

**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 21<sup>st</sup> day of July 2025.

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Frank Caplan, Secretary

Councilmember, Village of Key Biscayne

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Date