



## MEMORANDUM

AGENDA ITEM #IV.B

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DATE: AUGUST 27, 2025

TO: EXECUTIVE COMMITTEE MEMBERS

FROM: STAFF

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

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The SFRPC's upcoming Regional Conference is confirmed for Thursday, September 11<sup>th</sup> from 8:30 AM – 3:30 PM at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 SW 5<sup>th</sup> 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](https://www.eventbrite.com/e/the-business-case-for-tod-with-affordable-workforce-housing-tickets-tickets-5000000000)

Please find attached the updated Draft Agenda for your review and information.

Recommendation

Information Only.



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**South Florida Regional Planning Council**

*Proudly serving South Florida since 1974*

## THE BUSINESS CASE FOR TRANSIT-ORIENTED DEVELOPMENT WITH AFFORDABLE AND WORKFORCE HOUSING

### A VISION FOR TRANSIT-ORIENTED COMMUNITIES IN SOUTH FLORIDA

*A pathway to a more robust regional economy, improved mobility, enhanced access to opportunity, and increased housing affordability*

THURSDAY, SEPTEMBER 11, 2025

BROWARD CENTER FOR THE PERFORMING ARTS - MARY N. PORTER RIVERVIEW BALLROOM  
201 SW 5<sup>th</sup> Avenue, Fort Lauderdale, Florida 33312

#### DRAFT AGENDA

8:30 A.M. – 9:00 A.M. Registration and Networking

9:00 A.M. – 9:10 A.M. Welcome Remarks, Pledge of Allegiance, Moment of Silence

**The Honorable Michelle Lincoln**, Chair, South Florida Regional Planning Council; Mayor Pro Tem and Monroe County Commissioner, District 2; President, Florida Association of Counties; Member, 2055 Florida Transportation Plan Steering Committee

9:10 A.M. – 9:20 A.M. **The Honorable Steve Geller**, Broward County Commissioner, District 5; Former State Senator, District 31, Chair, SFRPC CEDS Strategy Committee

9:20 A.M. – 9:40 A.M. Regional Overview

Overview of findings from the SFRPC analysis of TOD with Affordable and Workforce Housing.

**Randy Deshazo**, Deputy Director & Director of Economic Development, South Florida Regional Planning Council

9:40 A.M. – 10:35 A.M. **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.

- *Moderator:* **Sandra Veszi Einhorn**, Chair, Florida Housing Finance Corporation; Executive Director, The Coordinating Council of Broward *(confirmed)*
  - **Teddy Lhoutellier**, Director of Sustainability, University of Miami *(confirmed)*
  - **Juan Carlos Liscano** Vice President, Miami, American Airlines *(confirmed)*
  - **Rodrick T. Miller**, President and CEO, Miami-Dade Beacon Council *(confirmed)*
  - **Bob Swindell**, CEO, Greater Fort Lauderdale Alliance *(confirmed)*

#### **10:35 A.M. – 11:25 A.M. 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 have TODs successfully created economic growth in the region, and what challenges have developers faced? Why is TOD valuable to developers?

- *Moderator:* **Chad Maxey**, Vice President, Diversified Companies *(Confirmed)*
  - **Kim Briesemeister**, Principal, RMA *(Confirmed)*
  - **Lindsay Lecour**, Executive Vice President, Development, Atlantic Pacific Communities *(Confirmed)*
  - **Albert Milo, Jr.**, President, Related Urban *(Confirmed)*
  - **Tim Wheat**, Partner, Pinnacle Communities *(Confirmed)*

#### **11:25 A.M. – 12:15 P.M. Keynote Speaker - The Honorable Daniel Perez**

#### **12:15 P.M. – 12:30 P.M. Grab Lunch**

#### **12:30 P.M. – 1:20 P.M. *Lunch Panel: Creating TOCs and TODs: Executive Updates from Miami-Dade and Broward Counties***

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

- *Moderator: The Honorable Michelle Lincoln*, Chair, South Florida Regional Planning Council; Mayor Pro Tem and Monroe County Commissioner, District 2; President, Florida Association of Counties; Member, 2055 Florida Transportation Plan Steering Committee *(Confirmed)*

- **Aileen Bouclé**, Executive Director, Miami-Dade TPO *(Confirmed)*
- **Coree Cuff Lonergan**, General Manager/Director, Broward County Transportation Department *(Confirmed)*
- **Stacy Miller**, Director, Miami-Dade County's Department of Transportation and Public Works *(Confirmed)*
- **Greg Stuart**, Executive Director, Broward MPO *(Confirmed)*

**1:20 P.M. – 2:10 P.M.**

**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?

- *Moderator: Michael Marshall*, Partner, Nelson Mullins *(Confirmed)*
  - **Darby Delsalle**, Director of Planning and Development Management, Broward County *(Confirmed)*
  - **Anthony Fajardo**, Director, Development Services, City of Fort Lauderdale *(Confirmed)*
  - **Nathan Kogon**, Director, Housing and Community Development, Miami-Dade County *(Confirmed)*
  - **Brandon Schaad**, Director of Planning, City of Boca Raton *(Confirmed)*

**2:10 P.M. – 3:00 P.M.**

**SESSION 4: Innovative Partnerships and Financing Strategies**

**Description:** This session will delve into specific innovative partnerships and financing mechanisms for TOD projects, such as public-private partnerships, and joint development agreements. Innovative partnerships and financing for local projects will be described that are being applied in the real world from practitioners with a depth of experience and leadership in the public and private sector.

- *Moderator: Joseph M. Yesbeck, PE*, Senior Vice President Practice Leader, Advisory + Planning, TYLin –DOT perspective (*Confirmed*)
  - **David Dech**, Executive Director, SFRTA (*Confirmed*)
  - **Aaron Stolear**, President of Development, 13<sup>th</sup> Floor Investments (*Confirmed*)
  - **Ralph Stone**, Director Housing Finance Division, Executive Director Housing Finance Authority (*Confirmed*)
  - **Ben Flanders**, CRE Market Director, Santander Bank (invited)

3:00 P.M. – 3:50 P.M.

#### **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.

- *Moderator: The Honorable Steve Geller*, Broward County Commissioner, District 5; Former State Senator; Immediate Past Chair, SFRPC; Chair, SFRPC CEDS Strategy Committee (*Confirmed*)
  - **The Honorable Lamar Fisher**, Broward County Commissioner, District 4; Member, South Florida Regional Transportation Authority (*Confirmed*)
  - **The Honorable Oliver G. Gilbert, III**, Miami-Dade County Commissioner, District 1; Council Member, South Florida Regional Planning Council (*Confirmed*)
  - **The Honorable Michelle Lincoln**, Chair, South Florida Regional Planning Council; Mayor Pro Tem and Monroe County Commissioner, District 2; President, Florida Association of Counties; Member, 2055 Florida Transportation Plan Steering Committee (*Confirmed*)
  - **The Honorable Marci Woodward**, Palm Beach County Commissioner, District 4, Chair, South Florida Regional Transportation Authority; Council Member, Treasure Coast Regional Planning Council (*Confirmed*)

3:50 P.M. – 4:00 P.M.

#### **Closing Remarks/ Adjourn**