

# 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.

**The Honorable  
Michelle Lincoln**



Chair, SFRPC; Mayor Pro Tem and Monroe County Commissioner, District 2; President, Florida Association of Counties; Member, 2055 Florida Transportation Plan Steering Committee

**The Honorable  
Steve Geller**



Broward County Commissioner, District 5; Former State Senator; Immediate Past Chair, SFRPC; Chair, SFRPC CEDS Strategy Committee

**Isabel Cosio Carballo**



MPA, Executive Director South Florida Regional Planning Council

**Randy Deshazo**



Deputy Director & Director of Economic Development and Research, South Florida Regional Planning Council

**Sandra Veszi Einhorn**



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

**Teddy Lhoutellier**



Director of Sustainability University of Miami

**Juan Carlos Liscano**



Vice President, Miami American Airlines

**Rodrick T. Miller**



President and CEO Miami-Dade Beacon Council

**Bob Swindell**



President and CEO Greater Fort Lauderdale Alliance

**Chad Maxey**



Vice President Diversified Companies

**Kim Briesemeister**



Principal, RMA

**Lindsay Lecour**



Executive Vice President, Development Atlantic | Pacific Companies

**Albert Milo, Jr.**



President, Related Urban

**Tim Wheat**



Partner Pinnacle Communities

**Aileen Bouclé**



Executive Director Miami-Dade TPO

**Coree Cuff Lonergan**



General Manager/Director Broward County Transportation Department



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**Javier Bustamante**



Assistant Director  
Miami-Dade County Department of  
Transportation and Public Works

**Gregory Stuart**



Executive Director  
Broward MPO

**Michael Marshall**



Partner, Nelson Mullins

**Darby Delsalle**



Urban Planning Division Director  
Broward County

**Anthony Fajardo**



Director, Development Services  
City of Fort Lauderdale

**Nathan Kogon**



Director, Housing and Community  
Development Miami-Dade County

**Brandon Schaad**



Director of Planning  
City of Boca Raton

**Joseph M. Yesbeck**



Senior Vice President Practice  
Leader, Advisory + Planning, TYLin

**David Dech**



Executive Director  
SFRTA

**Nathan Perlmutter**



Market Leader  
South Florida, TD Bank

**Aaron Stolear**



President of Development  
13th Floor Investments

**Ralph Stone**



Director, Broward County Housing  
Finance Division and Executive  
Director, Broward County Housing  
Finance Authority

**The Honorable  
Lamar Fisher**



Broward County  
Commissioner, District 4;  
Member, South Florida Regional  
Transportation Authority

**The Honorable  
Oliver G. Gilbert, III**



Miami-Dade County Commissioner,  
District 1; Council Member, South  
Florida Regional Planning Council

**The Honorable  
Marci Woodward**



Palm Beach County Commissioner,  
District 4, Chair, South Florida  
Regional Transportation Authority;  
Council Member, Treasure Coast  
Regional Planning Council



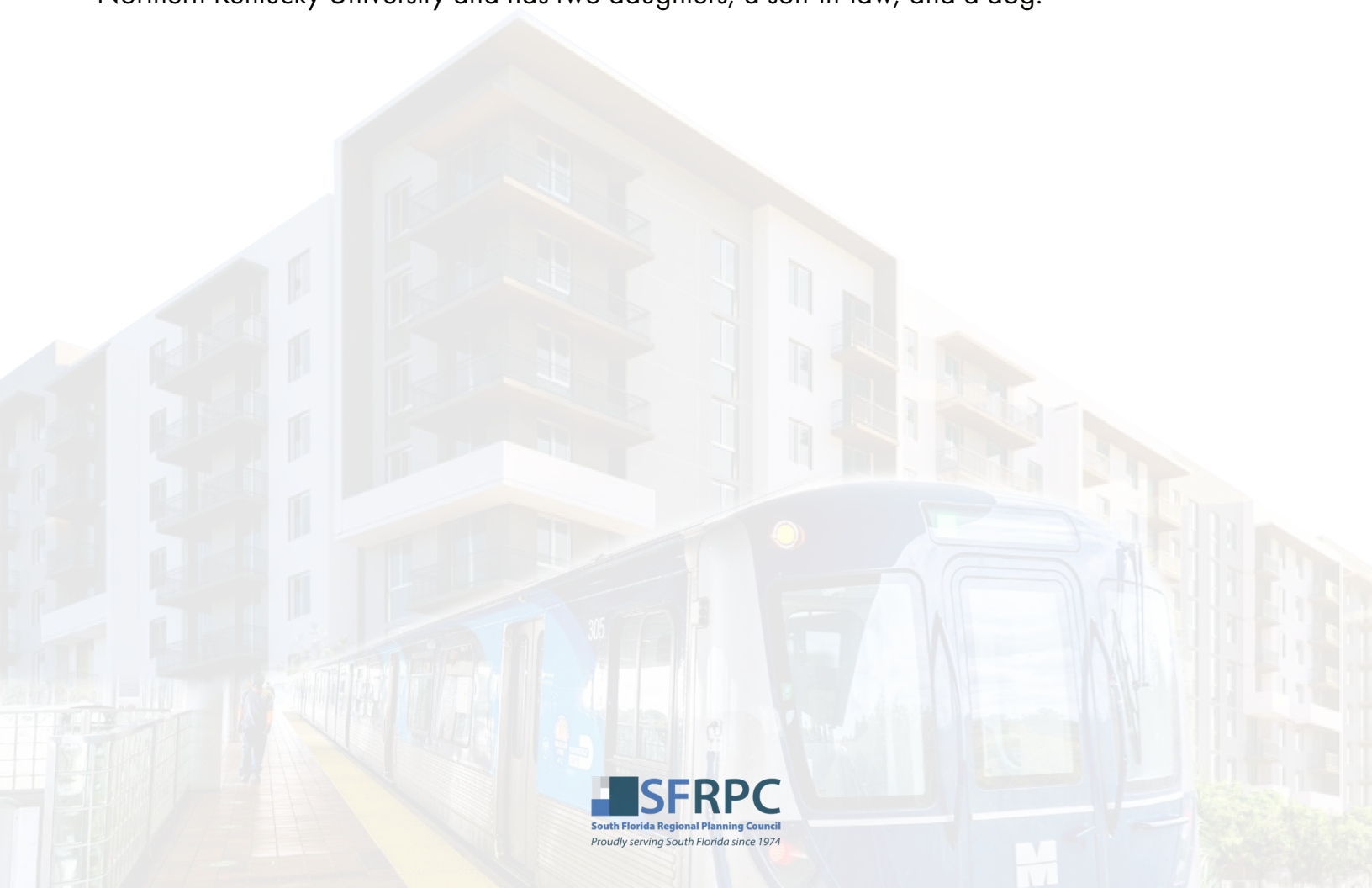
## THE HONORABLE MICHELLE LINCOLN

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

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Elected to the Monroe County Board of County Commissioners (District 2) in 2018, Michelle Lincoln chairs the South Florida Regional Council and serves on several committees, including NACo's Community, Economic and Workforce Development Steering Committee. She's the incoming President of the Florida Association of Counties (FAC), and she is a Certified, Advanced, and Advanced 2 County Commissioner graduate. Previously, Chair Lincoln served three years on the Marathon City Council, including one year as Mayor. A Monroe County resident since 1999, she previously worked as a Child Advocate Coordinator for the Guardian ad Litem Program and continues to volunteer. She received the 2018 Kay Gradick Woman of the Year Award and mentors with Take Stock in Children.

Chair Lincoln is a member of several local organizations, including Rotary and Chambers of Commerce, and an alumna of Leadership Monroe County. She holds a B.S. in Psychology from Northern Kentucky University and has two daughters, a son-in-law, and a dog.







## THE HONORABLE STEVE GELLER

Broward County Commissioner, District 5; Former State Senator; Immediate Past Chair, SFRPC; Chair, SFRPC CEDS Strategy Committee

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Senator Steve Geller served as Broward County Mayor during FY 2021. Elected to District 5 in 2016, he currently represents all or part of Cooper City, Southwest Ranches, Davie, Plantation, Sunrise, and unincorporated areas including part of the Seminole Reservation and all of Broadview Park. Geller serves as Chairman of the Broward County Water Advisory Board, Former Chair of the South Florida Regional Planning Council, and serves on the Executive Committee of the Florida Association of Counties (FAC) and on the Broward County Cultural Council. Geller also serves as Chair of the South Florida CEDS Strategy Committee established pursuant to the SFRPC's responsibilities as U.S. EDA's Economic Development District for South Florida.

Prior to his current service as a Broward County Commissioner, Geller was elected to the Florida Legislature in 1988 at the age of 29. He served in the Florida Legislature for 20 years; nine years in the House of Representatives followed by 11 years in the Florida Senate. Geller was respected by both Political Parties and chaired legislative committees under the leadership of both Democratic and Republican Presiding Officers. Geller chaired the Regulated Industries Committee in the House of Representatives, and the Agriculture and Consumer Services and the Community Affairs Committees in the Senate. Geller served two terms as Chair of the Broward County Legislative Delegation and two terms as Chair of the Hendry County Legislative Delegation. At the time of his retirement from the Florida Senate due to term limits, Senator Geller was the Minority (Democratic) Leader of the Florida Senate. Geller has also served as National President of two legislative organizations: the National Conference of Insurance Legislators (NCOIL) and the National Council of Legislators from Gaming States (NCLGS). Geller was born in the City of New York, New York in 1958. He has lived in South Florida since 1965. He attended Florida State University for college and law school, where he was a member of AEPi Fraternity.

He has lived in South Broward since his graduation from Florida State University College of Law in 1982. He is the principal of Geller Law Firm, where he practices law primarily in the area of Zoning and Land Use. He is married to Laurel Geller and they have two children Marc and Ben.





## **RANDY DESHAZO, MA, MUP**

Deputy Director & Director of Economic Development  
and Research, South Florida Regional Planning Council

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Randy serves the South Florida Regional Planning Council as Deputy Director, Chief of Staff, and Director of Economic Development and Research. As Chief of Staff, Randy oversees, directs, and mentors Council staff while assisting the Executive Director in the development, funding, and implementation of the Council's work program. As Director of Economic Development and Research, Randy develops and markets new Council work products of value to the South Florida region.

With over 20 years of experience in urban and regional planning, Randy has worked in local government and for regional and transportation planning organizations in Florida as well as California and Illinois. He is experienced in forecasting, freight planning and investment, and land use-transportation interactions. Prior to coming to the SFRPC, Randy was Chief of Staff for the Tampa Bay Regional Planning Council, where he directed a variety of high-profile planning activities.

A proficient user of economic models such as REMI PI+ and IMPLAN, Randy has conducted award winning economic, fiscal, and cost-benefit analyses across a diverse range of issue areas: transportation investment, climate resiliency and environmental evaluation, target industry studies, public health, and land use studies. Randy is a graduate of the University of Texas at Austin and has a Master of Arts degree from the University of New Orleans and a Master of Urban Planning degree from the University of Michigan.

Please feel free to contact Randy at 954-924-3653 or [rdeshazo@sfrpc.com](mailto:rdeshazo@sfrpc.com).



## **SANDRA VESZI EINHORN**

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

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Sandra is the Executive Director of the Coordinating Council of Broward, a coalition of senior executives from Broward's largest health and human service stakeholders representing government, business and nonprofits. The CCB works to address systemic change to some of Broward's most critical issues. Sandra also serves at the Executive Director of the Nonprofit Executive Alliance of Broward, a coalition of more than 150 nonprofit CEO's working together for shared advocacy, increased education and collaboration. She brings her strengths in operations, data analysis, crisis communications, public speaking, strategic alliances, relationship building, writing and advocacy to these roles.

During her tenure at the Coordinating Council, Sandra led an effort to create the Broward Housing Affordable Housing Trust Fund through ballot referendum, and worked to update the County's fair housing ordinance. Her leadership led to the revival of the Long Term Recovery Coalition of Broward, which became a need after Hurricane Irma.

Previously Sandra served as the Executive Director of the Broward affiliate of Rebuilding Together. During her tenure, Rebuilding Together Broward received several notable accolades including a 211 Non-Profit Academy Award, Non-Profit of the Year finalist by the Greater Fort Lauderdale Chamber of Commerce and the Innovation Award for the Safe at Home program Sandra developed. She has over two decades of experience in a variety of housing and real estate roles, working in both the for-profit and nonprofit sectors.

Sandra has received a number of prestigious awards including the Up and Comers award from South Florida Business and Wealth magazine, recognized as a top "20 under 40" by InWeston magazine, as well as named "40 under 40" and Influential Business Women by the South Florida Business Journal. Sandra is a graduate of Leadership Broward, Leadership Fort Lauderdale, Women Leading Broward, Jewish Federation of Broward's Horizons Leadership Program and the Jim Moran Small Business Executive Program. She currently serves on Broward County's Children's Services Board, the Homeless Continuum of Care Board, Co-Chairs the Greater Fort Lauderdale Alliance's Prosperity Partnership Affordable Housing pillar and the Broward Days Board, where she chairs the Housing Impact team. Most recently Sandra was appointed by Florida Governor Ron DeSantis to serve on the Florida Housing Finance Corporation Board of Directors, where she currently serves as Vice Chair. Sandra enjoys hosting friends and family in her home while cooking and baking things that taste great but never look like they're supposed to. She lives in her hometown of Hollywood with her husband Grant and their two daughters. They own a chain of Broward based laundromats called The Laundry Spot and a juice bar called Juice Mafia in Hallandale.





## **TEDDY LHOUTELLIER**

Director of Sustainability, University of Miami

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Teddy Lhoutellier is the current Sustainability Director for the University of Miami. Renewable Energy, Sustainability and Environmental Science are his passion. He started at the U in 2014, implementing the University's first comprehensive Sustainability Action Plan, after receiving a Silver ranking through the Sustainability Tracking and Assessment Rating System program. Today, the University of Miami is a STARS Gold University. The office of sustainability's team he manages help initiate, monitor, track, promote, and advertise sustainability initiatives across divisions, schools and campuses. Green U, as the office is commonly known, is spreading sustainable development values everyday among UM community members.

Teddy graduated Magna Cum Laude from Florida International University, holding a MS degree in Environmental Studies - Energy Policy. He also holds a LEED Green Associate, a LEED AP Operation and Maintenance, and a Project Management Professional certificate. He worked for four years as an Environmental Science and Environmental Policy Instructor at Florida International University, and was the Outreach Coordinator for a Miami based Solar Panel Distributor. He's an active member of various environmental organizations in Miami Dade.





## JUAN CARLOS LISCANO

Vice President, Miami, American Airlines

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Juan Carlos Liscano is the Vice President of Miami Hub Operations for American Airlines. He leads a team of 14,700 team members who operate nearly 400 daily flights from Miami International Airport (MIA). The Miami hub is American's largest international gateway, serving more than 160 destinations in 46 countries.

Juan Carlos joined the airline in 1994 and has held numerous leadership roles throughout his career. He has previously served as Managing Director of Latin America, Managing Director of Los Angeles Hub Operations, Managing Director of Flight Service Strategy and Managing Director of Customer Care in Miami.

He is an active member of the Greater Miami community, currently serving on the board of directors for several local civic and business organizations, including the United States Hispanic Chamber of Commerce Educational Fund, Greater Miami Chamber of Commerce, New World Symphony, and the Greater Miami Convention and Visitors Bureau. He is the Chairman for the Miami-Dade Beacon Council and is an Executive Sponsor of the Latin Diversity Network employee business resource group at American.

Juan Carlos was born in Cali, Colombia and grew up in Queens, New York. He holds a Master of Business Administration degree from Florida International University and a bachelor's degree from Indiana University.

Last year, he was featured in the South Florida Business Journal's Power Leaders 250: Most Influential Business Leaders. In 2022, Juan Carlos received the Greater Miami Aviation Association's Juan Trippe Award, which recognizes significant contributions by an individual to the development of international aviation.

Cycling and diving are his non-aviation passions, but his true passion is family time. He resides in Miami with his wife, Joanne, and his four children.





## **RODRICK T. MILLER**

President and CEO, Miami-Dade Beacon Council

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Rodrick Miller has emerged as one of the nation's foremost economic development leaders respected globally for his ability to maneuver in complex political and business environments, and craft strategies and structure deals to provide long-term value to communities and investors. His skills as a salesman, negotiator, policy expert, and corporate strategist have been refined in over 10 countries. Throughout his career, he has brought more than \$6B in private investment and 50,000 new jobs to communities where he has worked. He firmly believes sustained economic development growth is only achievable through an approach that is people-centered, leverages assets to add distinct value, and encourages strategic capital flows to create new opportunities.

As President and Chief Executive Officer of Miami-Dade public private partnership for economic development, The Miami Dade Beacon Council, Miller is focused on attracting and retaining companies that create high-value jobs and actively invest in the community. Miller champions Miami's unique advantages as a diverse, global business destination, collaborating with key stakeholders in both the private and public sectors to leverage the strengths of the market's target industries, deliver workforce solutions, and create opportunities that drive long-term economic prosperity and inclusive growth for both residents and businesses.

Experienced in leading economic recovery efforts in challenged markets across the country, Miller has launched or turned around public-private development agencies in New Orleans, Detroit, and, most recently, Puerto Rico, where he served as Chief Executive Officer of Invest Puerto Rico. He led these efforts during and after some of the most challenging times these communities faced – bankruptcy, natural disasters, and entrenched economic decline. In each of these roles, Miller focused on enhancing competitiveness, providing prescriptive solutions to fix market challenges, building more inclusive economies, and attracting catalytic high-value private investment. The solutions he led encompass real estate and infrastructure, small business and entrepreneurship, workforce development, capital access, project finance, foreign direct investment and trade, and more. He began his career in project finance focused on real estate and infrastructure before moving into economic development.

Miller is a board member of the New Growth Innovation Network, the Harvard Kennedy School Alumni Board, New Corp (CDFI), and the Miami Lighthouse for the Blind. He is a former board member of the International Economic Development Council and completed a term membership with the Council on Foreign Relations. He has advised various federal agencies on economic policy including the Federal Reserve Board, the Economic Development Administration, and the White House. Miller has received numerous accolades including Young Economic Developer of the Year (2013), the Distinguished Alumni Award from the Harvard Kennedy School Black Student Union (2018), South Florida Business Journal Power Leader (2024) and various others. Miller holds a Master of Public Policy from Harvard University's Kennedy School of Government and a Bachelor of Science in International Business from St. Augustine's College. He also gained a Graduate Diploma in Finance from the Monterrey Institute of Technology (ITESM) in Mexico as a Fulbright Fellow.



## **BOB SWINDELL**

President and CEO, Greater Fort Lauderdale Alliance

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Bob Swindell was named President and CEO of the Greater Fort Lauderdale Alliance in 2009. He joined the Alliance as the Senior Vice President of Business Development in 2003. Bob and his team market and promote Broward County as a highly desirable business location to attract high skill / high wage jobs in targeted industries, diversifying the local economy. The Alliance assists local, national, and international companies already doing business here or those prospective companies considering a move to Greater Fort Lauderdale.

The Alliance is Broward County's official public / private economic development partnership and brings together the County's business community and 31 municipalities for the purposes of accelerating economic and job growth.

A lifelong Broward resident, he has served in several business and community leadership roles. Prior to his position with the Alliance, Bob was President of Champion Manufacturing for 18 years; a Pompano Beach and Fort Lauderdale based industrial supply company serving the Southeastern United States. In 1992, during the impact of Hurricane Andrew, Bob chaired the local Board of the American Red Cross for 2 years. In 2018 Bob was honored by the Broward County Public Schools by being inducted into the Broward Schools Alumni Hall of Fame.

He serves on several professional and community Boards including the United Way of Broward County Executive Board, Broward NSU Levan Center of Innovation, Winterfest, NSU Huizenga School of Business and Entrepreneurship, CareerSource Broward, City of Fort Lauderdale Marine Advisory Board and is a past-Chairman of the FEDC (Florida Economic Development Council). He has also served on the Board of Directors for Enterprise Florida.

At the Marine Industries Association Annual meeting in May 2023, Bob was presented with the Golden Anchor Award for lifetime achievement. In June 2021 Bob was honored with the Visionary Leadership Award by the Pompano Beach Chamber of Commerce. Bob was inducted into the Greater Fort Lauderdale Chamber's 2018 Business Hall of Fame and was recognized as an Ultimate CEO by the South Florida Business Journal that same year. In 2016, Bob was honored by the Florida Economic Development Council as Florida's economic development professional of the year.

He was recognized by the Greater Hollywood Chamber of Commerce for Outstanding Community Service in February 2014 and was also named a 2011 Business Leader of the Year by the Leadership Broward Foundation. Bob is a 1986 alumnus of Leadership Broward – Class V (5)

In June of 2013 Governor Rick Scott presented Bob with the Governor's Business Ambassador Award at the Annual meeting of Leadership Florida. Bob is a 2013 graduate of Leadership Florida Class XXXI (31).





## CHAD MAXEY

Vice President, Diversified Companies

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Chad Maxey has over a decade of experience developing, financing, and managing commercial real estate projects. Throughout his career he has financed over \$600 million in debt for new construction projects of all asset class types to include multifamily, retail, office, industrial, hospitality & cell towers.

Since 2018, Chad has led the development teams of 10 ground up commercial real estate projects totaling 594,000 square feet. As the lead for each project, he has taken developments from acquisition, thru design and construction, to disposition sales.

Prior to development, Chad was part of the financing team at Florida East Coast Industries (FECI) that secured \$533 million in commercial debt financing the Brightline Transit-Oriented Development (TOD). The TOD project included over 1,100 apartments, 290,000 square feet of office, and 170,000 square feet of retail at the Brightline train stations in Miami, Ft Lauderdale & West Palm Beach.

Prior to involvement in real estate, Chad graduated from West Point and served over a decade in the Army with 3 deployments to Iraq and Afghanistan as an infantry commander and an operations officer for a Joint Special Operations Command (JSOC) Ranger task force. After his deployments Chad was selected to work on Capitol Hill as a defense fellow for the Chairman of the House Appropriations Committee. Afterwards, he returned to the Pentagon as the legislative adviser to the Army Chief of Staff.

Chad served as a member of the Broward County Planning Council and as a board member of the Ft Lauderdale's Board of Adjustment. He has a passion for youth leadership development programs and recruits local young men and women for his alma mater West Point.



## **KIM BRIESEMEISTER**

Principal, RMA

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Kim Briesemeister is a Principal with RMA, a management and consulting firm specializing in providing redevelopment, economic development, urban design, and real estate and marketing consulting. She is a certified redevelopment administrator through the Florida Redevelopment Association.

On behalf of her public sector clients, Ms. Briesemeister negotiates major land development projects and public/private (P3) real estate deals, manages business attraction and retention efforts, and develops and coordinates multi-million-dollar capital improvement projects. Ms. Briesemeister's redevelopment work has spurred over \$1 billion in redevelopment activity and construction in downtowns and redevelopment districts. She has participated in the issuance of tax increment CRA revenue bonds in excess of \$300 million.

Her firm also produces innovative urban design and economic development plans that transform areas into thriving communities. Her private sector clients include developers and builders seeking public/private partnerships with cities.

Ms. Briesemeister spent twelve years abroad in the Netherland Antilles in Curacao and Aruba. She was responsible for the redevelopment of the downtown area of Willemstad, Netherlands Antilles, and in Aruba she was Vice President of Marketing for META Corp., owners of a mega resort that included hotel, casino and retail operations.

Ms. Briesemeister has been a guest speaker and has received numerous awards from the International Council of Shopping Centers (ICSC), International Downtown Association (IDA) and the Urban Land Institute (ULI). She served on IDA's Private-Partnerships Council, is on the Advisory Board of the University of Miami's Real Estate Development and Urbanism program and she is Past-President of the Florida Redevelopment Association (FRA).





## LINDSAY LECOUR

Executive Vice President, Development,  
Atlantic | Pacific Companies

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Ms. Lecour leads the initial due diligence, design, financial structuring, and negotiation of complex public-private partnerships (PPP) and nonprofit joint ventures to deliver transit-oriented affordable and workforce housing throughout South Florida.

With more than 19 years of experience, Ms. Lecour has overseen the development of over 50 multifamily communities totaling more than \$1.5 billion. She works closely with her team to identify and resolve issues early, creating value-added opportunities at every stage of development. Ms. Lecour specializes in complex neighborhood revitalizations and mixed-use, transit-oriented developments in collaboration with housing authorities, nonprofits, religious institutions, and municipal partners.

Her portfolio includes Florida's first LEED Silver and LEED for Homes Gold affordable housing developments, as well as one of the first LEED for Neighborhood Development projects in the U.S. She previously served as Housing Affordability Chair for the ULI Southeast Florida/Caribbean Management Committee.

Ms. Lecour earned an MBA from the Yale School of Management and a BA in International Relations from Stanford University, where she studied in Santiago, Chile. Outside of work, she chairs the Town of Surfside's Planning & Zoning Board.



## **ALBERT MILO, JR.**

President, Related Urban

Alberto Milo Jr. leads Related Urban Development Group (RUDG), the affordable and workforce housing division of the nation's most prolific development company, Related Group. In this role, he is responsible for the overall design, development, construction, financing and budgeting for each project within RUDG's portfolio, whether public, affordable, workforce or mixed-income housing.

Under Albert's leadership, RUDG has built and rehabilitated more than 5,700 units throughout Florida with over \$1.5 billion in total development costs.

Most recently, RUDG has begun an ambitious new set of projects which are designed to eliminate many of the drawbacks historically associated with public housing developments. Among these is the \$600 million River Parc master plan in Miami's Little Havana neighborhood, which is cited as the most ambitious affordable housing development in the county to date, built in partnership with Miami-Dade County. The development will contain over 2,500 units along with a new Riverwalk and commercial opportunities. Similarly, a \$400 million mixed-income riverfront development is underway in Tampa's historic West River district, developed in collaboration with the Tampa Housing Authority. Albert and his team are also currently working on the redevelopment of Liberty Square, the oldest and largest public housing development in the Southeastern United States. The project, which also follows the mixed-income format, will contain over 1,500 units along with commercial and community opportunities. The project has been lauded as one of the most significant public housing redevelopments in South Florida and the country, with HUD Secretary, Dr. Ben Carson, calling the project an example to follow around the nation.

Prior to his tenure at RUDG, Albert owned and operated real estate development, real estate brokerage and mortgage brokerage companies over the span of 20 years. After developing his first affordable housing development in 1999, he formed The Urban Development Group in 2002, focused on revitalizing communities by creating affordable homeownership for underserved markets. As a committed member of the local community, Albert has served on the Miami-Dade County Industrial Development Authority since 2005 until 2020 and is a former member of the Greater Miami Chamber of Commerce's Workforce Housing Committee. He also served on the board of the YMCA of South Florida from 2017 to 2019. In 2011, he was the President of the Builder's Association of South Florida where he was awarded the President's Award and was named Builder of the Year in 2009 and 2019.





## TIM WHEAT

Partner, Pinnacle Communities

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Timothy P. Wheat has enjoyed a noteworthy career in community development, multi-family affordable housing and public/private partnerships. He joined Pinnacle in 2002, was elevated to Partner in 2023, and is the company's lead affordable housing developer, having guided the expansion of Pinnacle's portfolio throughout Florida. Mr. Wheat has overseen successful and trend-setting developments across the state, including many of Pinnacle's efforts with local governments, public housing authorities and non-profit organizations to develop new, modern and affordable rental communities through innovative public/private partnerships.

Mr. Wheat's professional career spans nearly 40 years and has almost entirely been dedicated to the development and preservation of quality affordable housing for both families and seniors. Mr. Wheat began his career as a housing planner in Palm Beach County government, moved to the non-profit sector and then into private for-profit development. Mr. Wheat has overseen the development, financing and management of thousands of rental housing units in Florida and throughout the United States. Mr. Wheat has a deep understanding of the intricacies involved in visioning, implementing and maintaining Pinnacle's ventures, including site selection, place-making, design, governmental entitlements, operations and sustainability.

Mr. Wheat is acknowledged as an industry advocate and an expert in fostering collaborative efforts to create affordable housing. In recognition of these accomplishments, he was appointed to the Federal Home Loan Bank of Atlanta's Affordable Housing Advisory Council, where he served from 2013-2017, and was elected Vice Chairman in 2016. In 2011, Mr. Wheat received the key to the City of Lynn Haven, Florida, for his role in developing affordable housing in the area.

He also actively engages with multiple community organizations focused on creating affordable housing opportunities. Mr. Wheat is a founding Board Member and President of the Community Land Trust of Palm Beach County, formed in 2006, which develops and creates housing opportunities for both renters and homeowners utilizing a cutting-edge mechanism for preserving long term affordability. Mr. Wheat is also a Board Member and Vice Chair of the Housing Leadership Council of Palm Beach County. The HLC's "Housing for All" plan and its advocacy for affordable and workforce housing was instrumental in the adoption of a \$200 million housing bond initiative approved by Palm Beach County's voters in 2022.

Mr. Wheat is a native Floridian and a Phi Beta Kappa graduate of Fordham University.



## AILEEN BOUCLÉ

Executive Director, Miami-Dade TPO

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Ms. Bouclé is the Executive Director for the Miami-Dade Transportation Planning Organization (TPO). She is a nationally recognized leader promoting innovative, collaborative, and solution-oriented approaches for the largest and most complex metropolitan region in the state of Florida. This includes working with the Miami-Dade TPO Governing Board for the unanimous adoption of the Strategic Miami Area Rapid Transit "SMART" Program, as well as adoption of a \$12 Billion-dollar, five-year transportation improvement program currently advancing in various stages of project development. Ms. Bouclé serves on the Affordable Housing Trust Fund Board, The Underline Board of Directors, and the National Association of Regional Councils' (NARC) Executive Directors Council as First Vice Chair. She holds a Master of Science in Environmental and Urban Systems, with a specialty in transportation planning, as well as a Bachelor of Business Administration from Florida International University. Ms. Bouclé is also a Certified Professional Planner with the American Planning Association Institute of Certified Planners (AICP).







## COREE CUFF LONERGAN

General Manager/Director, Broward County  
Transportation Department

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Coree Cuff Lonergan is a seasoned executive with extensive experience in field operations, complex negotiations, and strategic growth initiatives. With experience in four major industries — transportation, energy, engineering services and healthcare, Cuff Lonergan has been a trailblazer for change and credited with sustainable bottom-line improvements.

As an innovative leader, Cuff Lonergan has held leadership roles in both the private and public sectors, has voluntarily served on several nonprofit boards and is an ongoing advocate for science and technology.

Cuff Lonergan has worked for three Fortune 500 companies, CSX, Exelon Energy, and Fluor, holding management and executive leadership positions. In addition to these private sector assignments, Cuff Lonergan has worked for two of the top ten transportation agencies in the United States: Metro, in Washington, DC, and the Southeastern Pennsylvania Transportation Authority (SEPTA), in Philadelphia, PA. In her various roles, Cuff Lonergan has led large, multidisciplinary, high performing teams with more than 1,400 employees.

Cuff Lonergan is currently the CEO/General Manager for Broward County Transit (BCT) which is the second largest transit system in the state of Florida. There she leads a team of more than 1,200 transportation employees, serving the needs of 2.1 million Broward County residents through dedicated bus, community shuttles, and paratransit services. Serving a ridership base of over 20 million, BCT, is actively advancing a \$4.3 Billion strategic investment initiative, PREMO, that will add over 200 miles of new premium transit service to improve mobility in the highly congested areas of South Florida.

Cuff Lonergan is leading a transformative cultural initiative at BCT, which puts the customer at the center of every decision that is made, embraces a Just Culture safety framework as a way of life and applies private sector sensibilities to optimize performance and gain efficiencies. In just under two years of her leadership the agency won over \$25M in discretionary grant awards; drastically reduced bus operator vacancy rate; and fast tracked the activation of several major capital improvement projects.

Throughout her career, despite her short tenure in South Florida, Cuff Lonergan has been honored as a Florida Panthers 2025 Black Excellence standout in Public Service awardee and the 2025 COMTO Women Who Move the Nation Award.

Cuff Lonergan earned a Bachelor of Civil Engineering from the University of Delaware and pursued a Master of Organizational Dynamics from the University of Pennsylvania.



## JAVIER BUSTAMANTE

Assistant Director, Miami-Dade County's Department of Transportation and Public Works

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At the heart of Miami-Dade County's Department of Transportation and Public Works (DTPW), Javier Bustamante is the Assistant Director of Project Management & Support Services. With over 22 years in the public transportation industry and six years with DTPW, Javier's leadership is crucial in ensuring our community thrives through efficient and innovative transportation solutions.

Javier's journey began at the Florida Department of Transportation (FDOT) over two decades ago, honing his skills in managing right-of-way acquisitions, coordinating utility relocations, and leading eminent domain activities. His extensive experience and dedication led to his current role, where he oversees the design and engineering of transit infrastructure projects, manages DTPW's permitting division and delivers nationally recognized Transit-Oriented Communities (TOC) developments.

Javier's vision for an ideal transportation system is simple yet profound: "One that gets you where you're going without agony."







## GREGORY STUART

Executive Director, Broward MPO

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Gregory Stuart is the Executive Director of the Broward MPO and is responsible for all the functions under the direction of the Board of Directors. Greg represents the MPO nationally, at the state level and within the region. He focuses on creating new partnerships while expanding funding opportunities. Greg currently serves on the Board of Directors, as treasurer, for the Association of Metropolitan Planning Organizations and the National Association of Regional Councils Executive Directors Council, elected nationally. He is Chair Emeritus of the Florida MPO Advisory Council (MPOAC) Staff Directors Advisory Committee and is the Chair MPOAC Freight and Passenger Rail Committee. Greg is member of Florida's Freight Advisory Committee, appointed by the Governor, working closely with the Florida Department of Transportation on statewide freight issues. He is the Chair of the City of Fort Lauderdale's Transportation Management Agency, which is morphing into a commuter services arm and had previously operated a local circulator which had an annual ridership exceeding 650,000 passengers, operating seven routes and one water trolley route. Greg brings over 34 years of experience working in both the public and private sector. His public sector experience includes progressively responsible management at the municipal, county and state levels. Gregory has focused on land use, transportation and environmental planning. He has secured millions of dollars in Federal appropriations for major transportation projects, modified state rules to facilitate traffic mitigation, stimulated redevelopment efforts and helped implement a dynamic water reuse project in West Palm Beach. Greg's private sector experience includes component manufacturing, logistics, zoning and land use. He thanks University of Pittsburgh and Florida State University for his education that built his career.



## **MICHAEL MARSHALL**

Partner, Nelson Mullins

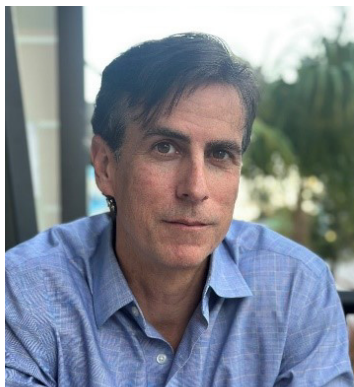
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Michael is a land use attorney and planning consultant with an educational and professional background in law, engineering, and business administration. He represents private and public sector clients, including property owners, developers, financial institutions, title companies, and large institutional entities such as hospitals and universities, municipalities, and counties in land use, planning, and real estate matters.

Michael advises private sector clients regarding property acquisition, due diligence, and development yield analysis; title examination; analysis and review of restrictive covenants; and the preparation and review of purchase and lease agreements. He provides guidance and advice throughout the development planning and entitlement process on matters that include large-scale master plans, developments of regional impact, site plans, plats, zoning code and map amendments, comprehensive plan amendments, variances, conditional use approvals and development agreements. He appears before county commissions, city councils, community redevelopment agencies, planning and zoning boards, and other permit approval agencies in securing such approvals. He has also served as counsel of record or expert witness in land use and real estate litigation matters, such as certiorari review of local government land use decisions, constitutional due process, takings and other property rights claims, state and federal environmental claims, zoning code enforcement actions, actions to quiet title and release properties from restrictive covenants or other encumbrances, as well as landlord-tenant disputes.

In the public realm, he has worked closely with local governments in developing and drafting comprehensive plans, special purpose plans, zoning codes, and other land development regulations. He has also represented local governments in defending comprehensive plans and land development regulations against both judicial and administrative challenges.





## **DARBY DELSALLE**

Urban Planning Division Director, Broward County

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Mr. Delsalle is a member of the American Institute of Certified Planners and has over thirty years of experience in a broad range urban and regional planning disciplines. His areas of specialty are in urban design and development regulations. His work earned him awards from the Florida Planning and Zoning Association and the Smart Growth Partnership. Mr. Delsalle currently serves as the

Director of Broward County's Housing and Urban Planning Division where he leads a team of nearly 52 professionals that manage County-wide services including HOME, SHIP, and CDBG programs, the Broward County Comprehensive Plan, Platting, Development and Environmental Review, Demographics, and the Historic Preservation Program. His division also provides local planning services to the Broward Municipal Services District.

Mr. Delsalle's experience includes nine years as the City of Hollywood's Zoning Administrator, six years as Planning Director for Palmetto Bay, two years as Planning Director for the Town of Miami Lakes, and nearly seven years as Assistant Planning Director to Broward County's Urban Planning Division. Mr. Delsalle earned a Masters of Urban and Regional Planning degree from FAU and a Bachelor of Science degree from FSU with a double major in Sociology and Social Science.





## ANTHONY FAJARDO

Director, Development Services, City of Fort Lauderdale

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After earning a graduate degree from Florida Atlantic University, Anthony started his professional career in conservation nearly 25 years ago working for the Army Corps of Engineers, the South Florida Water Management District, the Environmental Protection Agency, and the Florida Department of Environmental Protection on several projects, including the Comprehensive Everglades Restoration Project. He then entered the planning field working in the Zoning Department and later the Long-Range Planning Department for Palm Beach County where he developed an appreciation and passion for the Planning field. Anthony came to work for the City of Fort Lauderdale in 2005 as a Planner, being promoted to Zoning Administrator in 2011, and serving as Director of Development Services from 2016 to 2022, at which point he was promoted to Assistant City Manager overseeing Development Services, Transportation and Mobility, Information Technology, Public Works, and Neighbor Support at various point during his tenure in the City Manager's Office. In 2025, Anthony returned to his role as department director for Development Services, a position he has a strong passion for. During his tenure with the City, he has acquired considerable experience working on multiple municipal code amendments covering a wide variety of topics, management and supervision of large city-wide planning projects, historic preservation, code enforcement, liaison duties to multiple quasi-judicial boards, served on various committees and boards, and worked directly with multiple outside agencies and internal resources to establish solution driven approaches to complex problems. Anthony recognizes the importance of sound leadership and leading by example.





## NATHAN KOGON

Director, Housing and Community Development,  
Miami-Dade County

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Nathan Kogon is a results-oriented public sector leader with over 23 years of experience in planning, zoning, and housing development. He was appointed Director of Miami-Dade County's Housing and Community Development (HCD) department on April 30, following his October 2023 appointment as Assistant Director. In that role, he focused on the planning and redevelopment of public housing sites and other County-owned properties, helping to shape the future of affordable and equitable housing in the region.

From 2014 to 2023, Nathan served as the Zoning Director for Miami-Dade County, where he led all aspects of zoning administration, subdivision regulation, and policy development. His leadership was instrumental in expanding the County's Urban Center Districts and Rapid Transit Zones, as well as modernizing the development review process to enhance efficiency across multiple County agencies.

Prior to joining Miami-Dade County, Nathan served as the first Planning and Zoning Director for the City of Doral. There, he established the department's foundational structure, oversaw daily operations, and led the creation of the City's inaugural Comprehensive Development Master Plan and Zoning Code. He began his career in municipal planning as a City Planner for Port Orange, Florida.

Nathan holds a Bachelor of Applied Arts in Urban and Regional Planning from Toronto Metropolitan University in Toronto, Canada. He is a certified planner with the American Institute of Certified Planners (AICP), reflecting his commitment to professional excellence and ethical planning practices.



## **BRANDON SCHAAD**

Director of Planning, City of Boca Raton

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Brandon Schaad is the Development Services Director at the City of Boca Raton. Additionally, Brandon's 20-plus years of public and private sector planning experience, mainly in South Florida and the Treasure Coast, includes consulting for dozens of cities, senior level planning positions with Palm Beach County, the City and County of Denver (CO) and the Town of Miami Lakes. Additionally, he has represented a number of neighborhood groups as they sought to shape zoning and planning decisions affecting their communities.

Mr. Schaad's career has included extensive transportation planning efforts, consensus-building and new funding sources for multimodal mobility, affordable housing, modernizing land development regulations while streamlining development review processes, and creation of new form-based zoning regulations.

Brandon holds a Master of Arts degree in Geography and Planning from the University of Toledo and a Bachelor of Arts degree in History from the University of Rio Grande, and is a member of the American Institute of Certified Planners.







## JOSEPH M. YESBECK

Senior Vice President Practice Leader,  
Advisory + Planning, TYLin

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Joe is Senior Vice President at TYLin, where he leads their Advisory and Planning Practice. He is a registered professional engineer with over forty years of experience in both public and private sectors. Joe began his career at FDOT-District 4 where he served in planning and engineering positions. For over the past twenty years, Joe has been in the private sector where his experience has included management of major transportation projects for transit, rail and roadways.

Joe is a Miami native and a graduate of Georgia Tech.





## DAVID DECH

Executive Director, SFRTA

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David Dech is the executive director of the South Florida Regional Transportation Authority, effective August 15, 2022. An executive with 27 years of experience in the rail industry in both freight and commuter rail service, Dech has been chosen to oversee the SFRTA at a pivotal time, as it prepares to expand Tri-Rail service into Downtown Miami. He brings experience in designing, constructing and opening rail yards.

Dech began his railroad career as a switchman for CSX, and is a fourth-generation railroader. His career progressed through the ranks of Conductor and Engineer, to several senior management positions, ultimately landing him at Vice President of Rail Operations for Capital Metro in March 2018.

As Vice President of Rail Operations, Dech helped open a new downtown station and complete the construction of five passing rail sidings. When he took on this role, Capital Metro's PTC system was still in the design phase, and his team successfully completed the installation of the EATC/PTC system four months ahead of the federal deadline, all the while maintaining over 96% on-time performance for the commuter service.

Accomplishments in his career include receiving the CSX Service Pinnacle Award for two consecutive years at his division and achieving the Gold Status for CSX Terminal Certification. Dech brings management experience in commuter rail operations, field operations, system and division level leadership, negotiating and managing contracts with host and tenant railroads, and leading public-private partnerships.

Dech discovered throughout his railroading tenure that he is a self-motivated, self-starter with a willingness to listen to the people who perform the work as the key to the success of any project. He operates with the guiding principle that all people in an organization are entitled to be treated with dignity and respect, which has allowed him to enjoy great success in his leadership experience.

David Dech has been married for 26 years to his high school sweetheart. They have four boys, Dana 24, David 22, Rogan 19 and Colin 17.





## **NATHAN PERLMUTTER**

Market Leader, South Florida, TD Bank

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Nathan Perlmutter has over 18 years of commercial real estate lending experience. As a Commercial Real Estate Market Leader at TD Bank, he is responsible for covering the South Florida Market. He has financed some of Florida's largest real estate projects and developments along with thousands of units of affordable housing.

Clients of Nathan include private and institutional developers and investors as well as the world's largest Real Estate Investment Trusts. In his earlier career Nathan ran the corporate syndications trading desk at Amerant Bank where he managed over a \$600 million dollar portfolio of corporate loans. He has also worked as an underwriter and portfolio manager at Bank of America within its Commercial Real Estate Division and successfully ran his own commercial mortgage brokerage business called Skyscraper Lending. Nathan holds a Master's Degree in Finance from Florida International University and is a Board member of The Broward housing council and sits on the ULI Multi-family Development Product Council.





## AARON STOLEAR

President of Development, 13th Floor Investments

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Aaron Stolear is the President of Development at 13th Floor Investments and leads the firm's Public Private Partnership ("P3") division. Under his leadership, the firm has become one of the foremost public-private developers in South Florida with a pipeline of mixed-use development projects, encompassing 3,288 residential units and an estimated collective value surpassing \$1.5 billion. These opportunities were secured through collaborations with a range of diverse Public Partners, including transit administrations, colleges, and churches.

Prior to joining 13th Floor Investments, Aaron worked in project management and execution at ExxonMobil Development Company, where he was involved in multi-billion-dollar infrastructure projects ranging from oil production facilities in Angola to a residential building campus in Iraq.

Aaron was selected as the 2023 Urban Land Institute (ULI) Young Leader of the Year for the Southeast Florida / Caribbean chapter. Aaron graduated Magna Cum Laude in Civil Engineering from the University of Florida and earned an MBA from Harvard Business School.







## **RALPH STONE**

Director, Broward County Housing Finance Division  
and Executive Director, Broward County Housing  
Finance Authority

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Ralph Stone is Director of the Broward County Housing Finance Division and Executive Director of the Housing Finance Authority. He earned a Bachelor's Degree in English from the University of Central Florida and Master's Degree in Urban and Regional Planning from Florida State University. Mr. Stone has held numerous senior positions in local government in Florida including City Manager, Assistant City Manager for Economic Development, Executive Director of Downtown Development Authority, Community Redevelopment Agency Executive Director and Planning Director. He has provided consulting services to the public and private sectors and has written and/or directed plans and programs that received over 30 awards, at the national and state levels, including the Governor's Award for Best Large City Comprehensive Plan in the State of Florida.





## THE HONORABLE LAMAR FISHER

Broward County Commissioner, District 4; Member,  
South Florida Regional Transportation Authority

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Lamar P. Fisher is a fourth-generation resident of Broward County, and his greatgrandfather signed the articles of incorporation for the City of Pompano Beach in 1908.

Lamar began serving his community in 1982 with his involvement in Kiwanis International. He entered the public service arena in 1994 by serving on the City of Pompano Beach Planning and Zoning Board. He was elected to the City Commission in 2002 serving until 2007 when Lamar was elected Mayor-at-Large of Pompano Beach and served through November 2018.

In 2018, Lamar was elected to represent County Commission District 4 which includes all or portions of nine municipalities on the east coast of Broward County. As a Commissioner, Lamar has worked collaboratively with city elected officials to make sure the needs of all the residents are being met. From November 2022 to 2023, his colleagues selected him as Mayor of Broward County. He serves on various boards that span transportation, housing, public safety and more. His goals include affordable housing, finding sensible solutions for homelessness, focusing on transportation solutions, continued beach renourishment and a thriving local economy.

Aside from a lengthy career in public service, Lamar serves as the President and CEO of Fisher Auction Company, Inc., a thriving Real Estate Brokerage and Auction Firm located in Pompano Beach, Florida celebrating its 54th year in business. Lamar's roots run deep in family, supporting his church, and giving back to his community and Broward County.





## **THE HONORABLE OLIVER G. GILBERT, III**

Miami-Dade County Commissioner, District 1; Council Member, South Florida Regional Planning Council

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Commissioner Oliver G. Gilbert, III, a proud Miami Gardens native, is a visionary leader and seasoned attorney with over 20 years of experience spanning real estate, municipal, constitutional, civil rights, and employment law. A graduate of Florida A&M University and the University of Miami School of Law, he has dedicated his career to public service, previously serving as Mayor of Miami Gardens and Chairman of the Miami-Dade County Board of County Commissioners. Now serving as a County Commissioner and Chairman of both the International Trade Consortium and the Infrastructure, Innovation, and Technology Committee, Commissioner Gilbert has championed economic development, education, and urban progress, leading multiple trade missions and driving international investment into Miami-Dade County. A committed community advocate, he continues to empower residents and promote equitable growth.





## THE HONORABLE MARCI WOODWARD

Palm Beach County Commissioner, District 4, Chair,  
South Florida Regional Transportation Authority; Council  
Member, Treasure Coast Regional Planning Council

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Commissioner Marci Woodward is a 20-year resident of Boca Raton and was elected in November 2022 as Palm Beach County District 4 Commissioner.

Building stronger bridges between city, county, and state governments is central to Commissioner Woodward's leadership. Representing 13 diverse municipalities, she brings together local stakeholders to tackle pressing issues, particularly in transportation and traffic. She's equally committed to enhancing the local workforce pipeline by collaborating with CareerSource, business leaders, and educational partners, ensuring residents benefit from new job opportunities from relocating companies. Her dedication to responsible growth drives her efforts to preserve environmentally sensitive and agricultural lands, balancing progress with conservation across Palm Beach County.

Woodward cares deeply for her community and remains dedicated to representing the people of Palm Beach County. She maintains an open-door policy and welcomes the community's input. Moreover, she looks forward to assisting her constituents and open communication concerning policy, services, and programs.

Commissioner Woodward will be serving on the following board of directors as a representative of the county commission:

1. Palm Beach Transportation Planning Agency
2. South Florida Regional Transportation Authority (TriRail)
3. CareerSource Palm Beach County Board of Directors
4. Cultural Council for Palm Beach County
5. Multi-Jurisdictional Issues Coordination Forum Executive Committee
6. Solid Waste Authority of Palm Beach County
7. Treasure Coast Regional Planning Council (alternate)
8. Water Resources Task Force (alternate)

Woodward was born in South Carolina and is married to her high school sweetheart, Michael Woodward. She graduated from the University of South Carolina-Aiken with a Bachelor's Degree in Fine Arts. They have an active outdoor lifestyle and enjoy the county's beautiful natural environments and parks with their dogs Zoey and Fritz.