

**MINUTES OF THE  
SOUTH FLORIDA REGIONAL PLANNING COUNCIL  
July 21, 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, both in person and virtually, and called the meeting to order at 10:31 a.m. She asked Councilmember García to lead the Pledge of Allegiance. The recording of this meeting can be found here: <https://youtu.be/iOH3WFGZOuk>

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

Chair Michelle Lincoln  
Councilmember Frank Caplan  
Councilmember Craig Cates (VP)  
Councilmember Joseph Corradino \*  
Councilmember Beam Furr \*  
Councilmember René García  
Councilmember Steve Geller

Councilmember Oliver Gilbert, III (A)  
Councilmember Cary Goldberg (VP)  
Councilmember Denise Horland \*  
Councilmember Samuel Kaufman (VP)  
Councilmember Kionne McGhee (A)  
Councilmember Maria Rodriguez (VP)  
Councilmember Michael Udine \*

A = Absent

D = Designee

\* = Excused Absence

VP = Virtually Present

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

The following Ex-Officio Members were virtually present:

Sirena Davila, representing the Florida Department of Environmental Protection  
Dat Huynh, representing the Florida Department of Transportation, District 6  
Armando Vilaboy, representing the South Florida Water Management District

The meeting was held as an Executive Committee Meeting.

There was a moment of silence for the flood victims in Texas, New Mexico, New York, and other communities impacted by severe flooding.

**II. Presentation**

Affordable Housing Legislative Update by Sandra Veszi Einhorn, Chair, Florida Housing Finance Corporation; Executive Director, The Coordinating Council of Broward. Chair Lincoln introduced Ms. Veszi Einhorn and summarized her credentials and professional background. Ms. Veszi Einhorn provided an

overview of key developments from the 2025 Legislative Session, highlighting the central role of housing affordability in state policy discussions. She emphasized that affordable housing remains a critical issue for Florida communities.

Her summary included the FY 2025–2026 period, during which the Legislature approved significant investments in affordable housing, including:

- \$71.2 million for State Apartment Incentive Loan Program (SAIL);
- \$163.8 million for the State Housing Initiatives Partnership (SHIP);
- \$50 million for the Hometown Heroes Program; and
- \$150 million in non-recurring funds for the Live Local Multifamily Rental Development Program.

Ms. Veszi Einhorn gave an update on legislative proposals passed during the 2025 Legislative Session. Two major legislative proposals impacting housing were signed into law:

- SB 1730 (Sen. Calatayud / Rep. Lopez) “Live Local” expands local government responsibilities to support affordable housing, including the use of commercial, industrial, and religious properties. The legislation establishes a policy in support of the development of affordable workforce housing for employees of hospitals, health care facilities, and governmental entities. She noted that the program faced additional home rule challenges this year.
- HB 7031 (Rep. Duggan) revises state tax policy, including property tax processes and doc stamp revenue distribution, and updates the affordable housing property tax exemption.

The Hometown Heroes Program, offering up to 5% or \$35,000 in down payment assistance for first-time homebuyers, was renewed and will return to an occupation-based eligibility model. Florida Housing is finalizing the eligible occupations list and will open applications soon. Thanks to continued state support, more than 4,300 new multifamily units are expected. First-time homebuyers will gain access to stable housing, and SHIP Programs will continue to assist with disaster recovery, home repairs, and rental support. The overall investment is projected to generate nearly \$10 billion in economic impact. Florida Housing expressed appreciation to Governor DeSantis and the Legislature for their ongoing commitment to affordable housing.

Councilmember Geller requested a copy of Ms. Veszi Einhorn’s information. He raised two concerns regarding low-income housing, not in Ms. Veszi Einhorn’s capacity as Chair of Florida Housing Finance Corporation but as a resident of Broward County. He cited recent data showing the Area Median Income (AMI) for a family of four in Broward is approximately \$126,000, meaning 120% AMI equals \$150,000–\$160,000. This would make about 60% of county residents eligible for subsidies, raising long-term policy questions. He noted that programs like “Live Local” mostly support workforce housing, while those with lower incomes still lack adequate assistance. Councilmember Geller added that Ralph Stone confirmed county housing funds mostly target those in the 50%–80% AMI range.

Ms. Veszi Einhorn agreed with Councilmember Geller's concerns and stated that the ALICE (Asset Limited, Income Constrained, Employed) report, showing half of Broward households can't afford a \$500 emergency. She noted that Live Local projects are more complex than expected, especially for market-rate developers, and emphasized that the greatest need is for housing at or below 80% AMI. She referred to new data showing the 120% AMI housing need is largely met.

Ms. Veszi Einhorn clarified that state funds also support homeownership and LIHTC (Low-Income Housing Tax Credit) projects, not just Live Local. She stated the importance of monitoring federal policy, noting that a major housing bill was recently passed that expands the 9% LIHTC and introduces a potential 12% credit. She mentioned a new federal housing bill expanding tax credits and warned of potential HUD budget cuts and their economic impacts. In response to Councilmember Geller's question about other counties, she shared that:

- Miami-Dade receives \$50–\$60 million annually from multiple sources.
- Broward has allocated more than \$140 million since 2016.
- Hillsborough is starting to fund housing, but progress depends on political will.

She stressed the need for subsidies to build below 80% AMI and encouraged more collaboration between nonprofits and developers.

### **III. Action Items**

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

*Chair Lincoln motioned to approve the Meeting Minutes for the June 16, 2025 Council Meeting. Councilmember Geller moved the motion, Councilmember Caplan seconded the motion, which was adopted by unanimous vote.*

#### **B. Financial Report**

The Director of Finance and IT, Leo Braslavsky Soldi, presented the Financial Report in detail.

*Chair Lincoln motioned to approve the Financial Report. Councilmember Geller 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**

- City of Hialeah 25-01ESR
- 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**

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**

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

### **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

- E. FY 2025-2026 Membership Dues

Mrs. Cosio Carballo discussed the upcoming dues increase from \$0.250 to \$0.275 and stated that this was approved several years ago. Mrs. Cosio Carballo stated that it is still the lowest rate amongst the RPCs. Mrs. Cosio Carballo discussed leveraging those dollars to bring value back to the region. Councilmember Geller asked if the Council is also making money through other funding sources. Mrs. Cosio Carballo explained that the Council uses dues funds to leverage grants and resources for the region and gave an example using the Military Installation Resilience Review. She stated that the Council was successful in securing \$350,000 for Miami-Dade County for a continuing study for HARB. The Director of Finance and IT, Leo Braslavsky Soldi, discussed the Council funding being invested into the region and that the Council does not make a lot of money but always has a balanced budget. The funds are used for salaries, indirect costs, and related costs. Councilmember Geller expressed concerns about the RPC running a tight budget and advertising the programs and activities at the SFRPC. Councilmember Geller advised sending mailings and information to the counties SFRPC serves to understand the impact being made. Mrs. Cosio Carballo explained that SFRPC does send information out regarding the work being done. Councilmember Caplan discussed the Brownfields Program being a great example. Chair Lincoln recognized virtual attendance by the Mayor of Monroe County, Jim Scholl, Councilmember Cates, and Councilmember Kaufman. Chair

Lincoln mentioned at the last Monroe County budget meeting that they reviewed the SFRPC membership and discussed whether they will keep their membership.

*Chair Lincoln motioned to approve the FY 2025-2026 Membership Dues. Councilmember Geller moved the motion, Councilmember Caplan seconded the motion, which was adopted by unanimous vote.*

F. FY 2024-2025 Amended Operating Budget

The Director of Finance and IT, Leo Braslavsky Soldi, presented the Amended Operating Budget in detail.

*Chair Lincoln motioned to approve the FY 2024-2025 Amended Operating Budget. Councilmember Geller moved the motion, Councilmember Caplan seconded the motion, which was adopted by unanimous vote.*

**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 on June 24, 2025, the Economic Development Administration (EDA) conveyed final approval of the CARES ACT RLF 5 Year Plan encompassing our plans and guidelines for years 2025-2030. Mr. Tart anticipates the CARES ACT funding to be eligible for defederalization upon reaching its seven-year limit in 2027 while remaining in good standing. The grant award was received in May 2020 during the COVID pandemic. Similar to our traditional RLF being defederalized in March 2021, the RLF defederalization is a legislative reform that ends the burdensome and costly reporting requirements placed on local RLF operators, such as the SFRPC, and allows enhanced efficiency and effectiveness of the RLF program. The traditional RLF program has provided \$5.20 million to 29 businesses and has approximately \$1,100,000 available to lend to new borrowers.

**CARES ACT RLF**

The CARES Act RLF administration has approved 39 loans totaling \$8.71 million and saved and/or created more than 351 jobs. The program has approximately \$270,000 to lend to new borrowers. At the July 15, 2025, RLF board meeting, the board approved a \$350,000 loan increase to White Glove Linen and Laundry Services to expand their business serving the restaurant and hospitality industry. Nathalie Vertus, a minority owner, is extremely grateful to the SFRPC, which provided her with the initial capital to establish her business, which reported in 2024 annual revenues of approximately \$3,000,000.

**EPA Brownfields Clean Up Projects**

SFRPC's Brownfields RLF has been awarded to date \$10,650,000 to support ten (10) environmental projects throughout the South Florida region, including Palm Beach, Broward, Miami-Dade, and Monroe

counties. The majority of the projects help to support the assessment and remediation of contaminated land into affordable residential housing and mixed-use properties.

#### **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 with the Housing Foundation of America's 12-unit affordable townhome project in Miramar, featured at last month's meeting. Targeting households at or below 120% of the area median income, each 1,600 SF unit will be priced around \$385,000. Mr. Tart thanked the Councilmembers for their continued support.

There was a discussion regarding the affordable housing program and the relationship between the developer and the SFCDFI program. Councilmember Geller requested that emails be sent to the commissioner representing the districts where affordable housing projects are located.

#### **C. SFRPC Analysis of Shared-Use NonMotorized (SUN) Trails in Miami-Dade County**

Mr. Randy Deshazo presented on the Shared-Use Non-Motorized (SUN) Trails Impact Study in Miami-Dade County. The SFRPC partnered with the Friends of The Underline to conduct surveys of users on the trail. Recent legislation requires FDOT and other agencies to provide reports on the use and economic impacts of the trails. FDOT District 6 requested that the SFRPC conduct a study on the Atlantic Greenway, South Dade, and Underline trails. The study was conducted to assess what citizens are using the trails, which areas they are traveling to, how much money they spend while using the trails, and the property impacts. Data for the report was obtained from Strava, a fitness app that partners with local agencies to provide the data.

The Underline was the most important trail in the study, as that trail generated the most in property value impact of all three trails. A statistical analysis was done to show how proximity to the trail increases the property value of single-family and multi-family properties within a mile of the trail. The Underline generates about \$18 million in additional property taxes for Miami-Dade County. The South Bay Trail had the most bicycle usage out of all the trails. The Atlantic Greenway Trail generated the most in health benefits. Mrs. Cosio Carballo asked to share the report with the board after the meeting. There was a board discussion of E-Bikes being used on the trails and in Monroe County.

#### **D. SFRPC Regional Conference – “The Business Case for Transit-Oriented Development with Affordable and Workforce Housing”**

Mrs. Cosio Carballo announced that the SFRPC Regional Conference, scheduled for September 11, 2025, will be at the Broward Center for the Performing Arts. The conference was developed based on the work by the Comprehensive Economic Development Strategy (CEDS) Committee, chaired by Councilmember Geller. A draft agenda was provided. Councilmember Geller discussed the contributions of the CEDS

Committee in shaping the conference and raised concerns about recent legislative decisions that reduced funding for TOD initiatives, including cuts to Tri-Rail and Coastal Link, key partners in regional TOD efforts. He stressed the importance of upward development, as the three counties the SFRPC serves are fully developed and do not have sufficient land space for sprawl. He also proposed involving the Beacon Council to help promote the event.

Councilmember Caplan raised the issue of limited communication among developers. At Councilmember Geller's request, Chair Lincoln requested Councilmember Goldberg to share his comments. Councilmember Goldberg noted that the TOD discussion has been ongoing for years and stressed the need to understand how developers' financial models work. With that understanding, members can offer guidance and develop marketing strategies to secure developer support. He stated that he will be unavailable to attend the conference; his Vice President, Chad Maxi, will speak on his behalf.

Councilmember Caplan suggested highlighting a successful TOD project along Highway 27 and Dixie Highway as a potential case study. Councilmember Rodriguez inquired whether the conference would include a discussion on marketing and communication strategies for TODs, emphasizing the importance of equipping elected officials with tools to promote TOD to developers and local communities. She suggested a post-conference talking points sheet for use by elected officials. Chair Lincoln agreed and confirmed that the SFRPC will produce a summary document following the event. Councilmember Geller requested that Councilmember Rodriguez share the conference details with elected officials involved in the League of Cities.

#### E. Council Highlights

Chair Lincoln jokingly advised everyone to look at page three of the Council Highlights, which featured her photo as the newly elected President of the Florida Association of Counties. The SFRPC presented her with a larger framed photo and an orchid in recognition of her achievement.

### **V. Discussion Items**

#### A. Executive Director's Report

Mrs. Cosio Carballo discussed the September 22<sup>nd</sup> Council Meeting and noted that she invited FDOT District Six Secretary Daniel Iglesias. Mrs. Cosio Carballo also plans on recognizing Senator Barbara Sharieff for her continued support of the Council at this Meeting. Plans are to have the November 17, 2025, Council Meeting in Monroe County at the new Emergency Operations Center, with an invitation extended to Director Guthrie of the Florida Department of Emergency Management (FDEM). Once the date and location are confirmed, a notification will be sent to all members.

Mrs. Cosio Carballo recognized SFRPC staff member Hailey Lazzaroni as the new Local Emergency Planning Committee Coordinator and provided information about the program. Mrs. Cosio Carballo mentioned there is no Council Meeting in August. Councilmember Caplan inquired about the FRCA Policy Board

Meeting, and Mrs. Cosio Carballo responded that it will be held in Tampa in August. Mrs. Cosio Carballo stated that FRCA is looking for board members, and if any of the Councilmembers are interested, please contact her. Councilmember Caplan highlighted the benefits of participating, noting that the FRCA Board meets twice a year.

B. Legal Counsel Report

Mr. Goren provided a detailed update on the pending litigation filed against the SFRPC by Ms. Angela Dawson and additional parties she has included. He informed the Council that, due to the nature of the case, he could not discuss specific legal strategies or defense details in a public setting. Mr. Goren reported that legal counsel, through attorney Chris Stearns, has filed the necessary motions and is asserting the appropriate defenses on behalf of the SFRPC. He offered to send the case information to Councilmember Geller and indicated that Chair Lincoln could share the legal pleadings with the full Council, if appropriate.

C. Council Members Report

Councilmember Geller inquired whether the SFRPC has the authority or capacity to conduct a study on how property tax revenues are used at the county and municipal levels, expressing concern about the lack of transparency around local tax spending. He suggested a report or analysis to help clarify how those funds are allocated. Chair Lincoln shared information from a Florida Association of Counties Executive Board Meeting with Representative Toby Overdorf, noting the Property Tax Committee and efforts to understand how counties use property taxes. She also mentioned that Chris Doolin of the Small County Coalition has developed data sheets detailing the breakdown of property tax use for small counties. She confirmed that SFRPC staff can coordinate with Chris Doolin to obtain relevant data. Councilmembers further discussed various projects funded by property taxes and how counties manage these resources. Councilmember Garcia provided an update on Miami-Dade County's solid waste issue and a recent vote to build a waste incinerator. Mrs. Cosio Carballo stated that the SFRPC previously hosted a regional solid waste meeting with directors from Miami-Dade, Broward, and Palm Beach counties. Councilmembers Garcia and Geller noted the importance of educating the public on solid waste and recycling.

D. Ex-Officio Report

Mr. Huynh, representing FDOT District 6, reported that a recent memo was released regarding crosswalk information within the Manual on Uniform Traffic Control Devices (MUTCD). This memo may have implications for many communities, particularly in light of new legislation that could affect funding for related projects. FDOT District 6 is currently in the process of identifying potential crosswalk locations, with further action to follow.

The Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District had no updates to report.



**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 12:21 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 July 21, 2025, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 27<sup>th</sup> day of August 2025.

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Frank Caplan, Secretary  
Councilmember, Village of Key Biscayne

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Date