



DRAFT AGENDA

EXECUTIVE COMMITTEE MEETING SFRPC GENERAL COUNSEL AND EXECUTIVE DIRECTOR ANNUAL REVIEW

WEDNESDAY, AUGUST 27, 2025, 10:30 a.m.

**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/82024567774?pwd=TFnKRascFDAIvhCbo9qjXKb7z2UJgJ1>

Meeting ID: 820 2456 7774

Passcode: 568062

Find your local number: <https://us06web.zoom.us/u/kJL3fOZLR>

- I. Pledge of Allegiance and Roll Call**
- II. Legal Counsel Update on SB 180, Chapter 2025-190; (Time Approximate: 11:30 A)**
- III. Action Items**
 - A. Minutes**
 - B. Financial Report**
 - C. Consent: Comprehensive Plan Amendment Reviews**

Proposed

- Islamorada, Village of Islands 25-03ACSC
- Islamorada, Village of Islands 25-04ACSC
- City of Lauderhill 25-01ESR
- City of Miami Beach 25-02ESR
- City of Miami Beach 25-03ESR
- City of South Miami 25-01ER



Public Hearing

Adopted

- Miami-Dade County 25-02ESR
- Miami-Dade County 25-04ESR
- Monroe County 25-02ACSC
- City of Miami 25-01ESR
- City of Parkland 25-01ESR

- D. Regional Issues: Comprehensive Plan Amendment Review
- Miami-Dade County 25-03ESR

Public Comment

- E. General Counsel Annual Review
- F. Executive Director Annual Review

Public Hearing

Public Comment

IV. Program Reports and Activities

- A. Council Member Request – County Ad Valorem Analysis
- B. SFRPC Regional Conference – “The Business Case for Transit-Oriented Development with Affordable and Workforce Housing”

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

VII. Adjournment



MEMORANDUM

AGENDA ITEM #II

DATE: AUGUST 27, 2025

TO: EXECUTIVE COMMITTEE MEMBERS MEMBERS

FROM: STAFF

SUBJECT: LEGAL COUNSEL UPDATE ON SB 180, CHAPTER 2025-190

Legal Counsel will provide an update on SB 180, Chapter 2025-190.

Links:

[CS/CS/SB 180 Enrolled](#)

[CS/CS/SB 180 Senate Appropriations Post Meeting Staff Analysis](#)

[CS/CS/SB 180 House Message Summary](#)

Attachment:

Legal Counsel's Transmittal Letter with attachments.

Recommendation

Information Only.



South Florida Regional Planning Council
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www.sfregionalcouncil.org

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
TRANSMITTAL LETTER

TO: Isabel Cosio Carballo, Executive Director

CC: Kathe Ann Lerch, Director of Administration

FROM: Samuel S. Goren, General Counsel *SSG*
Paul B. Hernandez, Assistant General Counsel *PBH*

DATE: August 22, 2025

RE: South Florida Regional Planning Council (“Council”) / Document Transmittal

This transmittal letter shall serve to provide you with documents to include as backup material for the agenda item related to SB 180, which will be discussed at the Council’s Executive Committee meeting on August 27, 2025. My office has been using the attached documents to advise our municipal clients on SB 180.

The attached backup documents that I will discuss as part of my presentation to the Council shall include:

1. Florida Division of Emergency Management SB 180 Implementations Requirements memorandum published on July 7, 2025; and
2. Chart created by the General Counsel’s Office summarizing the operative components of SB 180 and identifying the municipal department(s) that may be impacted by – or play a role in – the implementation of SB 180,

Should you have any questions regarding the attached documents or wish to discuss this matter further, please do not hesitate to contact us.

SSG:PBH:ls
Enclosure



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

TO: County Emergency Management Directors

FROM: Kevin Guthrie, Executive Director, Florida Division of Emergency Management

SUBJECT: Senate Bill (SB) 180 Implementation Requirements

DATE: July 7, 2025

The Legislature passed SB 180 Emergencies on May 2, 2025, and Governor DeSantis signed it into law on June 26. The Florida Division of Emergency Management (FDEM) has identified numerous requirements which will now be the responsibility of local governments at both the county and municipal levels to implement immediately. Please see these requirements noted below for preparation and awareness purposes.

1. Impact Fees

With limited exceptions, a local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure.

2. Comprehensive Emergency Management Plans

FDEM will provide political subdivisions with a template for comprehensive emergency management plans, including plans for natural disasters, and guidance on the development of mutual aid agreements. We will develop and distribute this template which will include the requirements outlined in SB 180, such as the requirement that emergency comprehensive management plans must include an update to public health emergency capabilities, as determined in collaboration with the Department of Health.

3. Training Hours

FDEM will specify requirements for the minimum number of training hours that county or municipal administrators, county or city managers, county or municipal emergency management directors, and county or municipal public works directors or other officials responsible for the construction and maintenance of public infrastructure must complete biennially in addition to the training required pursuant to section 252.38(1)(b), Florida Statutes. FDEM will provide training to meet these requirements or approve training to be given by a not-for-profit corporation.

4. Special Needs Shelters

The caregiver of a person with special needs who is eligible for admission to a special needs shelter, and all persons for whom he or she is the caregiver, must be allowed to shelter together in the special needs shelter. If a person with special needs is responsible for the care of persons without special needs, those persons must be allowed to use the special needs shelter with the person with special needs.

5. Emergency Contacts

By May 1st of each year, each political subdivision must notify FDEM of the person designated as the emergency contact for the political subdivision and his or her alternate and of any changes in persons so designated thereafter. For a county, the emergency contact must be the county emergency management director.

6. Website Requirements

Each county and municipality must post on its publicly accessible website various recovery-related information, and a post-storm permitting plan for special building permit and inspection procedures after a hurricane or tropical storms. Counties and municipalities must also have an online option for receiving, reviewing, and accessing substantial damage and substantial improvement letters.

7. Building Permit or Inspection Fees

For 180 days after a state of emergency is declared pursuant to section 252.36, Florida Statutes for a hurricane or tropical storm, a county or municipality within the area for which the state of emergency is declared may not increase building permit or inspection fees.

8. Office Requirements

Counties and municipalities that have experienced a direct impact from a natural emergency must open a permitting office at which residents can access government services for at least 40 hours per week.

9. Contract Requirements

Effective January 1, 2026, each state or local government contract for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, must include a provision that requires a vendor or service provider that breaches such contract during an emergency recovery period to pay a \$5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages.

10. Debris Management Sites

Each county and municipality must apply for authorization of at least one debris management site as and must annually seek preauthorization for any previously approved debris management sites. Municipalities are authorized to apply jointly with a county or adjacent municipalities for authorization of a debris management site if the parties have a memorandum of understanding (MOU) outlining the capacity and location of the site relative to each party, and such MOU is approved annually as part of the preauthorization process.

11. Ordinance Changes Regarding Substantial Improvements or Repairs

A local government that is participating in the National Flood Insurance Program may not adopt or enforce an ordinance for substantial improvements or repairs to a structure which includes a cumulative substantial improvement period.

12. Moratoriums

Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome

amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by section 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This applies retroactively to August 1, 2024.

13. Tenant Rights

Rental tenants must be given an opportunity to collect their belongings or be given notice of a date by which they will be able to do so when rented premises are damaged or destroyed.

14. Hoisting Equipment

Requires hoisting equipment such as cranes to be secured in a specified manner no later than 24 hours before the impacts of a hurricane are anticipated to begin. The Florida Building Commission is to establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report to the Legislature by December 31, 2026.

We are available to assist with implementation where practical. The costs to implement these new requirements at each county or municipal level will be borne by your governments and must be appropriately funded during budget development, which is ongoing for many of you.

We have attached the enrolled text of SB 180 and the staff analysis produced by the Legislature to this letter to ensure you have the exact requirements of the bill. **Please ensure your counsel receives a copy of the bill to ensure you are adequately prepared to implement it.**

Attachment: SB 180

Senate Bill 180

Department Director Review

Section of Act	Summary of legislation	Department(s)
2	<ul style="list-style-type: none"> Participation in the National Flood Insurance Program; Local government is prohibited from adopting or enforcing ordinances for substantial improvement or repairs to structures that include a cumulative substantial improvement. 	Planning, Building, CAO
3	<ul style="list-style-type: none"> Impact Fee; local government may not assess an impact fee for the replacement of a previously existing structure that is of the same land use as the original structure. 	Planning Building, CAO
7	<ul style="list-style-type: none"> Revision requirement to update the Comprehensive Emergency Management Plan to include emergency capabilities and collaboration with the Department of Health. 	Emergency Management
7	<ul style="list-style-type: none"> Requirement for the state to provide a template for local government. 	Emergency Manager
7	<ul style="list-style-type: none"> State to implement training programs to improve the ability of the state and local emergency management personnel to prepare and implement emergency management plans and programs. The division shall specify a requirement for a minimum number of training hours that city managers, emergency management directors, public works directors and other officials responsible for the construction and maintenance of public infrastructure must complete biennially. 	City Manager, Asst. City Managers, All Department Heads
7	<ul style="list-style-type: none"> Requirement for the state to conduct an annual hurricane readiness session by April 1 each year. 	Emergency Manager, Public Services Director
8	<ul style="list-style-type: none"> Requires Florida Housing Finance Corporation to enter into MOU's with specified agencies for the use of special need shelters. 	City Manager, Emergency Manager

13	<ul style="list-style-type: none"> Expedite Financial Assistance to local government, streamline the application process. 	Finance, Asst. City Manager
15	<ul style="list-style-type: none"> Political subdivisions requirements for an annual specified notification, by May 1. 	Emergency Manager, Public Services Director
16	<ul style="list-style-type: none"> Requiring municipalities to post certain information on their websites. Information related to natural emergencies; post-storm county and municipal permitting operations. (Full list of topics is listed on page 17 of Chapter 2025-190 (252.381, (1) (a,b,c,d,e)). 	Emergency Manager, Planning, Building, Public Services, Utilities, Communications Police and Fire, I.T.?
16	Develop a post-storm permitting plan to expedite recovery and rebuilding by providing for special building permit and inspection procedures. The plan must be updated on an annual basis by May 1. The full details of the plan requirements are on pages 17 and 18 of Chapter 2025-190.	Planning, Building
16	<ul style="list-style-type: none"> Each municipality shall publish on its website a hurricane and tropical storm recovery permitting guide annually by May 1st. The required guide information is found on page 18 of Chapter 2025-190. 	Emergency Manager, Planning, Building, Public Services, Utilities, Communications
16	<ul style="list-style-type: none"> Prohibition on increasing building permit and inspection fees for 180 days after state of emergency declared for hurricane or tropical storm 	Planning, Building
16	<ul style="list-style-type: none"> Require municipalities to allow individuals to receive substantial damage and substantial improvement letters electronically on or before May 1, 2026. 	Planning, Building, I.T.
16	<ul style="list-style-type: none"> Require municipalities to open a permitting office for a minimum of 40 hours per week. 	Planning, Building, Communications
18	<ul style="list-style-type: none"> Prohibition on impacted local government from proposing or adopting certain moratoriums, amendments or procedures for a specified timeframe, with certain exceptions; authorizing lawsuits to enforce the prohibition. 	Planning, Building, City Manager, City Attorney

18	<ul style="list-style-type: none"> Requiring the Office of Program Policy Analysis and Government Accountability to conduct a study on certain local governments after hurricanes, such as moratoria, new ordinance s and procedures that could affect recovery work. 	Most likely Planning and Building will be needed to respond to survey
19	<ul style="list-style-type: none"> Breach of Contract during the emergency recovery period of natural emergencies; each state or local government contract for goods or services related to emergency response entered into, renewed or amended on or after July 1st, 2025, must include a provision that a breach of contract during an emergency recovery period is subject to a \$5000.00 penalty and damages. The recovery period is a 1-year period that begins on the declared state of emergency date. 	Finance, Contracts, Procurement, CAO
20	<ul style="list-style-type: none"> Inspection; by September 1st, 2026, the Department of Environmental Protection shall submit a Flood Inventory and Restoration Report to the Division of Emergency Management. The Department must work with Water Management districts, local governments, and operators of public and private storm water management systems to compile necessary information. Bi-annual report Additional information on page 22 of Chapter 2025-190. 	Most likely Public Services and Environmental will be needed to respond to survey
24	<ul style="list-style-type: none"> Provide that local governments are authorized and encouraged to add certain addenda to existing solid waste contracts to collect storm debris 	Finance, Contracts, Public Services, CAO, Procurement
24	<ul style="list-style-type: none"> Requiring municipalities to apply to the Department for authorization to designate a debris management site; authorizing municipalities to apply for debris management sites with adjacent municipalities. 	Public Services, City Manager, CAO
25	<ul style="list-style-type: none"> Requiring a hurricane preparedness plan to be available at worksites with certain hoisting equipment and cranes present; requiring equipment to be secured no later than 24 hours before impact. 	Building, Planning, Code Enforcement

1	<ul style="list-style-type: none"> Section 83.63 Casualty Damage; A tenant must be given the opportunity to collect belongings from the premises when it is safe to do so; a notice of "date to collect" must occur within a reasonable time. 	Police (aware when responding to calls)
7	<ul style="list-style-type: none"> Emergency Management Powers; The state must prepare a CEMP that integrates and coordinates with the emergency management plan of the Federal Government. The plan must have provisions to work closely with local governments with emergency management responsibilities and provide strategies to assist local emergency management efforts to ensure that there are adequate medical and security personnel for all shelters. The list of required subjects and more details on the CEMP are on page 7-8 of Chapter 2025-190 	Emergency Manager, Police and Fire
7	<ul style="list-style-type: none"> Division of Emergency Management to assist political subdivisions in preparing and maintaining emergency management plans. 	Emergency Manager, Police and Fire
8	<ul style="list-style-type: none"> The Division of Emergency Management shall develop a brochure on the special needs registration program; the registration program shall give people with special needs the option of preauthorizing emergency response personnel to enter their homes during search and rescue operations if necessary to ensure their welfare following disasters. 	Emergency Manager, Police, Fire, Community Services, Communications
8	<ul style="list-style-type: none"> Caregiver of a person with special needs is eligible for admission to a special needs shelter. If the person with special needs is the caregiver of persons without special needs, those persons shall be authorized entry into the special needs shelter. 	Emergency Manager, Police, Fire, Community Services
9	<ul style="list-style-type: none"> Transparency Audits for state contracts; contracts that are executed by state agencies to support a response to a declared state of emergency in advance or anticipation must be posted on a secure tracking system. 	Finance, Contracts, Procurement, Legal, I.T.

10	<ul style="list-style-type: none"> Tolling and extension of permits; under a declaration, the rights under a permit extend 24 months in addition to the tolling periods. 	Planning, Building, Legal
11	<ul style="list-style-type: none"> Emergency Coordination Officers; disaster preparedness plans. The Division shall be notified in writing of the person initially designated as the emergency coordination officer for an agency and identify the alternate for this position. This must be done on or before May 1st of each year. 	Emergency Manager
12	<ul style="list-style-type: none"> National hazards, risks and mitigation interagency coordinating group for state agencies. A group composed of state agencies created for the sharing of information on current and potential risks and impacts of natural hazards throughout the state. The group will provide recommendations for state and local natural hazard mitigation strategies. 	Environmental, Public Works, and Emergency Manager
13	<ul style="list-style-type: none"> Financing; The Division of Emergency Management shall take steps to maximize and expedite the distribution of Financial Assistance from the Federal Government to state and local agencies. 	Finance (Reimbursement Representative)
14	<ul style="list-style-type: none"> Allocation of Funds; The Division of Emergency Management shall allocate funds from the Emergency Management Preparedness and Assistance Trust Funds to local emergency management. The local emergency management agency must meet the required criteria of having a program director who works at least 40 hours a week. 	Finance, Emergency Manager
17	<ul style="list-style-type: none"> Public Shelter, the Division of Emergency Management shall administer a program to survey existing schools or other state, county, and municipality-owned public buildings for a public hurricane shelter. 	City Manager, Emergency Manager

18	<ul style="list-style-type: none"> • New Statute: 252.422 <p>Restrictions on County or Municipal regulations after a hurricane; for 1 year after a hurricane makes landfall, an impacted local government cannot propose or adopt a moratorium on construction, reconstruction or redevelopment of any property, or propose or adopt more restrictive or burdensome comprehensive plan or land development regulation amendment.</p> <p>“Impacted local government” generally means a county (or municipality within the county) within 100 miles of track of storm while it is a hurricane</p> <p>Full details are on page 20 of Chapter 2025-190.</p>	Planning, Building, CAO
28	<ul style="list-style-type: none"> • Municipality within a county impacted by Hurricane Debby, Helene or Milton may not propose or adopt any moratorium on construction, reconstruction or redevelopment on property damaged by those hurricanes or redevelopment of any property, or propose or adopt more restrictive or burdensome comprehensive plan or land development regulation amendment. <p>NOT A STATUTE</p> <p>Full details are on page 26 of Chapter 2025-190.</p>	Planning, Building, CAO

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.

**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/i0H3WFGZOuk>

I. Pledge of Allegiance and Roll Call

Chair Michelle Lincoln	Councilmember Oliver Gilbert, III (A)
Councilmember Frank Caplan	Councilmember Cary Goldberg (VP)
Councilmember Craig Cates (VP)	Councilmember Denise Horland *
Councilmember Joseph Corradino *	Councilmember Samuel Kaufman (VP)
Councilmember Beam Furr *	Councilmember Kionne McGhee (A)
Councilmember René García	Councilmember Maria Rodriguez (VP)
Councilmember Steve Geller	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 22nd 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 27th day of August 2025.

Frank Caplan, Secretary

Councilmember, Village of Key Biscayne

Date



MEMORANDUM

AGENDA ITEM #II.B

DATE: AUGUST 27, 2025

TO: EXECUTIVE COMMITTEE MEMBERS

FROM: STAFF

SUBJECT: FINANCIAL REPORT

Attached is a Financial Report comparing the months of May through July 2025 for your review and approval.

Recommendation

Approve the Financial Report.



South Florida Regional Planning Council

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SOUTH FLORIDA REGIONAL PLANNING COUNCIL
COMPARATIVE BALANCE SHEET

July 31, 2025

(unaudited)

	May	June	July	Increase (Decrease)
General Fund				
Assets:				
Cash GF	1,354,636	1,350,475	1,296,689	(53,786)
SBA - Investment Account	521,997	523,914	525,899	1,984
Accounts Receivable	8,682	7,509	6,337	(1,173)
Due From Other Funds	51,083	39,258	37,705	(1,553)
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	1,951,875	1,936,634	1,882,106	(54,528)
Liabilities and Fund Balance:				
Liabilities	22,304	19,547	27,139	7,592
Fund Balance	1,929,571	1,917,087	1,854,967	(62,120)
Total Liabilities and Fund Balance	1,951,875	1,936,634	1,882,106	(54,528)
Federal, State & Local				
Assets:				
Accounts Receivable	227,035	166,577	205,564	38,987
Total Assets	227,035	166,577	205,564	38,987
Liabilities and Fund Balance:				
Liabilities	(1,047)	162	8,629	8,467
Fund Balance	228,081	166,415	196,935	30,520
Total Liabilities and Fund Balance	227,035	166,577	205,564	38,987
Revolving Loan Funds				
Assets:				
Cash RLF	3,129,368	3,990,091	4,041,443	51,352
Accounts Receivable	9,880,532	9,026,776	9,206,443	179,666
Allowance for Loan Losses	(1,262,624)	(1,262,624)	(1,262,624)	-
Total Assets	11,747,276	11,754,243	11,985,261	231,018
Liabilities and Fund Balance:				
Liabilities	(182)	38	388	350
Due To Other Funds	51,083	39,258	37,705	(1,553)
Fund Balance	11,696,375	11,714,947	11,947,168	232,221
Total Liabilities and Fund Balance	11,747,276	11,754,243	11,985,261	231,018
Southeast Florida Regional Prosperity Institute				
Assets:				
Cash	58,866	58,994	59,129	135
Receivables	-	-	7,000	7,000
Total Assets	58,866	58,994	66,129	7,135
Liabilities and Fund Balance:				
Liabilities	3	-	-	-
Fund Balance	58,863	58,994	66,129	7,135
Total Liabilities and Fund Balance	58,866	58,994	66,129	7,135

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

July 31, 2025
(unaudited)

<u>Description</u>	<u>May</u>	<u>June</u>	<u>July</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	35%	\$ 1,226,527
Interest & Other Income	6,328	5,875	5,817	67,174	96%	70,000	2%	2,826
Federal Funded Projects	169,021	48,877	104,929	808,600	88%	917,703	27%	109,103
State Funded Projects	-	40,500	87,098	208,114	91%	229,566	7%	21,452
Local Funded Projects	129,263	40,569	343	426,363	100%	425,918	12%	(445)
Trust Funds	38,842	58,394	269,807	762,959	129%	591,884	17%	(171,075)
TOTAL Revenues	343,453	194,215	467,994	3,499,736	101%	3,461,598	100%	(38,138)
EXPENSE REPORT								
Operating Expenses								
Staff Compensation	\$ 203,239	\$ 139,606	\$ 138,915	\$ 1,589,910	81%	\$ 1,965,238	57%	\$ 375,328
Occupancy	9,021	9,021	9,021	93,855	79%	118,450	3%	24,595
Utilities Electric/Sanitation	515	628	632	5,134	83%	6,200	0%	1,066
Janitorial Services	802	1,409	802	8,565	95%	9,000	0%	435
Repairs & Maintenance	-	-	-	-	0%	6,200	0%	6,200
Storage	518	518	518	4,876	65%	7,500	0%	2,624
Office Automation	3,344	2,894	4,245	46,197	68%	68,000	2%	21,803
Advertising, Notices, Supplies, Postage & PR	3,567	2,974	9,487	66,149	82%	80,531	2%	14,382
Travel	859	10	774	8,245	82%	10,000	0%	1,755
Professional Development	994	121	-	2,313	14%	16,000	0%	13,687
Insurance	-	11,525	-	39,475	72%	54,900	2%	15,425
Miscellaneous Expenses	-	205	-	205	20%	1,000	0%	795
Legal Services (1)	17,219	2,338	3,314	49,685	75%	66,050	2%	16,365
Financial Services	11,668	157	147	13,149	21%	62,500	2%	49,351
Professional Consultants	-	4,015	-	11,296	75%	15,000	0%	3,704
Capital Expenditures	-	-	-	-	0%	15,000	0%	15,000
Subtotal Operating Expenses	251,746	175,420	167,855	1,939,055	78%	2,501,569	72%	562,514
Pass Through Expenses:	47,585	65,132	88,454	702,843	87%	805,929	23%	103,087
TOTAL Expenses	299,331	240,553	256,309	2,641,897	80%	3,307,498	95%	665,601
OTHER REVENUES (Expenses)								
Bad Debt- RLF Programs	-	-	-	25,000				
Excess (deficit) Revenues over Expenditures	\$ 44,122	\$ (46,338)	\$ 211,685	\$ 857,839		\$ 154,100	4%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 87,857				
<i>Note: Percentage of Fiscal Year lapsed</i>				83.33%				



MEMORANDUM

AGENDA ITEM #III.C

DATE: AUGUST 27, 2025

TO: EXECUTIVE COMMITTEE 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

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PROPOSED AMENDMENTS

- **Islamorada, Village of Islands 25-03ACSC**

Proposes amending the Village's Comprehensive Plan's Future Land Use Element to amend Policy 1-3.1.3 to institute a program for the transfer of development rights.

- **Islamorada, Village of Islands 25-04ACSC**

Proposes amending the Village's Future Land Use Map from Residential Conservation (RC) to Mixed Use (MU) for the subject property at 76800 Overseas Highway located on Lower Matecumbe Key, and to establish a new sub-area policy under Objective 1-2.11.

- **City of Lauderhill 25-01ESR**

Proposes amending the City's Comprehensive Plan's Land Use Plan, as well as concurrently amending the Broward County Future Land Use Plan Map, to amend the designated +/- 132.57 gross acre site from "Commercial Recreation" to "Irregular (9) Residential" and allow a maximum of 888 dwelling units on the subject property.

- **City of Miami Beach 25-02ESR**

Proposes amending the City's Comprehensive Plan's "Resilient Land Use and Development Element" Goal RLU1 Objective RLU 1.1 at Table RLU 1.1 to provide floor area ratio (F.A.R.) incentives through the City Commission warrant review process.

- **City of Miami Beach 25-03ESR**

Proposes amending the City's Comprehensive Plan's "Resilient Land Use and Development Element" Goal RLU1, Objective RLU 1.1, Policy RLU 1.1.11 Residential / Office (RO), to establish requirements for nonconforming cafes serving alcohol and located on Alton Road.

- **City of South Miami 25-01ER**

Proposes accepting EAR-based amendments to the City's Comprehensive Plan to adjust the planning period and reflect changes in state requirements since the last EAR process.

ADOPTED AMENDMENTS

- **Miami-Dade County 25-02ESR**

Adopts an amendment to the Comprehensive Development Master Plan (CDMP) to add ± 6.17 acres to the application site for a total ± 97.65 gross acres (± 89.39 net acres), and to redesignate the entire ± 97.65 gross acres from “Estate Density Residential” and “Business and Office” to “Low Density Residential with One Density Increase (DI-1)” (6 to 13 dwelling units per gross acre) and “Business and Office”. Miami-Dade placed the following restrictions: a) to cap all townhomes at the workforce housing sales price in addition to keeping 20% at workforce housing income limit; b) a pump station shall be provided by the applicant to accommodate the basin as a whole; and c) use landscaping and trees that can provide benefits and utility for stormwater management and stormwater runoff.

- **Miami-Dade County 24-04ESR**

Adopts an amendment to the Comprehensive Development Master Plan (CDMP) to amend Land Use Element Policy LU-8H to specify the mix of housing types to be included in residential or mixed-use residential development, to modify the phasing requirements that minimum density, housing type mix, and floor area ratio (FAR) would no longer need to be accomplished in the first phase of development, and to lower the required jobs-to-housing ratio from 1.5:1 to be equivalent to that of Minor Statistical Area (MSA) where the site is located but in no event less than a 1:1 ratio.

- **Monroe County 25-02ACSC**

Adopts an amendment to the Future Land Use Map (FLUM) land use designation for a 1.19-acre property located at 104001 Overseas Highway, Key Largo, from Residential Medium, more particularly described as Lots 1 through 8, Block 7 Largo Sound Village, as proposed by Gustavo Solis.

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

Adopts an amendment to 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”.

- **City of Parkland 25-01ER**

Adopts an amendment to the Future Land Use Element allowing self-storage in commercial areas and revising platting requirements for consistency with Broward County Administrative Rules.

*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

FINAL ADOPTED
AGENDA ITEM #III.D

DATE: AUGUST 27, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: REGIONAL ISSUES: COMPREHENSIVE PLAN AMENDMENT REVIEW
MIAMI-DADE COUNTY 25-03ESR (CDMP 20230013)

Pursuant to the Interlocal Agreement creating the South Florida Regional Planning Council (Council) in 1974, 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.”

Strategic Regional Policy Plan for South Florida (SRPP)

The Strategic Regional Policy Plan for South Florida (SRPP) was adopted by the Council on June 7, 2004. The SRPP centers around a set of 22 regional goals that address key, long-term challenges. Florida Statute (Section 186.507) specifically mandates that an SRPP must include regional goals and policies addressing the following areas, which are all included in the SRPP for South Florida:

- Affordable Housing
- Economic Development
- Emergency Preparedness
- Natural Resources of Regional Significance
- Regional Transportation

In the amendment review process, the Council recognizes the necessity of balancing competing policy goals such as economic development and environmental protection priorities.



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Amendment Review

The Council reviews Comprehensive Plan amendments for consistency with the SRPP, Pursuant to Section 163.3184, Florida Statutes. Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (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 containing an evaluation of these impacts, 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

Based on comments from the Florida Department of Transportation and lack of comment from the South Florida Water Management District, with no comments received from any other commenting agency or outside organization, find the proposed plan amendment 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.

Find the Amendment generally consistent and approve this report for transmittal to Miami-Dade County and the State Land Planning Agency with the following Council Recommendations:

- To ensure that existing industrial land within the UDB is utilized to its highest and best use, and to minimize future development pressure outside of the UDB, the Council recommends aligning initiatives such as private/public partnerships for land assembly and brownfield redevelopment with broader economic development strategies. This approach will help balance economic growth with community and environmental priorities.
- To mitigate potential runoff, water quality, and freshwater recharge impacts, staff recommends that the Applicant consider sufficiently buffering the property from the C-4 Inflow canal on the western border, preserve existing intact wetlands, and restore wetlands as feasible. The Applicant and County should continue to work together to address and minimize potential adverse impacts to Wetlands of Regional Significance identified by Miami-Dade County.
- The Applicant should also ensure that there are no adverse impacts to the habitat of federal or state-designated endangered and threatened species. It is notable and commendable that an island hammock is identified for conservation with the support of the Miccosukee Tribe.
- The Applicant should work with Miami-Dade County to address impacts to NW/SW 137 Avenue to ensure that necessary infrastructure is either available or provided.
- The Applicant should ensure that potential connections to regional transit are maximized to the extent possible, as recommended by Miami-Dade Transportation and Public Works (MDTPW). The Applicant should coordinate with Miami-Dade County to complete nearby bicycle and pedestrian infrastructure, including crosswalks.

Proposed Amendment Summary

Kelly Tractor Company requests to amend the Miami-Dade Comprehensive Development Master Plan (CDMP) to develop a new headquarters on a ±246.07-acre site currently designated as “Open Space”. The application area lies mostly outside of the Urban Development Boundary (UDB) (± 244.37 acres) with ±1.70 acres inside the UDB. A portion of the parcel is within the Urban Expansion Area (UEA) (± 87 acres). The UEA designates areas suitable for Miami-Dade’s 2040 long-term planning horizon.

The amendment includes changes to the (CDMP) to (1) amend “Open Land” land use category text for Subarea 3 of the Land Use Element to create the “MIA Equipment and Supportive Services Area”, (2) add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board, and (3) amend the CDMP Capital Improvements Element, Table 10A Projects with Developer Responsibility to Construct or Cause to Construct to include developer funded roadway project.

Council Staff Analysis

The Council notes that the South Florida Water Management District (SFWMD) and Florida Department of Transportation (FDOT) District Six reviewed the proposed amendment pursuant to Section 163.3184(3), Florida Statutes (F.S.), in their roles as reviewing agencies as identified in Section 163.3184(1)(c), F.S. FDOT District 6 review the amendment package per Chapter 163 Florida Statutes and found “... the proposed amendment would not adversely impact transportation resources and facilities of state importance.” Likewise, the SFWMD reviewed the amendment and “... provides no comments pursuant to Section 163.3184, Florida Statutes (F.S.).” No comments were received from any other commenting agency or outside organization. The Council additionally met with staff from Miami-Dade County Regulatory and Economic Resources (RER) and separately met with the Applicant to review specific issues relevant to the Council’s purview.

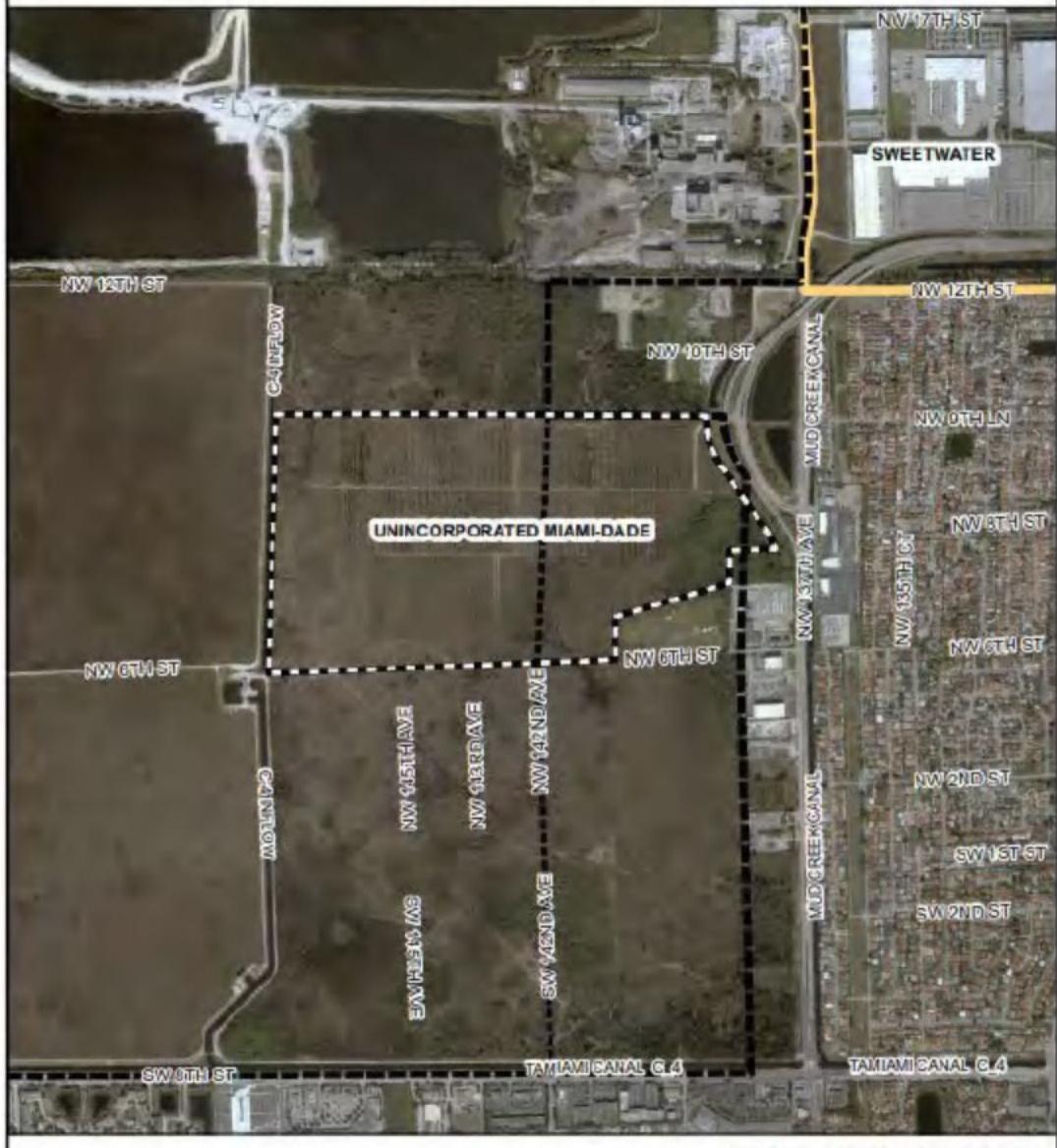
In its Application Summary No. CDMP20230013, Miami-Dade County RER noted that Miami-Dade County Department of Environmental Resources (DERM) indicated that the subject site is within Wetlands of Regional Significance as described in the Land Use Element of the Miami-Dade Comprehensive Development Master Plan (CDMP). The subject site is also included in a larger area identified in Maps showing Natural Resources of Regional Significance in the SRPP, as containing wetlands of regional significance.

Regarding transportation, no significant adverse impacts were identified to the Strategic Intermodal System (SIS) by the Florida Department of Transportation (FDOT District 6). Even so, impacts to the local transportation network are anticipated, potentially affecting regional mobility.

There are potential positive economic development outcomes that this Amendment could catalyze if adopted. The project has the potential to contribute to the economic vitality of the region by creating jobs and growing key industry sectors.

This Proposed Amendment was transmitted with a 10 (aye) 2 (nay) 1 (absent) vote from the Miami-Dade Board of County Commissioners on July 17, 2025, with a Staff recommendation to Transmit the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map.

KELLY TRACTOR COMPANY - APP. NO. CDMP20230013
AERIAL PHOTO



APPLICATION AREA



MUNICIPAL BOUNDARY



2030 URBAN DEVELOPMENT BOUNDARY



URBAN EXPANSION AREA BOUNDARY

Source: Department of Regulatory and Economic Resources
June 2022

0

0.5

Miles

N

Economic Development

Industrial Land

Kelly Tractor is the leading supplier of heavy equipment, trucks, and specialized equipment, serving Miami-Dade County since 1933. The Applicant has indicated that Kelly Tractor has outgrown its existing facility, which has resulted in operational inefficiencies, an inability to meet client demands, and lost opportunities. The Applicant has taken the position that there is not sufficient industrial land within the UDB to support Kelly Tractor's needs, which is a key point in the argument to develop outside the UDB. Council staff recognizes the challenge in identifying assembled land within the UDB that is available to develop at the scale needed by Kelly Tractor.

Employment

If the proposed amendment and associated project proceeds, the Applicant projects its workforce to increase from its present level of approximately 400 employees to between 800 and 1,000 employees within a five-year period, with additional expansion anticipated thereafter.

Industry Sector Growth

The Applicant's Miami facility serves as the central hub for equipment distribution across Miami-Dade County and to branch locations statewide, with additional expansion planned in Fort Pierce and Florida City. It also fulfills international orders through the Port of Miami, Port Everglades, and Miami International Airport. Given these extensive operations, proximity to the regional highway network is critical to the Applicant.



The proposed site is unique, as this is the only available land in the County served by Florida's Turnpike, State Road 826, and State Road 836, with direct access provided at the western terminus of the SR 836 extension.

Limestone Mining

Kelly Tractor is integral to Miami-Dade County's limestone mining industry, which the Applicant indicates supports more than 14,000 jobs. The proposed project would provide critical functions, such as equipment repair, diagnostics, and specialized machinery, to sustain operations in the Lake Belt Area quarries. The Florida Legislature has recognized that a reliable aggregate supply is essential to the state's construction industry, transportation infrastructure, and public welfare.

Natural Resources of Regional Significance

The subject site is identified in the SRPP Natural Resources of Regional Significance Maps as containing wetlands of regional significance. The application area also lies within Wetlands of Regional Significance per the Land Use Element of the Miami-Dade Comprehensive Development Master Plan and may contain federal or state-designated endangered and threatened species.

The proposed application site lies within the core foraging range of the federally threatened wood stork (*Mycteria americana*) and is situated just east of several long-established rookeries for this species. It is

also located within the U.S. Fish and Wildlife Service's consultation zones for the endangered Everglades snail kite (*Rostrhamus sociabilis*) and the Florida bonneted bat (*Eumops floridanus*), both of which may use the site for nesting, roosting, or foraging. The local population of the Florida bonneted bat is known to forage and interact in open, dark areas near natural features such as wetlands, forests, open water, and areas with dense tree cover.

The site lies just east of the Florida Panther Focus Area, identified by the U.S. Fish and Wildlife Service as critical for the survival of the federally endangered Florida panther (*Puma concolor coryi*). While panthers are not migratory, they do disperse to establish new home ranges. Male panthers typically travel up to 25 miles, with some dispersing as far as 139.3 miles, while females tend to settle closer to their birthplace. This dispersal is vital for the species' reproduction, population growth, and expansion of its territory.

Seasonally flooded lands are known to support a wide variety of wildlife during the wet season. These include mammals, reptiles, amphibians, and numerous bird species. Several of the bird species that use this type of habitat are state or federally protected, such as wood stork (federally threatened), little blue heron, reddish egret, roseate spoonbill, and tricolored heron (all state threatened). Shorebirds, also present, are protected under the Migratory Bird Treaty Act. The Everglade snail kite, a federally endangered species, is also known to nest in nearby areas of Everglades National Park.

Regional Transportation

FDOT District 6 reviewed the amendment package and found the proposed amendment would not adversely impact transportation resources and facilities of state importance. The subject site is west of SR 836, which is a Strategic Intermodal System (SIS) facility, at the NW 137 Avenue interchange.

On the issue of local roads, the application proposes access to the development site via construction of the two northern lanes of NW 6 Street, from NW 137 Avenue to the planned NW 139 Avenue. This road segment is classified as a 'Major Roadway' (three or more lanes) on the CDMP's Adopted 2030 and 2040 Land Use Plan map. The Applicant has submitted a Declaration of Restrictions (covenant), which includes a commitment to provide access from NW 137 Avenue to the site using NW 6 Street, and seeks to amend the CDMP to add this road improvement to the Capital Improvements Element (CIE).

However, the proposed development is expected to significantly impact NW/SW 137 Avenue (north of SW 8 Street), another designated Miami-Dade County Major Roadway, and the application does not address these impacts. Additionally, the segment of NW/SW 137 Avenue from NW 6 Street to SW 8 Street is projected to fall below its adopted standard of service (LOS).

Miami-Dade Transportation and Public Works (MDTPW) reviewed the application and its potential impact on area transit services based on the development impact table and the Applicant's traffic analysis. The development impact table projects an increase of 1,000 employees but no additional residents, which does not reach the 10,000 persons-per-square-mile threshold required to trigger additional transit services under the Level of Service standards. The project is expected to generate 3,561 new daily vehicle trips. Based on an estimated transit usage rate of 1–3%, analysis would result in approximately 70 to 110 daily transit trips. However, because the site is located outside the UDB, it is not eligible to receive county transit service.

Council Recommendations

- To ensure that existing industrial land within the UDB is utilized to its highest and best use, and to minimize future development pressure outside of the UDB, the Council recommends aligning initiatives such as private/public partnerships for land assembly and brownfield redevelopment with broader economic development strategies. This approach will help balance economic growth with community and environmental priorities.
- To mitigate potential runoff, water quality, and freshwater recharge impacts, staff recommends that the Applicant consider sufficiently buffering the property from the C-4 Inflow canal on the western border, preserve existing intact wetlands, and restore wetlands as feasible. The Applicant and County should continue to work together to address and minimize potential adverse impacts to Wetlands of Regional Significance identified by Miami-Dade County.
- The Applicant should also ensure that there are no adverse impacts to the habitat of federal or state-designated endangered and threatened species. It is notable and commendable that an island hammock is identified for conservation with the support of the Miccosukee Tribe.
- The Applicant should work with Miami-Dade County to address impacts to NW/SW 137 Avenue to ensure that necessary infrastructure is either available or provided.
- The Applicant should ensure that potential connections to regional transit are maximized to the extent possible, as recommended by Miami-Dade Transportation and Public Works (MDTPW). The Applicant should coordinate with Miami-Dade County to complete nearby bicycle and pedestrian infrastructure, including crosswalks.

Relevant SRPP Goals

SRPP GOAL 7 Protect, conserve, and enhance the Region's water resources.

SRPP GOAL 8 Enhance the Region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

SRPP GOAL 14 Preserve, protect, and restore Natural Resources of Regional Significance.

SRPP GOAL 17 Maintain a competitive, diversified, and sustainable regional economy.

SRPP GOAL 20 Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

Council Action (Executive Committee)

Council approved recommendations unanimously, 6 (aye) 0 (nay), on August 27, 2025.

Councilmember Michelle Lincoln, Chair

Councilmember René García, First Vice Chair

Councilmember Cary Goldberg, Second Vice Chair

Councilmember Frank Caplan, Secretary

Councilmember Denise Horland, Treasurer

Councilmember Steve Geller, Immediate Past Chair



MEMORANDUM

AGENDA ITEM #III.E

DATE: AUGUST 27, 2025

TO: EXECUTIVE COMMITTEE MEMBERS

FROM: STAFF

SUBJECT: GENERAL COUNSEL ANNUAL REVIEW / CONTRACT

The SFRPC employs General Counsel in accordance with the terms and agreement of the annual Independent Contractor Professional Services Employment Contract between the Council and General Counsel. The Executive Committee, with the delegated function, performs an annual evaluation and review of Legal Counsel.

The annual review of Legal Counsel is undertaken prior to renewal of the annual contract and held prior to the September Council Meeting. This year, the review will be held during the Executive Committee meeting scheduled for 10:30 a.m. on August 27, 2025. The Evaluation Form and Legal Counsel's Independent Contractor Professional Services Employment Contract are provided herewith for your review and information. The Professional Services Employment Contract with General Counsel terminates on September 30, 2026.

All Council Members are welcome to attend the Executive Committee meeting.

Recommendation

- Assess the General Counsel's Performance
- Approve Legal Counsel's Professional Services Employment Contract



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 (“Council”)
GENERAL COUNSEL PERFORMANCE REVIEW
RATING SHEET**

Rate each item from 1 (low) to 5 (high) based on your opinion of the Council’s General Counsel’s performance. Mark N/A if you do not have enough information to rate.

I. LEGAL CONSULTATION

- A. Has legal advice provided by the General Counsel proven to be accurate and technically correct?
- B. Does the General Counsel provide his best and honest recommendations given all existing legal issues and ramifications?
- C. Does the General Counsel possess and provide an efficient and effective knowledge of the state law, the rules, policies and procedures of the Council?
- D. Does the General Counsel possess and provide an efficient and effective knowledge of other government regulations and case law regarding the Council and issues facing the Council?
- E. Does advice provided by the General Counsel regularly take into account and balance the overall goals and objectives of the Council?
- F. Does the General Counsel regularly provide the scope of legal expertise necessary to meet the Council’s needs on issues that arise, either from himself, within his firm or other available resources?
- G. Does the General Counsel proactively identify potential issues when he is aware of them to avoid problems from occurring?
- H. Are alternatives and innovative solutions provided rather than just raising problems?
- I. Is the General Counsel able to maintain the Council and staffs confidence while informing them of the different legal risks that proposed actions might generate?

II. LEGAL REPRESENTATION

- A. Does the General Counsel aggressively represent the interests of the Council as directed by the Council Members?

- _____ B. Is the General Counsel's approach effective in achieving the best possible legal outcomes for the Council's interests given the issues that arise?
- _____ C. Does the General Counsel represent the Council in a professional and ethical manner?
- _____ D. Is the General Counsel impartial and objective in his duties and responsibilities?
- _____ E. Are the General Counsel's estimates of legal impacts reasonably accurate on a regular basis?

III. STAFF WORK

- _____ A. Does the General Counsel prepare contracts and other legal work accurately and consistent with the direction and objectives communicated by the Council Members, Executive Director and/or staff?
- _____ B. Does the General Counsel maintain good working relationships and serve as an effective member of the management team?
- _____ C. Does the General Counsel accurately identify and address all legal issues within documents and items that he reviews?
- _____ D. Are staff and the Council Members advised of key changes in governmental and administrative law as it pertains to the Council's activities?
- _____ E. Does the General Counsel display a positive attitude in carrying out his responsibilities and responding to requests?
- _____ F. Has the General Counsel been successful in accomplishing objectives previously established?

IV. COST/FISCAL ACCOUNTABILITY AND CONTROL

- _____ A. Are regular legal activities achieved within budgetary goals and limits?
- _____ B. Has the General Counsel been effective in minimizing legal costs by limiting tasks to those regarding legal issues and utilizing Council's in-house staff when possible to perform administrative and other functions?
- _____ C. Are standard forms developed and used where possible to minimize preparation of legal documentation?
- _____ D. Are legal tasks performed with appropriate authorization according to established procedures and contract requirements?

- E. Do invoices accurately identify tasks and expenses in sufficient detail to provide accountability and cost control?
- F. Does the General Counsel display the ability and knowledge to research issues in a minimum amount of time?
- G. Have legal costs been effectively managed and controlled given the issues, assignments and requests made to the General Counsel?

V. RESPONSIVENESS/TIMELINESS OF ACTIONS

- A. Are requested legal work and assignments completed in a timely manner within established time frames?
- B. Is the General Counsel accessible when needed to respond to requests for legal information and assistance?
- C. Are legal review and requests for information completed in time to avoid delays to Council projects, programs and other tasks?
- D. Does the General Counsel follow-up effectively to requests that are made?
- E. Does the General Counsel accurately interpret and clarify Council Members and Executive Director direction?

VI. COMMUNICATIONS

- A. Does the General Counsel communicate effectively with the Council Members, staff and the community?
- B. Are answers provided in a timely and in an understandable manner?
- C. Are timelines for follow-up to requests clearly communicated?
- D. Does the General Counsel maintain confidentiality with regard to all matters discussed with the Council Members and/or Executive Director and staff?
- E. Does the General Counsel effectively report to the Council Members and/or Executive Director communications by project attorneys of a substantive nature regarding significant or sensitive matters?

General Comments and Rating Regarding General Counsel's Performance:

Future Goals, Objectives and Areas for Improvement:

**INDEPENDENT CONTRACTOR PROFESSIONAL
SERVICES EMPLOYMENT CONTRACT**

THIS INDEPENDENT CONTRACTOR PROFESSIONAL SERVICES EMPLOYMENT CONTRACT is made and entered into in duplicate in Broward County, Florida, this ____ day of September, 2025 by and between the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, a body corporate and politic and an agency of the State of Florida, hereinafter referred to as "SFRPC", being party of the first part, and SAMUEL S. GOREN, as a member of the law firm of Goren, Chero, Doody & Ezrol, P.A., hereinafter referred to as "ATTORNEY", party of the second part.

IN CONSIDERATION of the mutual covenants and promises herein contained and the mutual exchange of other good and valuable consideration, the receipt of which is hereby acknowledged, it is mutually agreed, promises and covenanted as follows:

1.0 SFRPC does hereby agree to employ and accordingly does employ ATTORNEY, and ATTORNEY does hereby agree to accept and does accordingly accept employment by the SFRPC in the capacity of "General Counsel" of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, all in accordance with the terms and conditions and provisions of said employment as set forth hereinbelow.

2.0 The term of employment of ATTORNEY under this Contract, hence the term of this Independent Contractor Professional Services Employment Contract, shall commence on October 1, 2025 and terminate on September 30, 2026 the term of employment of ATTORNEY hereunder shall be for a period of twelve (12) months, unless the term of employment of ATTORNEY is earlier reduced or terminated pursuant to the early termination provision as set forth herein in numbered Paragraph 3 hereof.

3.0 This Independent Contractor Professional Services Employment Contract is terminable by either SFRPC or ATTORNEY at any time on thirty (30) days written notice to the other party. However, at ATTORNEY'S option, and if so requested by SFRPC, ATTORNEY may continue to provide the professional services contemplated herein pending the appointment/employment of his successor if such appointment/employment requires more than thirty (30) days, and provided that SFRPC exerts reasonable efforts during said thirty (30) days to seek and select his said successor.

In addition, the parties may terminate this Employment Contract at any time and on any agreed basis by mutual consent of all parties, the same reduced to writing and properly executed by all parties hereto. Likewise, the term of this Agreement may be extended at any time by mutual consent of all parties hereto, the terms of such extension being reduced to writing and executed by all parties hereto.

4.0 ATTORNEY, or a member of the law firm, agrees to personally attend all regular and special meetings of the SFRPC Council and to attend any meeting of any official SFRPC board,

committee or commission when specifically requested to attend and to perform any and all legal services, of whatever kind or nature, including office practice and litigation, required, in the opinion of the Attorney or requested of ATTORNEY by SFRPC for the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and the agents, servants and/or employees thereof (when same are acting in their official capacity(s) on behalf of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL) during the term of this Employment Contract, subject only to the following. All legal services to be performed by ATTORNEY hereunder shall be rendered at the request or direction of the majority of the SFRPC (meaning majority of Council sitting at the time that any vote is taken on a direction to request service from ATTORNEY) and/or the Executive Director; otherwise, ATTORNEY shall not be required to perform legal services for SFRPC except on his own initiative and at his own expense. Other legal fees and expenses that may be incurred are as follows:

- 4.1 Any litigation in which the SFRPC is a party plaintiff or a party defendant in either the Broward County Court, the Broward Circuit Court, or the United States District Court for the Southern District of Florida or any other administrative matter, or trial or appellate Court into which the SFRPC is summoned or petitions;
- 4.2 Any administrative hearings before any governmental/administrative bodies;
- 4.3 Co-Counsel activities with insurance counsel assigned by the SFRPC's insurance carrier when necessary and appropriate.
- 4.4 Real estate and related loan transactions.

For purposes of clarification and emphasis: This Independent Contractor Professional Services Employment Contract is, and is intended to be, a party specific agreement and shall be construed accordingly. The individual attorney with whom SFRPC contracts hereby shall be the sole and exclusive party to render services for, to and on behalf of the SFRPC pursuant to the terms hereof. Except with the specific concurrence and approval of the SFRPC Council, no substitution of counsel for ATTORNEY shall be permitted, except as expressly provided for herein.

The parties specifically recognize and understand that the ATTORNEY is a member of the law firm of Goren, Cherof, Doody & Ezrol, P.A., Fort Lauderdale, Broward County, Florida (the "Firm") and that several members of the Firm possess the requisite skill, competence and exposure in administrative/governmental practice. Specifically, therefore, and notwithstanding any of the foregoing, the rendition of services hereunder by an attorney from the Firm other than the specific attorney contracted with hereunder shall not be prohibited and shall be deemed to be in accordance with the provisions of Section 112.313, Florida Statutes, as amended from time to time, including, litigation and support services otherwise described and permitted by the aforesaid Statute.

5.0 As full payment and compensation for ATTORNEYS and for all legal services hereunder, SFRPC shall pay to ATTORNEY and ATTORNEY agrees to accept from SFRPC rates as follows:

Partners	\$305.00/hour
Associates	\$285.00/hour
Paralegals	\$150.00/hour

In the event of early termination pursuant to the terms hereof, ATTORNEY shall be entitled to accrued and unbilled/billed and unpaid compensation as shall have accrued to the date of said early termination.

6.0 In addition to the compensation for professional services as last set forth, ATTORNEY shall be permitted to submit to the SFRPC on a monthly basis for payment by SFRPC to ATTORNEY an invoice for all reasonable and necessary legal expenses incurred on behalf of the SFRPC, such as court costs and filing fees, in addition to long distance toll charges, messenger service, computerized legal research, photo-copying and facsimile costs not performed by the SFRPC. The foregoing constitutes reimbursement of legal expenses to ATTORNEY and not legal fees for services as contemplated hereunder. ATTORNEY may also request these costs be paid directly by SFRPC to the billing party, agency or vendor upon their original invoice or billing statement rather than on a reimbursement basis including reimbursement for library books and supplements owned by the SFRPC and in possession of the Attorney, if any.

7.0 This Independent Contractor Professional Services Employment Contract sets forth the entire agreement between the parties hereto. Any prior conversations or writing are merged herein and extinguished. No subsequent amendment to this Contract shall be binding upon any of the parties hereto unless reduced to writing and properly signed and executed.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this Independent Contractor Professional Services Employment Contract to be executed this ____ day of _____, 2025.

WITNESSES AS TO ALL PARTIES:

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

BY: _____
MICHELLE LINCOLN
CHAIR

BY: _____
FRANK CAPLAN
SECRETARY

ATTORNEY

SAMUEL S. GOREN, as a
Member of the law firm of
Goren, Cheroft, Doody & Ezrol, P.A.

ATTACHMENT "A"
FOR PRIVATE ATTORNEY SERVICES

A. SCOPE OF SERVICE:

The ATTORNEY, or a member of his law firm, shall attend all regular and special meetings of the SFRPC Council and to attend any meeting of any official SFRPC board, committee or commission when specifically requested to attend and to perform any and all legal services, of whatever kind or nature, including office practice and litigation, required or requested of ATTORNEY by SFRPC for the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and the agents, servants and/or employees thereof (when same are acting in their official capacity(s) on behalf of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL) during the term of this Employment Contract, subject only to the following. All legal services to be performed by ATTORNEY hereunder shall be rendered at the request or direction of the majority of the SFRPC (meaning majority of Council sitting at the time that any vote is taken on a direction to request service from ATTORNEY) and/or the Executive Director; otherwise, ATTORNEY shall not be required to perform legal services for SFRPC except on his own initiative and at his own expense.

For purposes of clarification and emphasis: This Independent Contractor Professional Services Employment Contract is, and is intended to be, a party specific agreement and shall be construed accordingly. The individual attorney with whom SFRPC contracts hereby shall be the sole and exclusive party to render services for, to and on behalf of the SFRPC pursuant to the terms hereof. Except with the specific concurrence and approval of the SFRPC Council, no substitution of counsel for ATTORNEY shall be permitted, except as expressly provided for herein.

The parties specifically recognize and understand that the ATTORNEY is a member of the law firm of, Goren, Chero, Doody & Ezrol, P.A., Fort Lauderdale, Broward County, Florida (the "Firm") and that several members of the Firm possess the requisite skill, competence and exposure in administrative/governmental practice. Specifically, therefore, and notwithstanding any of the foregoing, the rendition of services hereunder by an attorney from the Firm other than the specific attorney contracted with hereunder shall not be prohibited and shall be deemed to be in accordance with the provisions of Section 112.313, Florida Statutes, as amended including, litigation and support services otherwise described and permitted by the aforesaid Statute.

2. *ATTORNEY shall review and analyze SFRPC files, data, documents and other materials and advise on a recommended legal course. Further, ATTORNEY shall attend and participate in meetings, conference calls, inspections or the like and report on the status of the legal matters.*

3. *ATTORNEY shall prepare and file pleadings, motions, or briefs, initiate and conduct discovery, as required and represent SFRPC in any related litigation and otherwise represent SFRPC at trial or on appeal.*

B. COMPENSATION/FEES:

1. *SFRPC shall be billed in accordance with Exhibit "1".*
2. *Billable hours for hourly billed activities shall be measured in six (6) minute increments. Compensation of attorney hours will be for actual time spent providing attorney services to the SFRPC.*
3. *Premium rates will not be paid for overtime work.*
4. *Attorney time while traveling is neither billed nor compensable.*

C. COMPENSATION/COSTS:

1. *Reimbursement of costs for third-party vendor bills, including but not limited to, exhibits, transcripts, and witness fees, filing fees and court costs require prior written authorization by SFRPC and shall be reimbursed based upon presentation by ATTORNEY of an appropriate Statement for Costs. The SFRPC shall not pay for firm surcharges added to Third Party Vendor bills.*
2. *Routine expenses such as long distance toll charges, messenger service, photocopying, postage, printed library materials and facsimile costs are compensable by the SFRPC upon presentation by ATTORNEY on its monthly Statements.*
3. *Non-routine office overhead expenses such as long distance phone calls, long distance facsimile transmissions, long distance courier services, bulk mailings, bulk third party copying, blueprints, x-rays, photographs and computer-assisted legal research services must be justified to the AGENCY and shall be reimbursed based on documented third party vendor charges. If these charges exceed subject to annual budget, as amended from time to time, prior written approval from the AGENCY must be obtained. In-house bulk mailings and bulk copying expenses must be supported by usage logs or similar documentation. Firm surcharges are not reimbursable.*
4. *ATTORNEY shall, if applicable, only bill SFRPC for its proportionate share of the cost of legal research, attending hearings or engaging in client representation of any type, which is applicable to other clients.*
5. *Incurred reimbursable costs described herein shall not exceed ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS per fiscal year. ATTORNEY shall notify SFRPC in writing when costs reach \$1,000.00. Said notification shall be made as soon as it is practicable and prior to the next monthly invoice.*

D. FORMATION FOR INVOICES:

1. *Within thirty (30) days of service provision, each statement for fees and costs shall be submitted in original (white) and one (gold) copy, in a format that includes the following information:*

- A. Case name and number, if applicable, or other legal matter reference;*
- B. Invoice Number for the particular bill;*
- C. **DELETED***
- D. ATTORNEY and SFRPC contract administrators' names;*
- E. Inclusive dates of the month covered by the Invoice;*
- F. **DELETED***
- G. **DELETED;***
- H. **DELETED;***
- I. **DELETED ;***
- J. Any other information as may be requested by SFRPC'S contract administrator.*

E. ADMINISTRATION OF AGREEMENT:

- 1. The SFRPC contract administrator is ISABEL COSIO CARBALLO.*
- 2. The ATTORNEY contract administrator is SAMUEL S. GOREN.*
- 3. All written approvals must be obtained from the parties' contract administrators or their designees. All notices must be given to the parties' contract administrators.*
- 4. This contract shall be governed by and construed under the laws of Florida.*

F. OTHER AVAILABLE SERVICES:

Upon receipting approval from SFRPC, the ATTORNEY shall use existing SFRPC agreements, when available and cost effective, to acquire services (e.g. computer-assisted legal research) and the assistance of professionals (e.g., court reporters, expert witnesses) at reduced rates.

G. PUBLIC RECORDS:

All documents prepared pursuant to the Agreement are subject to Florida's Public Records Law, unless specifically so stated. Refusal of the ATTORNEY to allow public access to such records, as required by such law, shall constitute grounds for unilateral cancellation of this AGREEMENT.

H. PUBLIC CONDITIONS:

1. *The ATTORNEY will make affirmative efforts to achieve cost effectiveness by consolidating court hearings, limiting travel, streamlining case processing, using printed forms, using the appropriate level of attorney or staff experience required by task, and taking other actions to improve efficiency.*

2. *Multiple staffing at meetings, hearings, depositions, trials, etc., by the ATTORNEY will not be compensated without prior written approval from SFRPC.*

3. *ATTORNEY agrees that all documents shall be promptly returned at the termination of the ATTORNEY'S involvement in the case or matter at hand.*

4. *SFRPC in-house staff shall be used in the legal matter to the maximum extent possible.*

5. *The ATTORNEY will provide immediate notice by facsimile transmission or telephone regarding significant case developments, which will likely result in media inquiries.*

6. *The ATTORNEY shall provide SFRPC immediate notice of any representation undertaken by ATTORNEY in matters where the client is suing or being sued by the State or State entities in any civil or adversarial administrative action.*

7. *A contingency fee contract must be commercially reasonable. "Commercially reasonable" means the fees shall be no more than the amount permissible pursuant to Rule 4-1.5 of the rules regulating The Florida Bar and case law interpreting that rule. If the amount of the fee is in dispute, the counsel retained by the state shall participate in mandatory binding arbitration. Payment of all attorney's fees is subject to appropriation. Attorney's fees shall be forfeited if, during the pendency of the case, the counsel retained by the state takes a public position that is adverse to the state's litigation or settlement posture.*

8. *Each private attorney who is under contract to provide attorney services for the state or a state agency shall, from the inception of the contractual relationship until at least 4 years after the contract expires or terminates, maintain detailed current records, including documentation of all expenses, disbursements, charges, credits, underlying receipts and invoices, and other financial transactions that concern the provision of such attorney services. The private attorney shall make all such records available for inspection and copying upon request in accordance with Chapter 119, Florida Statutes.*

9. *The AGENCY's general counsel must approve and sign the contract as to form and legality. The Contract must be signed by the AGENCY head, who shall also maintain custody of the contract.*

EXHIBIT I – FEE SCHEDULE

1. HOURLY BILLING SCHEDULE:

ATTORNEYS and its paralegal staff to be used under this contract include the following individuals at the hourly rates indicated:

<i>SAMUEL S. GOREN</i>	<i>\$305.00/HOUR</i>
<i>DONALD J. DOODY</i>	<i>\$305.00/HOUR</i>
<i>KERRY L. EZROL</i>	<i>\$305.00/HOUR</i>
<i>MICHAEL D. CIRULLO</i>	<i>\$305.00/HOUR</i>
<i>JULIE F. KLAHR</i>	<i>\$305.00/HOUR</i>
<i>JACOB G. HOROWITZ</i>	<i>\$305.00/HOUR</i>
<i>BRIAN J. SHERMAN</i>	<i>\$305.00/HOUR</i>
<i>QUENTIN E. MORGAN</i>	<i>\$305.00/HOUR</i>
<i>SEAN M. SWARTZ</i>	<i>\$305.00/HOUR</i>
<i>PAUL B. HERNANDEZ</i>	<i>\$285.00/HOUR</i>
<i>ADAM G. LEVINE</i>	<i>\$285.00/HOUR</i>
<i>SUSANNAH NESMITH</i>	<i>\$285.00/HOUR</i>
<i>CERTIFIED PARALEGALS</i>	<i>\$150.00/HOUR</i>

The above rates may be adjusted if both parties agree, and shall be documented in writing by amendment to this Agreement.



MEMORANDUM

AGENDA ITEM #III.F

DATE: AUGUST 27, 2025

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: EXECUTIVE DIRECTOR ANNUAL REVIEW

Section 1.9.3 of the agreement between the Council and the Executive Director states that the Governing Body of the Council, or an Executive Committee with the delegated function, shall perform an annual evaluation and review of the Executive Director. This year, the Annual Review will be held at an Executive Committee meeting at 10:30 am. August 27, 2025. The Evaluation Form and Second Amended and Restated Employment Agreement approved last year are provided herewith for your review and information only and subject to amendment with respect to any Cost of Living and / or Salary Increase for FY 25-26 as the Council deems appropriate given the current financial challenges facing the counties.

This Employment Agreement terminates on the 30th of September, 2027 (FRS DROP Date), subject to annual review and approval by the Executive Committee and Council at its September 22nd Board Meeting. All Council Members are welcome to attend the Executive Committee meeting.

Recommendation

- Assess the Executive Director's Performance
- Renew the Executive Director's Contract for 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

South Florida Regional Planning Council Executive Director Annual Performance Review

Executive Director: Isabel Cosio Carballo, MPA

Evaluation Period: October 1, 2024 – August 27, 2025

Evaluation Date: August 27, 2025

Ratings on Job Performance

5 = Exceeds Job Requirements

4 = Above Average Performance

3 = Satisfactory Performance

2 = Needs to Take Action to Improve

1 = Performance Does not Meet Job Requirements

	Executive Director	5	4	3	2	1
1.	Represents the Council in a positive, professional manner					
2.	Accurately represents the goals and policies of the Council					
3.	Maintains a positive image and relationships with local, state, and federal agencies					
4.	Promotes the Council and its services					
5.	Makes clear and concise recommendations to the Council					
6.	Deals honestly and fairly with all parties					
7.	Exercises sound judgment in business transactions					
8.	Is respected by peers and leaders in the region					
9.	Is knowledgeable about regional issues					
10.	Provides good overall leadership for the Council					

Additional Comments: _____

Signature

Date

**SECOND AMENDED AND RESTATED EMPLOYMENT AGREEMENT BETWEEN THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AND
ISABEL COSIO CARBALLO
PROVIDING FOR EMPLOYMENT
AS EXECUTIVE DIRECTOR**

THIS IS AN AGREEMENT, made and entered into this 30th day of September, 2024 with an effective date of October 1, 2024, ("Effective Date") by and between the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, a body corporate and politic and an agency of the State of Florida, hereinafter referred to as "SFRPC" and ISABEL COSIO CARBALLO, hereinafter referred to a "EXECUTIVE DIRECTOR".

WITNESSETH:

WHEREAS, the SFRPC was created by an interlocal agreement pursuant to Section 163.01, Florida Statutes, as amended, known as the "Florida Interlocal Cooperation Act of 1969" and supported by all applicable Florida Statutes, including but not limited to Section 186.501, Florida Statutes, as amended, and known as the "Florida Regional Planning Council Act", and

WHEREAS, Section 186.505, Florida Statutes, provides that the SFRPC may employ and compensate such personnel, consultants and technical and professional assistants as it deems necessary to exercise the powers and perform the duties set forth in accordance with Chapter 186, Florida Statutes; and

WHEREAS, the SFRPC has indicated its interest in entering into this Agreement for the purposes of establishing the basis, framework and context for the relationship which shall exist between the SFRPC and ISABEL COSIO CARBALLO as EXECUTIVE DIRECTOR; and

WHEREAS, this Agreement is the culmination of discussions, negotiations and agreements as to the employment by the SFRPC of ISABEL COSIO CARBALLO in conformity with the Florida Regional Planning Council Act; and

WHEREAS, the governing body of the SFRPC has, by majority vote, delegated the power and authority of recommending to the Council the hiring, firing and evaluating the Executive Director to the Executive Committee of the SFRPC, and therefore, the terms "SFRPC" shall be defined and interpreted to mean the Executive Committee in this Agreement unless later modified by form action of the SFRPC subsequent hereto;

WHEREAS, upon the Effective Date, this Agreement shall supersede the prior Agreement between the South Florida Regional Planning Council and Isabel Cosio Carballo dated September 27, 2021 providing for Employment as Executive Director ("Prior Employment Agreement"), and the Prior Employment Agreement shall be of no force and effect.

WHEREAS, in keeping with the Council's traditional practice, unless specifically addressed in this Agreement, the Council's Personnel Policy and Procedures are understood to generally apply to the Executive Director; and

NOW THEREFORE, in consideration of the promises, the mutual covenants, conditions, provisions and undertakings herein contained, and for other good and valuable considerations, the parties do mutually covenant and agree with each other as follows:

ARTICLE I

TERMS AND CONDITIONS - THE SFRPC

1.0 The SFRPC agrees as follows:

1.1 To employ ISABEL COSIO CARBALLO as the EXECUTIVE DIRECTOR of the SFRPC for the term hereinafter referred to, consistent with the terms, conditions and covenants of the Florida Regional Planning Council Act and other applicable, professional and ethical requirements imposed upon the EXECUTIVE DIRECTOR by existing SFRPC Rules or existing agreements as they may be amended from time to time.

1.2 To pay and to compensate the EXECUTIVE DIRECTOR the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS AND 00/100 (\$160,000) per annum as modified in accordance with Section 1.9.1, hereinafter for the remainder of the term of this Employment Agreement, payable in

accordance with the regularly scheduled method of compensation for other SFRPC employees, in addition to such other fringe benefits, including but not limited to, health and medical insurance, retirement payments and other accoutrements of employment as more specifically set forth herein.

1.3 To provide EXECUTIVE DIRECTOR with an automobile allowance in the amount of SEVEN HUNDRED FIFTY DOLLARS AND 00/100 (\$750) per month as and for the reimbursement for the reimbursable mileage and automobile expenses of the EXECUTIVE DIRECTOR for performing services in and on behalf of the SFRPC within the South Florida region. For travel outside the region, the EXECUTIVE DIRECTOR will be compensated at the rate of regular staff.

1.4 To provide the EXECUTIVE DIRECTOR with the equivalent of the full and complete health, medical and related insurance which are otherwise provided to regularly employed SFRPC employees, for her and her dependents. In the event the EXECUTIVE DIRECTOR does not require health insurance coverage because coverage is provided through a plan provided by the EXECUTIVE DIRECTOR'S spouse, the Council agrees to pay as additional compensation the financial equivalent of the cost the Council would have had to pay for full and complete health care coverage for her and her dependents.

1.5 To provide the EXECUTIVE DIRECTOR with sick leave and personal leave accrual as applicable to other SFRPC employees and based upon policies existing from time to time and adopted by the governing body of the SFRPC.

1.6 To provide EXECUTIVE DIRECTOR with an SFRPC-issued cellular telephone, which shall be used solely for SFRPC business.

1.7 Effective October 1, 2023, and each subsequent fiscal year start date thereafter, the Executive Director's annual leave account will be credited with two hundred forty (240) hours, exclusive of paid holidays. No annual leave hours may be carried over from September 30th. However, the SFRPC shall reimburse the EXECUTIVE DIRECTOR up to fifty (50%) percent of the unused portion of the annual leave account per year. No additional payments will be made for any unused vacation, however, in the event of termination, the EXECUTIVE DIRECTOR will be

entitled to the same vacation accrual policy that is in place for all regular employees of the SFRPC at the time of said termination. This provision shall not act to prohibit the EXECUTIVE DIRECTOR from receiving any reimbursement or conversion for sick leave, as may otherwise be authorized under the SFRPC's Personnel Policy and Procedures.

1.8 The SFRPC will contribute an amount comparable to the employee contribution in the State of Florida, Department of Administration, Florida Retirement System ("FRS") for the EXECUTIVE DIRECTOR, subject to FRS guidelines.

1.9 To provide increases in compensation to the EXECUTIVE DIRECTOR on the following basis:

1.9.1 Merit Increases: In addition to the EXECUTIVE DIRECTOR's Base Salary as defined in Section 1.2, it is understood that pursuant to SFRPC action at its September 30, 2024 Council Meeting, the EXECUTIVE DIRECTOR received a 3% merit increase. At the option of the Executive Committee of the SFRPC, the Council may provide a merit increase to the EXECUTIVE DIRECTOR on an annual basis coinciding with the annual adoption of the budget from the date of employment hereof, subject to a vote of the Governing Body of the SFRPC of not less than a majority of the members present at a regular meeting or a special meeting called for that purpose.

1.9.2 Cost of Living Increases: In addition to the EXECUTIVE DIRECTOR's Base Salary as defined in Section 1.2, it is understood that pursuant to SFRPC action at its September 30, 2024 Council Meeting, the EXECUTIVE DIRECTOR received a 3% percent cost of living increase. At the option of the Executive Committee of the SFRPC of the SFRPC, the Council may annually adjust the existing salary based upon cost of living increases if otherwise provided to State of Florida employees, subject to a vote of the Governing Body of the SFRPC of not less than a majority of

less than a majority of the members present at a regular meeting or a special meeting called for that purpose.

1.9.3 To annually review and evaluate the EXECUTIVE DIRECTOR based upon performance standards, attached hereto as Exhibit "A" and incorporated herein, and as may be amended from time to time by the Governing Body of the SFRPC or the Executive Committee of the SFRPC with the delegated function of performing such evaluation and review, subject to a vote of the Governing Body of the SFRPC of not less than a majority of the members present at a regular meeting or a special meeting called for that purpose.

1.10 Subject to the approval of the Executive Committee, to pay for and on behalf of the EXECUTIVE DIRECTOR professional dues, seminars, fees and charges incurred by the EXECUTIVE DIRECTOR as a professional and a member of such organizations which have a specific relationship with the SFRPC and the job duties and functions set forth herein.

1.11 To honor and to conform in all ways possible with the terms, conditions and provisions of the Florida Regional Planning Council Act, and other applicable rules and regulations affecting State of Florida employees as the same may not apply or as may be applicable in the future, as amended, as well as the ethical considerations imposed upon the EXECUTIVE DIRECTOR.

1.12 That in the event the SFRPC chooses to remove ISABEL COSIO CARBALLO as the EXECUTIVE DIRECTOR, it shall follow the provisions set forth hereinafter under the heading "Termination".

ARTICLE II

TERMS AND CONDITIONS - THE EXECUTIVE DIRECTOR

2.0 ISABEL COSIO CARBALLO agrees as follows:

2.1 To become the EXECUTIVE DIRECTOR of the SFRPC in accordance with the terms, conditions and provisions contained in the Florida Regional Planning Council Act as set forth in Chapter 186, Florida Statutes.

- 2.2 To fulfill the obligations and responsibilities provided for in the Florida Regional Planning Council Act and to perform all functions as the Chief Administrative Official of the SFRPC in a professional and respectable fashion and with the full decorum required and demanded of such officials generally in the South Florida Region, and elsewhere in the State of Florida as well as those impositions and requirements, both ethical and practical, as may be applicable to professional planners in the State of Florida.
- 2.3 To hire and to designate such other qualified professional staff, as may be necessary and proper in connection with the discharge of her functions as the EXECUTIVE DIRECTOR of the SFRPC.
- 2.4 That the position of EXECUTIVE DIRECTOR is not and cannot be an hourly type employment. It is a "Job-Basis" form of employment. Hence, the EXECUTIVE DIRECTOR shall do any and all things necessary and required to be available to the SFRPC, its agents, servants and employees during the course of this Agreement consistent with good and respectable management, requirements and as otherwise dictated and provided by the Florida Regional Planning Council Act and the Code of Professional Responsibility for certified planners, as well as such other rules, regulations and ethical considerations imposed upon State of Florida employees.
- 2.5 To act as an exempt, non-civil service employee of the SFRPC and to be an employee at will.
- 2.6 That EXECUTIVE DIRECTOR shall not engage in any other concurrent employment during the term of this Agreement or use the executive director position to solicit any independent clients for any private entity.

ARTICLE III

TERM

- 3.0 This Agreement shall commence upon full execution of both parties (the "Commencement Date") and shall terminate on the 30th of September 2027 ("FRS DROP Date"). However, the

parties hereto further agree that this Agreement may be renewed upon mutual written consent of the parties, subject to confirmation by the full SFRPC Board, as Florida Statute may permit at its natural termination.

3.1 In the event the EXECUTIVE DIRECTOR elects to voluntarily terminate this Employment Agreement, she shall provide the SFRPC with not less than thirty (30) days written notice to the Chairman of the Governing Body of the SFRPC indicating her intention to discontinue employment as the EXECUTIVE DIRECTOR, consistent with the Florida Regional Planning Council Act.

3.2 In the event the EXECUTIVE DIRECTOR voluntarily resigns her position with the SFRPC, she shall be compensated for all earnings and compensation to the date of voluntary termination, in addition to any and all other health, medical and related insurance and governmental benefits otherwise provided as stated in the SFRPC personnel policies at the execution hereof or as may, from time to time, be later amended.

3.3 In the event the SFRPC elects to terminate this Employment Agreement prior to the expiration hereof, the SFRPC shall comply with the terms, conditions and provisions contained herein for termination which sets forth the specific procedures and benefits payable to the EXECUTIVE DIRECTOR.

3.4 Notwithstanding the foregoing, in the event the SFRPC terminates the employment of the EXECUTIVE DIRECTOR as provided for hereinafter, the SFRPC shall continue to pay to the EXECUTIVE DIRECTOR all compensation earned to the date of termination as well as all severance payments required under Section 4.4.1, however, any such payments shall be in accordance with Section 215.425, F.S., as may be amended.

ARTICLE IV

TERMINATION

4.0 The parties hereto mutually covenant and agree as follows:

4.1 That the employment of the EXECUTIVE DIRECTOR shall be at the will of the Governing Body of the SFRPC, and that no civil service status, tenure or related

accoutrement shall be applicable to this type and kind of employment set forth in this Agreement.

4.2 By virtue of this acknowledgement, the parties have voluntarily and knowingly entered into and executed this Agreement on the basis of complying solely with the terms, conditions and provisions of this Employment Agreement.

4.3 This agreement may be terminated by either party for convenience. If EXECUTIVE DIRECTOR seeks to terminate this Agreement for convenience, she shall provide SFRPC with thirty (30) days prior written notice of her intention to terminate. If SFRPC seeks to terminate this Agreement for convenience, it shall provide EXECUTIVE DIRECTOR with thirty (30) days prior written notice of its intention to terminate, subject to Section 4.4. The notice provision herein shall not apply to termination for cause as outlined in subsection 4.5 herein.

4.4 If it be the will and pleasure of the Governing Body of the SFRPC to terminate the employment of the EXECUTIVE DIRECTOR, the SFRPC shall, by not less than a majority vote, adopt a motion or resolution terminating the services of the EXECUTIVE DIRECTOR based upon this Agreement. Upon approval of such motion or resolution, Executive Director shall be entitled to severance pay as follows:

4.4.1 As otherwise in accordance with Section 215.425, F.S., the SFRPC shall provide the EXECUTIVE DIRECTOR with a lump sum severance payment in the pro rata amount equivalent to three (3) months of EXECUTIVE DIRECTOR's annual compensation as set forth in Article 1 of this Agreement. This payment shall include the three (3) month equivalent of EXECUTIVE DIRECTOR's annual salary, annual car allowance, annual health insurance and annual retirement contributions for the period covered by the severance pay. This provision shall not apply to any termination in accordance with Section 443.036(29), F.S.

4.5 The EXECUTIVE DIRECTOR may be terminated immediately for cause or because of her conviction of any criminal act. In the event the EXECUTIVE DIRECTOR is terminated pursuant to this sub-section, SFRPC shall have no obligation to pay the aggregate severance benefit designated in this section. For purposes of this Agreement, "cause" shall include, but shall not be limited to, malfeasance, misfeasance, gross negligence, and gross mismanagement of the SFRPC's funds or operations, as may be determined by a majority of the SFRPC Board.

4.6 The Parties agree that a material negative change in the SFRPC budget, as determined by the SFRPC's governing board, shall not constitute a constructive termination pursuant to this Section. In the event of such a change which results in a reduction of compensation for all SFRPC employees, EXECUTIVE DIRECTOR agrees to have her compensation, as set forth in Section 1.2 of this Agreement, reduced proportionally in accordance with all other SFRPC employees.

ARTICLE V

MISCELLANEOUS

5.0 It is understood and agreed that this document incorporates and includes all prior negotiations, correspondence, conversations, agreement or understandings applicable to the matters contained herein and that the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

5.1 It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and with equal dignity herewith.

5.2 This document shall be executed in at least three (3) counterparts each of which shall be deemed to be a duplicate original.

5.3 This Agreement is executed and is to be performed in the State of Florida and shall be governed by and construed in accordance with the laws of the State of Florida.

5.4 In connection with any litigation arising out of this Agreement, including any administration, trial level, or appellate proceedings, the prevailing party shall be entitled to recover all costs incurred, including a reasonable attorneys' fee.

5.5 If any clause, section or other part or application of this Agreement shall be held by any Court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the parties hereto have made and executed this Employment Agreement on the respective dates under each signature: THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL, through its Governing Body, signing by and through its Chairman and Secretary, authorized to execute same by SFRPC action on 30 day of Sept., 2024 and ISABEL COSIO CARBALLO.

ATTEST:

Alexandria Adams
Denise Appleby Horland

DENISE APPLEBY HORLAND, Secretary

SFRPC:

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

BY:

Steve Geller
STEVE GELLER, Chair

Approved as to legal form by General Counsel for the SOUTH FLORIDA REGIONAL PLANNING COUNCIL

Samuel S. Goren 9/30/04
SAMUEL S. GOREN, ESQUIRE
GOREN, CHEROF, DOODY & EZROL, P.A.
3099 E. Commercial Boulevard, Suite 200
Fort Lauderdale, FL 33308

ATTEST:

Alexandria Adams
Denise Appleby Horland

EXECUTIVE DIRECTOR:

BY: Isabel Cosio Carballo
ISABEL COSIO CARBALLO

STATE OF FLORIDA

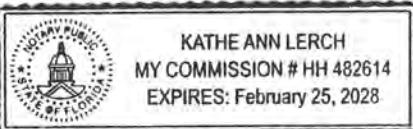
COUNTY OF BROWARD

BEFORE ME, personally appeared or via online notarization, STEVE GELLER, Chair of the South Florida Regional Planning Council, to me well known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said Agreement for the purposes therein expressed on behalf of the SFRPC.

WITNESS my hand and official seal, this ____ day of September 30, 2024.

BY: 
Notary Public

My Commission Expires:

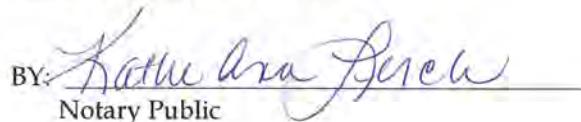


STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, personally appeared or via online notarization, ISABEL COSIO CARBALLO, to me well known to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that she executed said Agreement for the purposes therein expressed.

WITNESS my hand and official seal, this ____ day of September 30, 2024.

BY: 
Notary Public

My Commission Expires:



EXHIBIT "A"
PERFORMANCE STANDARDS - EXECUTIVE DIRECTOR

General Responsibilities: Direct the activities of the South Florida Regional Planning Council staff. Establish the Council work program and complete the work program in a timely manner. Manage the operation of the agency.

Objectives of the position:

1. Anticipate emerging issues within the region and articulate an agency mission statement which reflects these emerging issues.
2. Set long and short-term agency objectives that are responsive to the agency mission.
3. Assure that the organization is staffed and structured for effective mission accomplishment.
4. Maintain effective communication with all Council Members and member unit local governments.
5. Implement an objective performance agreement system by which Regional Planning Council staff will be assessed.
6. Ensure the statutory responsibilities of the agency are carried out in a timely and complete manner.
7. Develop and maintain good organizational relationships with other relevant organizations.
8. Assist all Council officers in performing their duties.
9. Prepare an adequate annual budget and operate the agency within that budget.

An agency work program will be prepared. At the end of the appraisal period, the record of progress will provide a measure of whether the Director met, failed to meet or exceeded expectations.



MEMORANDUM

AGENDA ITEM #IV.A

DATE: AUGUST 27, 2025

TO: EXECUTIVE COMMITTEE MEMBERS

FROM: STAFF

SUBJECT: AD VALOREM EXPENDITURES BY SOUTH FLORIDA COUNTIES

At the July 21, 2025, Council meeting, Commissioner Steve Geller requested a summary of how local governments in South Florida use property tax (ad valorem) revenues. Due to the difficulty in disaggregating ad valorem from other funds across several jurisdictions, this memorandum provides a comparative overview of the use of tax revenues by Miami-Dade, Broward, and Monroe Counties for Fiscal Year 2024. It draws on data from each county's most recent Annual Comprehensive Financial Report (ACFR) and the Florida Office of Economic and Demographic Research (EDR) briefing to the House Select Committee on Property Taxes (May 13, 2025).

Statewide Context

According to EDR's 2019 baseline analysis presented to the House Select Committee on Property Taxes:

- Ad valorem taxes comprised 72.6% of county tax revenues statewide (Office of Economic and Demographic Research, 2019).
- County expenditures were concentrated in public safety, general government, physical environment, and transportation.
- Smaller counties spent the largest share of property taxes on public safety.

Statewide County Tax Revenues by Source (2019):

- Property Tax: 72.6%
- Discretionary Sales Tax: 12.5%
- Local Option Tax: 7.3%
- Other Taxes: 8.5%

(Source: Department of Financial Services, Division of Accounting and Auditing, Bureau of Local Government, 2019)



South Florida Regional Planning Council

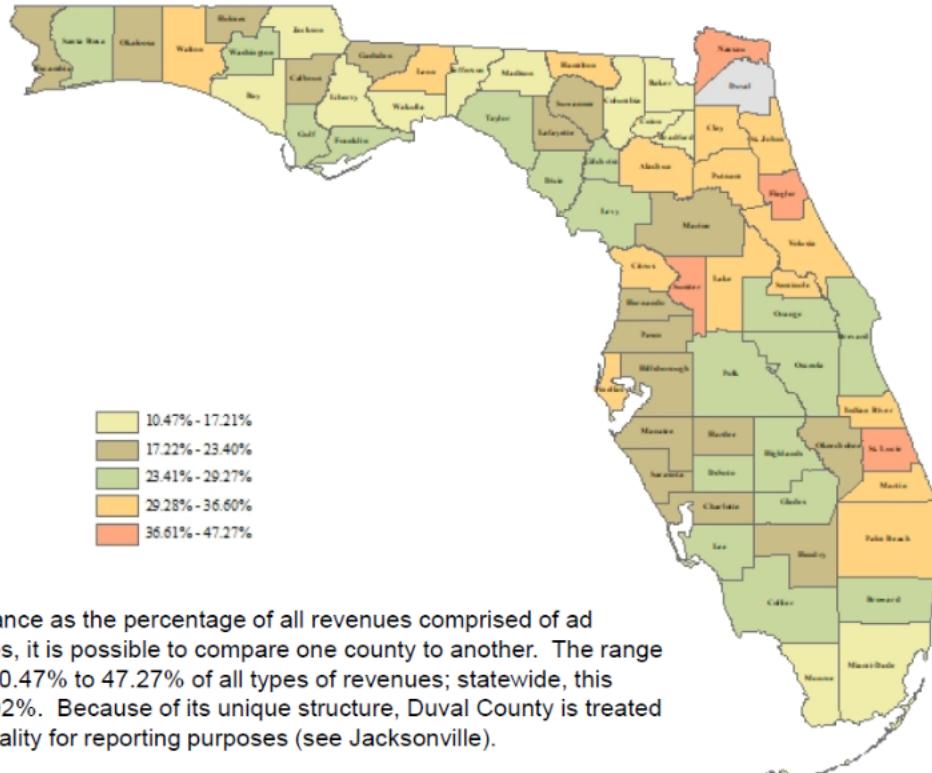
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

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

www.sfregionalcouncil.org

Not all county revenues are taxes. As shown in the EDR report, ad valorem taxes represent a smaller percentage of total revenues but are the dominant source of county-level tax revenues (Office of Economic and Demographic Research, 2025). As shown in the figure, Ad Valorem taxes are a relatively small percentage of all County revenues, according to the EDR report for the House Select Committee on Property Taxes.

County Reliance on Ad Valorem Taxes...



Source: Overview of Local Government Revenues and Expenditures, Office of Economic and Demographic Research, 2025.

On the other hand, focusing on tax revenues, the property tax is a substantial component of each of the South Florida counties' tax revenues.

BROWARD COUNTY

Broward County's property taxes account for 32% of all county revenues (Broward County ACFR, 2024).

Distribution of Expenditures in FY 2024 from all revenue sources

FUNCTION	PERCENT OF EXPENSES
General government	10.2%
Public safety	3.9%
Transportation	8.8%
Human services	6.7%
Culture and recreation	7.4%
Physical environment	0.9%
Economic environment	2.0%
Sheriff	33.3%
Property Appraiser	1.0%
Supervisor of Elections	1.0%
Interest on long-term debt	1.3%
Aviation	13.8%
Port Everglades	4.7%
Water and wastewater	4.6%
Solid waste	0.6%
Unincorporated area waste	0.1%

MIAMI-DADE COUNTY

Miami-Dade County's property tax comprised 37% of the FY25 budget (Miami-Dade County ACFR, 2025).

Distribution of Expenditures in FY 2024 from all revenue sources

FUNCTION	PERCENT OF EXPENSES
Policy formulation and general government	7.0%
Protection of people and property	20.1%
Physical environment	1.2%
Transportation	2.2%
Human services	3.1%
Socio-economic environment	5.8%
Culture and recreation	4.1%
Interest on long-term debt	1.8%
Mass transit	7.1%
Solid Waste Collection and Disposal	2.8%
Seaport & Aviation	11.1%
Water	3.0%
Sewer	5.2%
Public health	24.7%
Other	0.4%
Policy formulation and general government	7.0%
Protection of people and property	20.1%
Physical environment	1.2%
Transportation	2.2%
Human services	3.1%
Socio-economic environment	5.8%
Culture and recreation	4.1%
Interest on long-term debt	1.8%
Mass transit	7.1%
Solid Waste Collection and Disposal	2.8%
Seaport & Aviation	11.1%
Water	3.0%
Sewer	5.2%
Public health	24.7%
Other	0.4%

MONROE COUNTY

According to the Monroe County Citizen Financial Guide (2024), property taxes accounted for 25.1% of governmental funds.

Distribution of Expenditures in FY 2024 from all revenue sources

Function	Percent of Expenses
Category	% of Total
General Government	18.54%
Public Safety	28.22%
Physical Environment	3.81%
Transportation	3.29%
Economic Environment	15.65%
Human Services	4.42%
Culture and Recreation	3.22%
Court Related	4.25%
Interest on Long-Term Debt	1.57%
Municipal Service District Waste	7.10%
Card Sound Bridge	0.33%
Key West Airport	8.85%
Marathon Airport	0.75%

Source: Annual Comprehensive Financial Report, FY 2025

Summary Observations

- South Florida counties derive a lower share of all government revenues from property taxes than the state average of 72.6% (EDR 2019 baseline).
- South Florida counties also derive a lower share of tax revenues from property taxes compared with smaller counties.
- Public safety remains the largest functional use of property tax revenues in all three counties.

Citations

Office of Economic and Demographic Research. Overview of Local Government Revenues and Expenditures. Briefing to the House Select Committee on Property Taxes. May 13, 2025.
Office of Economic and Demographic Research. 2019 Local Government Revenue Baseline. Tallahassee, FL.
Broward County. Annual Comprehensive Financial Report, Fiscal Year 2024.
Miami-Dade County. Annual Comprehensive Financial Report, Fiscal Year 2025.
Monroe County. Citizen's Financial Guide, 2024.



MEMORANDUM

AGENDA ITEM #IV.B

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”

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](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.



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

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 5th 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, 13th 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



MEMORANDUM

AGENDA ITEM #VI.A

DATE: AUGUST 27, 2025

TO: EXECUTIVE COMMITTEE 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



2025 ATTENDANCE RECORD

COUNCILMEMBERS	MC 01/27/25	*B MPO 02/28/25	3/17/25	** 4/24/25	MDC TPO 5/19/25	6/16/25	7/21/25
CAPLAN, Franklin Councilmember, Key Biscayne Secretary	VP	P	P	P	P	P	P
CATES, Craig Monroe County Commission	P	VP	*	VP	*	*	VP
CORRADINO, Joseph Mayor, Village of Pinecrest	*	*	*	*	*	VP	*
FURR, Beam Broward County Mayor	*	P	P	P	P	P	*
GARCIA, René, 1st Vice-Chair Miami-Dade Co. Commission	*	D/VP	D/VP	P	D/VP	*	P
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	*
KAUFMAN, Samuel Commissioner, Key West	VP	*	VP	VP	VP	*	VP
LINCOLN, Michelle Chair Monroe County Commission	P	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	VP
UDINE, Michael Broward County Commission	VP	P	VP	VP	*	VP	*

2025 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	MC 1/27/25	*B MPO 02/28/25	3/17/25	** 4/24/25	MDC TPO 5/19/25	6/16/25	07/21/25
DAVILA, Sirena Florida Dept. of Environmental Protection	D	D	VP	VP	D/VP	D/VP	VP
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	VP	VP	VP	VP	P	D/VP	VP
VILABOY, Armando L. South Florida Water Management District	VP	D	*	VP	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