oriented Development with Affordable and Workforce Housing." This conference will feature dynamic sessions, expert speakers, and engaging panel discussions focused on how transit-oriented development can support a more robust regional economy, improve mobility, expand access to opportunity, and increase housing affordability across South Florida.

- **Thursday, September 11, 2025**
- **8:30am - 3:30pm EDST**
- **Broward Center for the Performing Arts**

\$3.2M IN NEW EPA FUNDING AWARDED FOR BROWNFIELDS REDEVELOPMENT

The SFRPC has been awarded two new competitive grants from the U.S. Environmental Protection Agency totaling \$3.2 million. A \$1.2 million Brownfields Assessment Coalition Grant will support the City of Miami, The Allapattah Collaborative, and the South Florida Community Land Trust in identifying and assessing potentially contaminated properties. The grant will fund site assessments, cleanup and reuse planning, and community engagement for projects including multi-family housing in Liberty City, a proposed Community Resilience Hub in Allapattah, and sites in West Coconut Grove.



Additionally, a \$2 million Revolving Loan Fund Supplemental Award through the Bipartisan Infrastructure Law will expand the Council's cleanup and redevelopment work, including the continued rehabilitation of the former Hollywood Incinerator Ash Dump site. This major public-private effort will transform the site into a mixed-use community with affordable housing, civic space, and neighborhood-serving retail.



"We've been waiting thirty years for this site to be funded. When I was a Hollywood City Commissioner, we were already applying and pushing to get it cleaned up. To see it finally move forward is incredible. I understand there are plans for a significant amount of housing to follow, which makes this an even bigger win for the community," said the Honorable Quentin "Beam" Furr, Broward County Mayor and Board Member of the SFRPC.

With this most recent funding, the SFRPC's Brownfields Program has secured more than \$10,650,000 to assist 10 projects throughout South Florida region.

SUPPORTING MISSION READINESS AT THE HOMESTEAD AIR RESERVE BASE

The Council secured \$350,000 in funding for Homestead Air Reserve Base Access Roads Flooding Study and Conceptual Design for Biscayne Drive (SW 288th Street) and Tallahassee Road (SW 137th Avenue). These roadways serve as "Primary Mission Critical Assets" as they provide direct access to Homestead ARB and are critical to Homestead ARB's ability to respond to emergency missions, transport materials, and provide employee access as part of our Military Installation Resilience Review (MIRR). This project, identified as mission critical in the South Florida Military Installation Resilience Review (MIRR) spearheaded by the Council, supports national, state, and local defense priorities by addressing critical infrastructure vulnerabilities.



JOIN US FOR THE RESILIENT SOUTH FLORIDA WEBINAR SERIES – JUNE 2025

Hosted by the South Florida Regional Planning Council in Partnership with the Florida Department of Environmental Protection

CLICK HERE TO REGISTER

The SFRPC is proud to host the Resilient South Florida Webinar Series throughout June 2025. This three-part series highlights innovative resilience strategies implemented by South Florida communities to protect residents, enhance infrastructure, and adapt to extreme weather events. AICP credits are available for all webinars, making this an excellent opportunity for professional development and peer exchange.

Parks, Trails, and Urban Resilience Thursday, June 12, 2-3:30pm	Dune Systems and Living Shorelines Tuesday, June 17, 12-1:30pm	Innovative Stormwater Fees for Resilience Projects Thursday, June 26, 2-3pm
---	--	---

CATCH THE REPLAY OF THE RESILIENT SOUTH FLORIDA WEBINAR SERIES

In partnership with the Florida Department of Environmental Protection, we launched the Resilient South Florida Webinar Series in June. This three-part series highlights innovative approaches to stormwater management, living shorelines, and heat adaptation. Over 100 attendees from 60+ organizations joined us across the series.

EVALUATING TRAIL IMPACT IN MIAMI-DADE



We prepared an in-depth benefit-cost analysis of bicycle and pedestrian infrastructure improvements for the Miami-Dade TPO, and conducted a related economic impact study of SUN Trail segments for FDOT District 6. The findings show positive returns from increased property values and visitor spending along the Atlantic Beachwalk, South Dade Trail, and The Underline.

ADVANCING TOOLS AND STRATEGIES FOR RESILIENT GROWTH

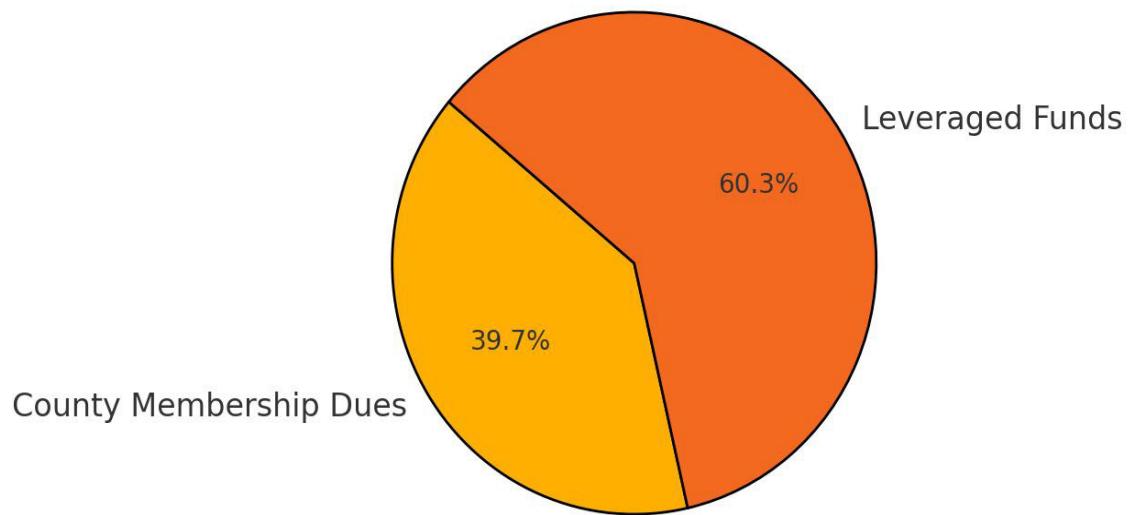
A screenshot of the REBECCA software interface, showing a Microsoft Excel spreadsheet titled "REBECCA_Hollywood Bioswales Case St...". The spreadsheet contains a table with columns for Statewide Direct and Indirect Jobs (FTEs), Construction Period Direct and Indirect Jobs (FTE), O&M Direct and Indirect Jobs (FTE), Community Score, Total Benefits (\$M), Total Costs (\$M), Benefit-Cost Ratio, NPV, and IRR. The table has 2 rows of data. Below the table, there is a note about job impacts and a detailed list of disaggregated benefits and costs.

The Council recently developed a Resilient Infrastructure Benefit Cost analysis model (REBECCA), a new tool to help Southeast Florida governments compare and contrast the lifecycle benefits and costs of gray, green, and hybrid infrastructure solutions to extreme weather events. We also completed a study on the business case for affordable housing in transit-oriented development, presented to the CEDS Steering Committee, and continue to support resiliency planning efforts through updates to the Florida Keys Scenic Corridor.

THANK YOU! YOUR INVESTMENT MULTIPLIES OUR IMPACT

Thanks to the continued support of Miami-Dade, Broward, and Monroe counties, the Council is maximizing every public dollar for the benefit of the Region. In FY 2024–2025, \$1.2 million in membership dues helped Council staff secure nearly \$1.9 million in additional funding from state, federal, and private sources, bringing total revenues to more than \$3 million. These funds directly support technical assistance, resilience and mobility planning, and economic development in South Florida. Your investment and leadership expand the Council's reach, strengthens strategic partnerships, and fuels lasting positive impact.

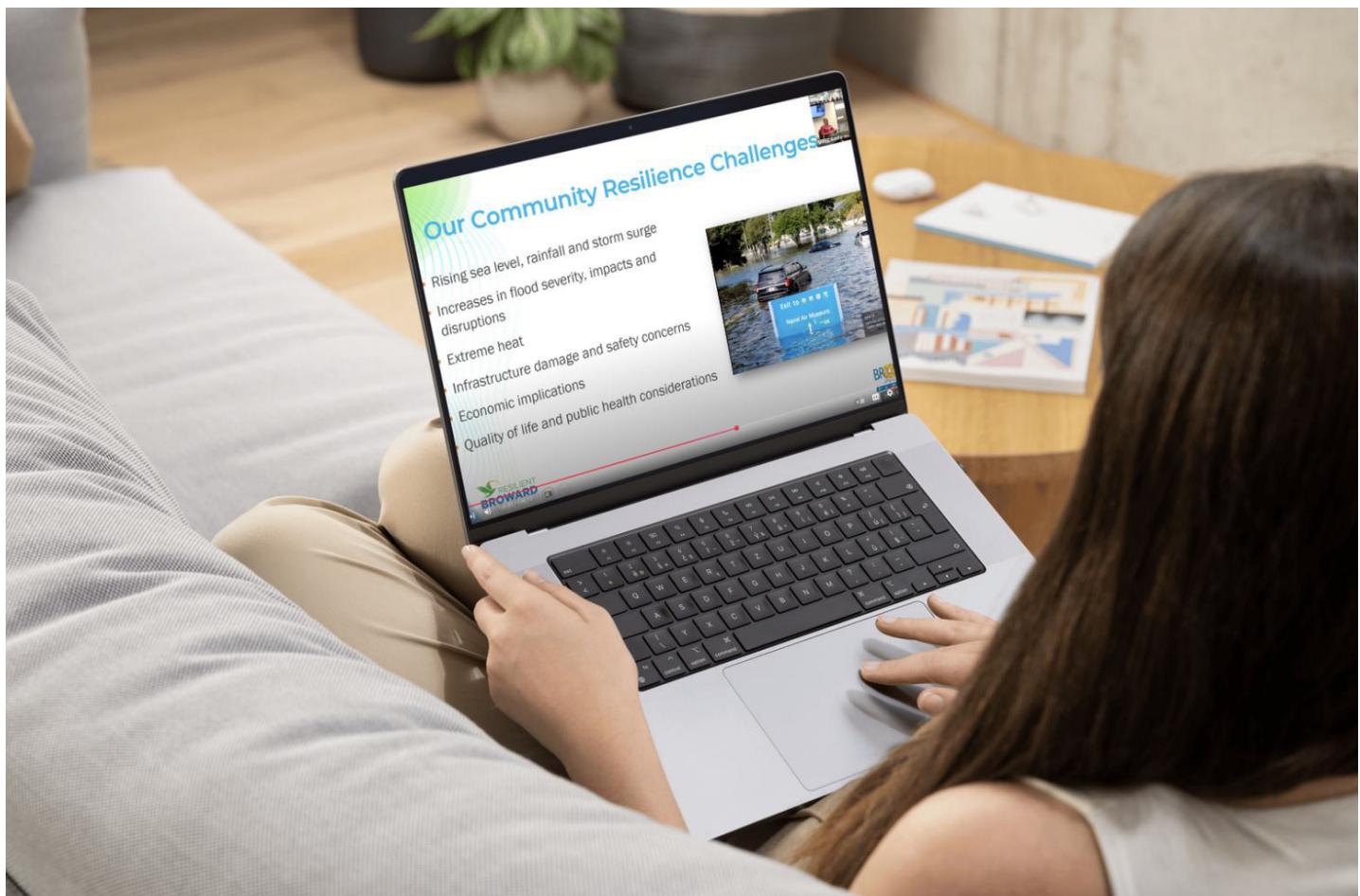
Y 2425 Budget Composition: County Contributions vs Leveraged Fund



COLLABORATING ACROSS COUNTIES TO STRENGTHEN RESILIENCE

The Council continues to support emergency management and resilience efforts across Southeast Florida. Recent accomplishments include professional training for emergency responders and completion of key work tasks related to the Local Emergency Planning Committee, Region 10 (LEPC) and Hazardous Materials Emergency Preparedness (HMEP) programs, ensuring compliance and accurate reporting.

We also updated the FDOT District 6 Resilience Database and StoryMaps, providing municipalities in Miami-Dade and Monroe with access to current resilience plans, key contacts, and resources.



In May and June, staff participated in multiple stakeholder meetings to strengthen regional coordination, including the May 21 LEPC Quarterly Meeting and gatherings with FDEM Region 10, the Fire Chiefs Association of Broward County, and the Broward Solid Waste Authority.



MEMORANDUM

AGENDA ITEM #VI.A

DATE: JULY 21, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ATTENDANCE FORM

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

2024-2025 ATTENDANCE RECORD

COUNCILMEMBERS	11/18/24	MC 01/27/25	*B MPO 02/28/25	3/17/25	** 4/24/25	MDC TPO 5/19/25	6/16/25
CAPLAN, Franklin Councilmember, Key Biscayne Secretary	P	VP	P	P	P	P	P
CATES, Craig Monroe County Commission	VP	P	VP	*	VP	*	*
CORRADINO, Joseph Mayor, Village of Pinecrest	VP	*	*	*	*	*	VP
FURR, Beam Broward County Mayor	P	*	P	P	P	P	P
GARCIA, René, 1st Vice-Chair Miami-Dade Co. Commission	VP	*	D/VP	D/VP	P	D/VP	*
GELLER, Steve, Past Chair Broward County Commission	P	P	P	*	P	P	P
GILBERT, III, Oliver G. Miami-Dade Co. Commission	A	A	A	A	A	A	A
GOLDBERG, Cary 2 nd Vice Chair Governor's Appointee, Broward	VP	VP	*	*	VP	*	VP
HORLAND, Denise, Treasurer Commissioner, Plantation	P	P	*	*	*	P	P
KAUFMAN, Samuel Commissioner, Key West	VP	VP	*	VP	VP	VP	*
LINCOLN, Michelle Chair Monroe County Commission	*	P	P	P	*	P	P
McGHEE, Kionne L. Miami-Dade Co. Commission	A	A	A	A	A	A	A
RODRIGUEZ, Maria Commissioner Pembroke Pines	—	—	P	P	P	P	VP
UDINE, Michael Broward County Commission	VP	VP	P	VP	VP	*	VP

2024-2025 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	11/18/24	MC 1/27/25	*B MPO 02/28/25	3/17/25	** 4/24/25	MDC TPO 5/19/25	6/16/25
DAVILA, Sirena Florida Dept. of Environmental Protection	VP	D	D	VP	VP	D/VP	D/VP
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	VP	VP	VP	VP	VP	P	D/VP
VILABOY, Armando L. South Florida Water Management District	VP	VP	D	*	VP	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

MD TPO =Miami-Dade Transportation Planning Organization

B MPO = Broward Metropolitan Planning Organization

* Joint Meeting

** Exec. Committee/Workshop only