



DRAFT AGENDA

MONDAY, OCTOBER 20, 2025

10:30 A.M. to Conclusion

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/83329789895?pwd=aRgAEbFCaPyormMEx19raQyaao5IPm.1>

Meeting ID: 833 2978 9895

Passcode: 041418

I. Pledge of Allegiance and Roll Call

II. Presentations:

CEDS Annual Update (Approximately 10:40 a.m.), Randy Deshazo, Deputy Director and Director of Economic Development and Research

State Legislative Update (Approximately 11:15 a.m.), Ronald L. Book, Founder, President & CEO, Ronald L. Book P.A.

III. Action Items

A. Minutes of the Previous Meeting

- 1. Executive Committee Minutes**
- 2. Council Meeting Minutes**

B. Financial Report

C. Consent: Comprehensive Plan Amendment Reviews
Property Rights Amendment *



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfregionalcouncil.org; sfadmin@sfrpc.com

Proposed

- City of West Miami 25-01ESR

Public Hearing

Adopted

- City of Hialeah 25-01ESR
- City of Miami Beach 25-02ESR
- City of Miami Beach 25-03ESR

Public Hearing

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. CEDS Annual Update

Public Comments

IV. Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report
- C. Council Highlights

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) Monday, November 17, 2025, 10:30 am (SFRPC)
- 2) Friday, December 19, 2025 (upon call of the Chair)
- 3) Monday, January 26, 2026, 10:30 am (SFRPC)
- 4) Monday, February 23, 2026, 10:30 am (SFRPC)
- 5) Monday, March 16, 2026, 10:30 am (SFRPC)

VII. Adjournment

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.

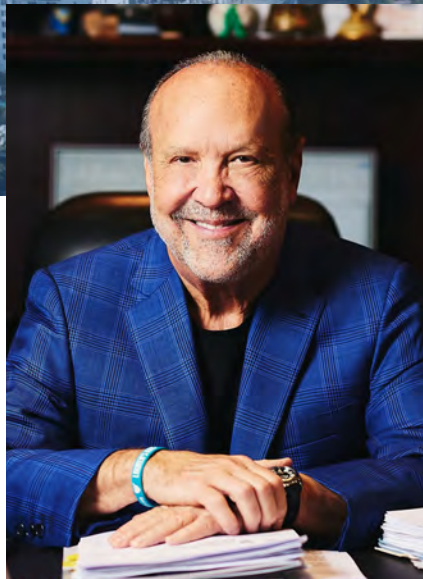
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the South Florida Regional Planning Council at one of the following: (1) One Oakwood 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://sfrgionalcouncil.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.

Monday, October 20, 2025

COUNCIL MEETING GUEST SPEAKER



Ronald L. Book

Founder, President & CEO,
Ronald L. Book, P.A.



RONALD L. BOOK

Founder, President & CEO, Ronald L. Book, P.A.

Ron Book is the Founder and CEO of Ronald L. Book, P.A., a law firm specializing in government affairs for decades. The firm has consistently been ranked in the top 5 lobbying firms in the state by the news media and those who follow Florida politics.

Ron's start in the political process was in the 1970's, when he began working for the Florida Legislature. Ron later served as Special Counsel and Interim Chief of Staff to Florida Governor Bob Graham and then later as Director of the Administrative and Governmental Law Department for Sparber, Shevin, Shapo, Heilbronner & Book, one of Florida's most influential law firms from 1982 to 1987.

Since opening his own firm 37 years ago, Mr. Book has developed a client list that is a "who's who" of business and industry, hospitals and health care providers, local governments, professional and not-for-profit associations. His reputation as a tireless hard worker, dedicated to his client's causes, has earned him a place in the upper echelon of Tallahassee access. Simply put, if it is an issue that you have read about, Mr. Book has been at the center of the debate, influencing the decisions of policymakers for the past 50+ Regular and Special Legislative Sessions.

Mr. Book is a dedicated volunteer to many charitable causes, however, his two prioritized charitable causes are, the Miami-Dade County Homeless Trust, where he serves as Chairman, and oversees a \$103 million budget and the Lauren's Kids Foundation, where he also serves as Chairman of the Board. Founded by his daughter, Lauren, Lauren's Kids is dedicated to preventing child sexual abuse through education and awareness and helping victims heal.

Mr. Book holds a Juris Doctorate degree from Tulane University and a B.A. in Political Science from Florida International University. Ron spent three years at the University of Florida where he was a letterman as a member of the Fighting Gator track team and is the recipient of numerous awards including two Emmy's and one Gracies Award, the 2023 recipient of the Florida Bar President's Pro Bono Service Award for the Eleventh Judicial Circuit, and in October, 2024 became a Nobel Peace Prize nominee in the area of Peace.



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**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
EXECUTIVE COMMITTEE MEETING
September 22, 2025**

The South Florida Regional Planning Council met virtually and in person on this date at the Miami-Dade Transportation Planning Organization, 150 West Flagler Street, Suite 1900, Miami, FL 33130. Chair Lincoln welcomed everyone, both in person and virtually, and called the meeting to order at 10:02 a.m. Executive Director Isabel Cosio Carballo led the Pledge of Allegiance. The recording of this meeting can be found here: <https://youtu.be/UeqLOWrreKw?si=vqMlyt9hLi676fmy>

I. Pledge of Allegiance and Roll Call

Chair Michelle Lincoln (VP)
Councilmember Frank Caplan
Councilmember René García *
Councilmember Steve Geller
Councilmember Cary Goldberg
Councilmember Denise Horland *

A = Absent

D = Designee

* = Excused Absence

VP = Virtually Present

Councilmember Udine was virtually present at the executive committee meeting. SFRPC Executive Director Isabel Cosio Carballo and Legal Counsel Paul Hernandez, attending on behalf of Sam Goren, were present.

The meeting was held as an Executive Committee meeting.

II. Action Items

A. General Counsel Annual Review

Chair Lincoln asked Ms. Kathe Lerch of Council staff to read the ratings and comments from the review forms that were distributed in advance of the meeting. All Councilmembers rated General Counsel "5/Excellent" ratings. Councilmembers' comments praised the legal expertise, responsiveness, professionalism, and integrity of Mr. Sam Goren. Councilmember Geller asked if the rate has stayed the same. Mr. Hernandez stated the contract remains the same except for an hourly rate adjustment.

Councilmember Goldberg motioned to approve the General Counsel contract. Councilmember Geller seconded the motion, which was adopted by unanimous vote. Motion to approve contract renewal passed unanimously.

B. Executive Director Annual Review

Chair Lincoln asked Ms. Kathe Lerch of Council staff to read the ratings and comments from the review forms that were distributed in advance of the meeting. Mrs. Cosio Carballo received “5/Excellent” ratings from Executive Committee Members. Councilmember feedback highlighted professionalism, dedication, and collaborative leadership. Mrs. Cosio Carballo discussed her contract, which expires in 2027, and mentioned that the contract needs to be updated each year by the Board to address any COLA and/or merit-based increase. Mrs. Cosio Carballo offered that she would be comfortable with no merit increase this year, given the financial challenges faced by the member counties, if that is the desire of the Board. She inquired as to what approach is being taken by the counties with respect to COLA and/or merit increases, as she uses the counties as a benchmark for her decisions on COLA and merit pay for Council staff.

Councilmember Geller moved to approve the Executive Director contract with a 2.5% COLA increase, the midpoint between Broward and Monroe counties' COLA increases, and no merit-based increase at this time. The Executive Director will contact the individual counties to ascertain COLA and merit increases per county. Chair Lincoln motioned to approve the motion. Councilmember Caplan seconded the motion, which was adopted unanimously.

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.

VII. Adjourn

Chair Lincoln adjourned the meeting at 10:20 a.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 September 22, 2025, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 20th day of October 2025.

Frank Caplan, Secretary
Councilmember, Village of Key Biscayne

Date

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
September 22, 2025**

The South Florida Regional Planning Council met virtually and in person on this date at the Miami-Dade Transportation Planning Organization, 150 West Flagler Street, Suite 1900, Miami, FL 33130. Chair Lincoln welcomed everyone, both in person and virtually, and called the meeting to order at 10:31 a.m. She asked Councilmember Geller to lead the Pledge of Allegiance. The recording of this meeting can be found here: <https://youtu.be/UeqLOWrreKw?si=vqMlyt9hLi676fmv>

I. Pledge of Allegiance and Roll Call

Chair Michelle Lincoln (VP)
Councilmember Frank Caplan
Councilmember Craig Cates (VP)
Councilmember Joseph Corradino *
Councilmember Beam Furr (VP)
Councilmember René García *
Councilmember Steve Geller
Councilmember Oliver Gilbert, III *
Councilmember Cary Goldberg
Councilmember Denise Horland *
Councilmember Samuel Kaufman (VP)
Councilmember Kionne McGhee (A)
Councilmember Maria Rodriguez *
Councilmember Michael Udine (VP)

A = Absent

D = Designee

* = Excused Absence

VP = Virtually Present

SFRPC Executive Director Isabel Cosio Carballo and Legal Counsel Paul Hernandez, attending on behalf of Sam Goren, were present.

The following Ex-Officio Members were virtually present:

Megan Rutter, representing Sirena Davila, for 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

II. Presentation

Daniel Iglesias, P.E., District Secretary, FDOT District Six

Chair Lincoln introduced FDOT VI District Secretary Iglesias and summarized his credentials and professional background.

Secretary Iglesias provided an overview of his background and tenure with FDOT. His summary included an overview of the statewide \$15 billion transportation budget, current leadership, legislative momentum, and current and future projects. Secretary Iglesias discussed \$5.4 billion allocated for highway construction, \$1.5 billion for resurfacing of the state highway system, and \$961 million allocated for bridge maintenance. Every dollar invested in transportation saw a \$4.26 yield in economic benefits to the state. Secretary Iglesias mentioned that during the last legislative session, the focus points were workforce development, innovation, and transportation modes. Secretary Iglesias summarized:

- Local investments and projects include:
 - I-95, Palmetto, I-195, I-75 upgrades
 - I-395 signature bridge project.
 - Golden Glades Interchange reconstruction.
 - Okeechobee Road freight mobility upgrades.
 - PortMiami (\$18M freight improvements
 - Monroe County bridge rehabilitation (7-Mile Bridge, Long Key).
 - Resiliency projects in Key West and Miami Beach.
- Future planning for advanced air mobility (air taxis) and autonomous transportation technologies.

III. Action Items

A. Minutes of the Previous Meeting

Chair Lincoln motioned to approve the Meeting Minutes for the August 27, 2025, Council Meeting. Councilmember Geller moved the motion, Councilmember Goldberg 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 Udine moved the motion, Councilmember Geller seconded the motion, which was adopted by unanimous vote.

C. Consent: Comprehensive Plan Amendment Reviews

Legal Counsel, Paul Hernandez, read the Comprehensive Plan Amendment Reviews Proposed.

Proposed

- Broward County 25-01ESR
- Monroe County 25-04ACSC
- Monroe County 25-05ACSC
- City of Florida City 25-01ESR
- City of Fort Lauderdale 25-02ESR
- City of Hallandale Beach 25-01ER
- City of Lauderdale Lakes 25-01ER
- City of Sunny Isles Beach 25-02ESR

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, Paul Hernandez, read the Comprehensive Plan Amendment Reviews Adopted.

Adopted

- Monroe County 25-03ACSC
- City of South Miami 24-02ESR
- 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 Adopted Comprehensive Plan Amendments. Councilmember Geller moved the motion, and Councilmember Caplan seconded it. The motion was adopted by unanimous vote.

D. Regional Issues: Comprehensive Plan Amendment Review

None

E. General Counsel Annual Review

Chair Lincoln stated that the General Counsel Review was previously discussed at the SFRPC Executive Committee Meeting held prior to the Council Meeting and that Legal Counsel Sam Goren received the

highest review/ratings possible. Legal Counsel Paul Hernandez expressed Legal Counsel Goren's deepest appreciation and thanks to the Council for the long-standing relationship and partnership with the firm.

Chair Lincoln motioned for a vote on the General Counsel review and contract, which were adopted by unanimous vote.

F. Executive Director Annual Review

Chair Lincoln stated that the Executive Director Review was previously discussed at the SFRPC Executive Committee Meeting held prior to the Council Meeting and that Executive Director Cosio Carballo received the highest review/ratings possible. Executive Director Cosio Carballo thanked the Council Board for their continued support and assistance, expressed her gratitude for the opportunity to work for the Council, and acknowledged Council Staff for their many contributions that make the successes of the Council possible.

Chair Lincoln motioned for a vote on the Executive Director review and contract, which were adopted by unanimous vote.

G. FY 2025-26 Proposed Operating Budget

The Director of Finance and IT, Leo Braslavsky Soldi, presented the Proposed Operating Budget in detail. Councilmember Geller asked what the budget was in comparison to last year. Mr. Braslavsky Soldi stated that membership dues make up 35% of the annual budget, and grants represent 65% of the annual budget. Councilmember Geller asked if the SFRPC is making any money off the grants received. Mr. Braslavsky Soldi stated that the SFRPC breaks even or sees a small increase with grant funding. Councilmember Udine raised the point that the year for the budget was incorrect, and Mr. Braslavsky Soldi stated that Councilmember Udine was correct, and noted that the updated version was emailed before the start of the meeting. Councilmember Caplan asked if the Brownfield grant is funded by the Environmental Protection Agency, which Mr. Braslavsky Soldi confirmed is correct.

Chair Lincoln motioned to approve the FY 2024-2025 Amended Operating Budget. Councilmember Udine moved the motion with the correction of the year. Councilmember Geller seconded the motion, which was adopted by unanimous vote.

H. SFRPC Resolution # 25-03 Funding for SFRTA

Mrs. Cosio Carballo discussed legislative changes that resulted in a lack of funding for the rail enterprise program, which directly impacts the South Florida Regional Transportation Authority (SFRTA) and its ability to operate. The resolution presented is similar to resolutions that were presented in Miami-Dade, Broward, and Palm Beach counties earlier in September. Mrs. Cosio Carballo discussed the strong, long-time partnership between the SFRPC, TCRPC, and the SFRTA. The SFRPC Resolution includes data from the SFRPC *Business Case for TOD with Affordable and Workforce Housing* Conference, including traffic congestion data, the value added to employment and jobs when there is employment adjacent to transit,

and the opportunity for increased housing affordability. Mr. Hernandez read the title of the SFRPC Resolution 25-03 into the record.

Chair Lincoln motioned to approve the resolution. Councilmember Geller moved the motion, and 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
- C. Legal Counsel Update on SB 180, Chapter 2025-190 (Time Approximate: 11:25 A.M.)

Jeff Tart, Senior Loan Officer, summarized the following programs.

Traditional RLF

Mr. Tart began by highlighting an August 11, 2025, issue of the South Florida Business Journal. Business bankruptcies in South Florida are on the rise as companies grapple with mounting national and local economic pressures. Firms based in Miami-Dade, Broward, Palm Beach, and Monroe counties that filed for Chapter 7 liquidation or Chapter 11 reorganization in the U.S. Bankruptcy Court for the Southern District of Florida jumped nearly 50% in the first half of the year. A total of 152 businesses filed during this period, up from 103 filings in the same timeframe last year. Attributing to the spike are rising operating costs, labor shortages, and lingering pandemic aftershocks. Independently owned restaurants and franchisees are among the top industries affected by these hurdles. This trend is anticipated to continue through the rest of the year as shifting policies on tariffs and immigration pose obstacles to this sector and other industries that depend on low-income workers and essential operating supplies. Businesses that rely on contractors for their workforce - such as construction, at-home health providers, roofing, and HVAC - are additional sectors that are vulnerable to these challenges and have begun to file for bankruptcy this year. Fortunately, both the CARES Act and Traditional RLF programs have minimal exposure to restaurants and franchisees in their portfolios, and the administrative team actively manages on-site visits and financial updates. This program has currently 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 38 loans totaling \$8.71 million and saved and/or created more than 350 jobs. The program has approximately \$354,000 to lend to new borrowers. On August 28th, the RLF administration team recently closed a \$350,000 loan increase to White Glove Linen and Laundry Services to expand their growing business serving the hospitality industry. Additionally, loan administration is closing a new \$500,000 loan to Paramount Broadcasting Communications/ Findal Media & Technology, an existing minority owned business, to renovate a new commercial studio space in Sunrise for the expansion of their media firm serving the Haitian community in South Florida.

EPA Brownfields Clean Up Projects

Mr. Tart discussed an update on the 79th Street Corridor Neighborhood Initiative. The SFRPC has been

supporting the initiative for more than 5 years and was instrumental in securing \$800,000 in EPA awards for assessment and cleanup planning activities. In continuing to assist the initiative with its ongoing mission and vision, the SFRPC's Brownfields RLF will seek to support remediation activities after final site approvals are secured from Miami-Dade County. Separately, the SFRPC continues to support Habitat for Humanity of Key West and Lower Florida Keys in Monroe County with environmental assessment needs. The SFRPC received a letter of appreciation from Kristina Welburn, Executive Director of Habitat for Humanity of Key West, regarding the SFRPC's commitment of approximately \$80,000 to complete their assessment of the old Baltuff dump located in Middle Torch Key.

Southeast Florida Community Development Fund/Affordable Housing Initiative

The SFCDFI continues to support the Housing Foundation of America with its new 12-unit affordable residential townhome project in the City of Miramar. To date, the affordable housing initiative has helped support the construction of 71 homes, and Mr. Tart included a project highlight in the board package. The SFCDFI received a letter of appreciation and support from Ms. Courtnee Biscardi, Executive Vice President of the Urban League of Broward County and Central County Community Development Corporation, reflecting on their successful partnership with the SFCDFI from inception in 2014. SFCDFI's initial capitalization of \$500,000 was provided by the Urban League of Broward County, which recently extended its investment term.

C. Legal Counsel Update on SB 180, Chapter 2025-190

Mr. Hernandez discussed SB 180 (2025), a key bill affecting how cities and counties across Florida plan for the future in response to the 2024 hurricanes moratorium. He noted that the bill imposes statewide planning restrictions through 2027, retroactive to August 1, 2024, including:

- No new moratoriums on construction/redevelopment.
- No stricter comp plan or land development amendments.
- No burdensome procedures on permits/orders.
- Law grants residents/businesses the right to sue local governments, with possible attorney fees.
- Creates conflict between resiliency planning and redevelopment rights.
- Future legislative adjustments may be proposed.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo thanked everyone for attending the SFRPC Conference held on September 11, 2025, and the SFRPC staff for a job well done. Mrs. Cosio Carballo thanked Secretary Iglesias for attending and presenting today. Mrs. Cosio Carballo discussed parking requirements at the TPO and let the Councilmembers know that the SFRPC will pay for Councilmember parking. Upcoming state committee meetings and the 2026 State Legislative Session will be a focus of upcoming conversations. She thanked the Councilmembers for their continued support of the Council and their participation. The final item discussed was the upcoming November meeting and the possibility of moving the meeting back to the SFRPC should proposed amendments impacting the Miami-Dade Urban Development Boundary be

received from Miami-Dade County for review.

B. Legal Counsel Report

Mr. Hernandez did not have any additional updates.

C. Council Members Report

Nothing to report at this meeting.

D. Ex-Officio Report

Mr. Huynh, representing FDOT District 6, reported there will be a public hearing for a tentative work program for Miami-Dade and Monroe counties on October 9, 2025, in the auditorium at the FDOT District 6 office. Mr. Huynh discussed a similar meeting at the FDOT District 4 office on Thursday, October 23, 2025, in the auditorium.

Mr. Vilaboy, representing the South Florida Water Management District, announced the district is tracking canal levels due to the rainy season and adding 1.25 to the current levels, and anyone can follow the changes with the live mapping tool on the District's website.

VI. Announcements and Attachments

A. Attendance Form

B. Upcoming Meetings

- 1) Monday, October 20, 2025, 10:30 am (SFRPC)
- 2) Monday, November 17, 2025. 10:30 am (Location TBD)
- 3) December, Winter Recess (Unless No Meeting unless called by the Chair)
- 4) Monday, January 26, 2026, 10:30 am (SFRPC)

VII. Adjourn

Chair Lincoln adjourned the meeting at 11:57 a.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 September 22, 2025, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 20th day of October 2025.

Frank Caplan, Secretary
Councilmember, Village of Key Biscayne

Date



MEMORANDUM

AGENDA ITEM #III.C

DATE: OCTOBER 20, 2025

TO: COUNCIL 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 FloridaCommerce.



PROPOSED AMENDMENTS

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

Proposes amending the City's Comprehensive Development Master Plan to establish the "Corridor Residential" Land Use designation and corresponding regulations, and amending the Future Land Use designation for those properties identified and designated "Commercial-Mixed Use," "High Density," "Commercial Parking," and "Moderate Density," to the "Corridor Residential" designation. The amendment is a result of a developer proposal to convert a 7.8-acre mobile home park into an approximately 600-unit mixed-use, multi-family development along 8th Street. The Council recommends coordinating transportation issues with the relevant agencies to mitigate potential adverse traffic impacts on 8th Street, a state-maintained roadway, resulting from the density increases at the subject property, and identifying the transit service, bicycle, and pedestrian infrastructure necessary to meet the additional mobility needs induced by the development. Additionally, given the unmet demand for affordable housing options within Miami-Dade, measures to avoid displacement of mobile home residents (i.e., inclusionary zoning policies, density bonuses for affordable housing units at designated AMI levels, and coordination with the residents on existing County affordable housing programs) should be incorporated.

ADOPTED AMENDMENTS

- **City of Hialeah 25-01ESR**

Amends the City's Comprehensive Plan's Housing Element to provide for an updated planning horizon, goals and objectives, and policies, along with a full update of the Housing data, inventory, and analysis section using the latest available resources.

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

Amends the City's Year 2040 Comprehensive Plan "Resilient Land Use and Development Element" Goal RLU 1, entitled "Land Use," Objective RLU 1.1, entitled "Establishment of Future Land Use Categories," 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**

Amends the City's Year 2040 Comprehensive Plan "Resilient Land Use and Development Element" Goal RLU 1: "Land Use", Objective RLU 1.1: "Establishment of Future Land Use Categories," Policy RLU 1.1.11: "Residential / Office (RO)," to establish requirements for nonconforming cafes serving alcohol and located on Alton Road.

*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

AGENDA ITEM #III.E

DATE: OCTOBER 20, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: 2022-2027 SOUTH FLORIDA CEDS ANNUAL REPORT

Since 1994, the SFRPC has served as the Economic Development District (EDD) for South Florida and as the Economic Development Administration's (EDA) regional point of contact. In this role, the SFRPC works closely with regional stakeholders and the EDA to identify, secure, and deploy funding and technical assistance programs in South Florida. As the EDD, the SFRPC is responsible for developing, maintaining, and updating South Florida's Comprehensive Economic Development Strategy (CEDS) every five years, working in partnership with the region's leaders and community stakeholders. As a strategy-driven plan for regional economic development, the CEDS provides an analysis of economic trends, opportunities, and challenges and then provides regional goals, strategies, and metrics to promote and support long-term economic prosperity for South Florida and its residents. On October 17, 2022, the SFRPC adopted the 2022-2027 CEDS for South Florida.

The CEDS Strategy Committee, chaired by Senator Geller, consists of the region's top public, private, and nonprofit CEOs representing educational institutions, economic development organizations, chambers of commerce, employers, transit agencies, workforce training, local governments, resilience officers, and senior-level staff, among others. This report reflects their agreement on regional goals and key strategies to leverage regional assets and opportunities, diminish barriers, and create a vibrant and competitive economic environment that is diversified and resilient. After EDA has approved the initial CEDS, EDA-funded planning grantees are required to submit an annual report with updated data documenting the progress achieved on economic development activities, regardless of the source of funding, and reports on changing economic conditions.

Recommendation

Adopt the CEDS Annual Report and authorize CEDS Chair, Senator Geller, to make any small adjustments to this report as identified by the CEDS Committee at its upcoming October 22, 2025, meeting.





2025 ANNUAL PROGRESS REPORT

2022 – 2027 South Florida Comprehensive Economic Development Strategy

The [South Florida Regional Planning Council](#) (SFRPC) is the U.S. Department of Commerce Economic Development Administration’s designated [Economic Development District \(EDD\)](#) for South Florida. The Economic Development District service area is Monroe, Miami-Dade, and Broward counties where the Council helps lead a locally based, regionally driven economic development process. We work with local government, public, private, non-profit, and philanthropic partners to provide information, technical assistance, and support and lead regional economic development efforts.

One of the functions of the Economic Development District is to prepare a five-year Comprehensive Economic Development Strategy (CEDS), which sets forth goals and strategies that support the economic development of the South Florida region. Each year, the Council prepares an Annual Progress Report to identify the most important changes in the South Florida economy and to assess the region’s progress toward CEDS goals.

This 2025 CEDS Annual Progress Report is the third annual update since the adoption of the 2022-2027 CEDS and contains the following updates for the period October 1, 2024, through September 30, 2025:

- Highlights of key changes to the regional economy, priorities, and adjustments of strategies of the CEDS
- Report on Economic Development Activities
- Evaluation of Progress on Action Plan and Goals
- Schedule for Next Year’s Goals

As such, the Annual Report meets the four report criteria set forth by US EDA. These are:

1) Adjust the CEDS as needed. Adjustments to the strategy may be necessary during the course of the year to take advantage of unforeseen opportunities or address unexpected problems. These adjustments should be consistent with the overall strategy and must be documented in the next annual report. Any changes in the structure or composition of the Strategy Committee or staff should also be described in the annual report.

No adjustments were made to the strategy.

(2) Report on the previous year's economic development activities and any significant changes in the region's economic conditions. A report of economic development activities undertaken in the previous year should be related to the needs identified in the strategy and (3) Evaluate effectiveness in meeting goals.

Both items (2) and (3) are reported in this Progress Report, and the activities are related to the Goals of the CEDS.

(4) Schedule achievable goals for the coming year.

In 2026, the South Florida Economic Development District (EDD) will hold four quarterly meetings of the Strategy Committee to strengthen interagency cooperation and contribute to a regional approach to economic development. In 2026, EDD staff will assist the City of Miami in pursuing funding to provide workforce training opportunities; continue work on studying the impacts of Florida's ocean economy for the state Office of the Ocean Economy and provide support to other public and private entities that have strong economic development links. Other activities include scheduling EDA grant opportunity information and listening sessions for regional economic development staff and assisting them with applications for economic development funding from the EDA.

Staff will continue to contribute to the newly designated Risk and Resiliency hub in South Florida to foster the development of various technologies to help Florida withstand future extreme weather events using green infrastructure and to foster job growth in related industries. EDD staff will expand economic impact technical assistance as needed to member agencies.

Executive Summary

This 2025 Annual Progress Report for the South Florida Comprehensive Economic Development Strategy (CEDS) provides a detailed assessment of the region's economic recovery, emerging challenges, and the ongoing pursuit of long-term goals, particularly in the context of economic resilience and equity. The report uses the best available data, however, many data sources have recently been discontinued or delayed due to significant budget cuts at federal agencies. Nevertheless, the SFRPC has noted that South Florida's economy continues to make progress since the 2022 CEDS adoption, albeit with fewer data sources as current indicators to source more robust conclusions. As with past annual reports, there remain critical areas requiring attention, including infrastructure, housing affordability, and workforce training.

Addressing the dual challenge of transportation and housing in South Florida, the SFRPC convened a regional conference on *The Business Case for Transit-Oriented Development with Affordable and Workforce Housing* on September 11, 2025. This event brought together experts from across Southeast Florida to highlight the combined impact of housing and transportation costs on regional competitiveness and the business case for supporting greater transit use and transit-oriented development as an economic development strategy. As reported by the Center for Neighborhood Technology, in 2022 Southeast Florida has the highest combined housing and transportation cost burden among the nation's largest metropolitan areas.

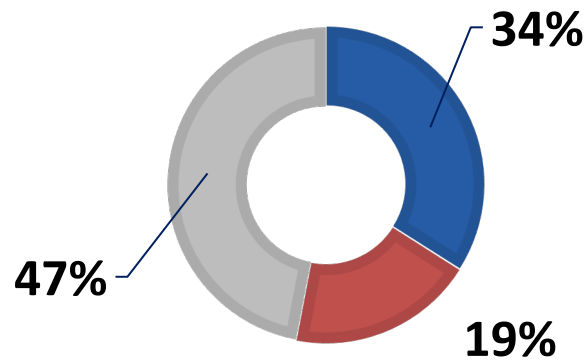
Figure 1 shows that if regional spending on housing (30%) and transportation (15%) more closely mirrored national norms, the typical household would save \$6,100 annually, equivalent to \$14 billion across the region.¹ According to SRPC's REMI PI+ simulations (2025), improving average job accessibility by 1%, equivalent to about 35,000 more jobs within a commutable time, would increase regional personal income by approximately \$1.7 billion.²

¹ Based on CNT's H+T Index (2022), Southeast Florida households spend ~45% of income on housing and transportation compared with 40% nationally, producing an estimated \$6,100 differential per household."

² SFRPC (2025) analysis of the four county Southeast Florida region, using the labor access variable in REMI PI+ v 3.3 (2025).

Figure 1: Housing and Transportation Costs as a Share of Typical Household Income in Southeast Florida

■ Housing ■ Transportation ■ Remaining Income



Source: Center for Neighborhood Technology, 2022.

The insights from the Business Case study reinforce and directly connect to the findings of the 2025 CEDS Annual Report. Conference speakers confirmed that South Florida's greatest economic pressures, housing affordability, infrastructure strain, and workforce accessibility, are not isolated issues but interdependent challenges. Accordingly, the CEDS analysis presented below builds on these findings, documenting both the progress made since 2022 and the persistent barriers that continue to shape the region's economic trajectory.

This CEDS Annual Update is divided into five sections: Economic Context; Workforce and Labor; Housing and Affordability; Industry/Sectoral Performance; and National Trends. Key Economic Highlights identify the most significant recent trends, based on the availability of pertinent data.

The 2025 Annual Update of the Comprehensive Economic Development Strategy (CEDS) for the South Florida Economic Development District, covering Broward, Miami-Dade, and Monroe counties, captures the region's continued recovery and structural evolution through August 2025. Where specified, some data series, such as industry GDP and poverty measures, remain available only through 2023.

Summary of Findings

Employment and Economic Growth

South Florida's economy expanded steadily through 2024–2025. The region added about 42,000 jobs, growing slightly faster than the national average for metropolitan areas. Most gains occurred in health care, education, construction, leisure and hospitality, and retail. The unemployment rate stayed among the lowest in Florida, generally between 3 and 3.7 percent, indicating a tight labor market where employers must compete for workers. Construction again became a major growth driver as public and private investment in housing and infrastructure accelerated. This shift toward health care, infrastructure, and technology shows the region's gradual move from traditional service industries to a more diverse, higher-value economy.

Labor Force Participation and Workforce Conditions

Labor Force Participation is defined by the share of working-age residents working or looking for work rebounded to roughly 64 percent, up sharply from pandemic lows of 61%, and now exceeding both the state and national averages. This recovery signals confidence and steady in-migration of working-age adults. However, growth in jobs and commuters has intensified congestion, as most people continue to drive alone to work. Despite low unemployment, many residents still face barriers to entering or staying in the labor force. High housing costs, expensive childcare, and limited transit options restrict access to employment.

Workforce participation could rise further if housing and childcare were more affordable and if transit options connected more neighborhoods to major job centers. Expanding technical and vocational training, especially in health care, logistics, construction, and clean energy, would help close the skills gap that employers identify across the region. Stronger coordination between employers, training providers, and public agencies will be essential to ensure that local workers benefit from new opportunities.

Housing and Infrastructure

Housing affordability remains South Florida's most serious economic challenge, driven by the challenges of increasing supply, and in part, by short-term rentals. In a 2020 study, researchers found that Airbnb raised average annual rental prices in the Miami-Fort Lauderdale-West Palm Beach MSA by 1%, and home prices by 1.5%.³ Median home prices exceed \$2 million in Monroe County, \$1 million in Miami-Dade, and nearly \$500,000 in Broward. These prices have risen far faster than wages, pushing ownership and even renting out of reach for many

³ Barron, Kyle and Kung, Edward and Proserpio, Davide, The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb (March 4, 2020). Available at SSRN: <https://ssrn.com/abstract=3006832> or <http://dx.doi.org/10.2139/ssrn.3006832>

households, while Broward’s Asset Limited Income Constrained Employed (ALICE) households comprise 37 percent of the county households, 39 percent in Miami-Dade, and 35 percent in Monroe, against a 34 percent state average in 2023.⁴

At the same time, transportation congestion costs the region billions each year in wasted time and reduced productivity. The combination of high housing costs and heavy traffic reduces quality of life, limits workforce mobility, and threatens long-term competitiveness. Expanding housing options near transit, improving transit reliability, and investing in resilient infrastructure can reduce these costs and make the region more inclusive. Integrated planning, linking housing, transportation, and economic development, offers the clearest path to sustainable growth.

Population and Migration Dynamics

Population growth in South Florida has stabilized after the rapid shifts of the pandemic period. Miami-Dade continues to rely heavily on international migration to support population and labor-force growth, while Broward maintains steady domestic inflows. Monroe’s small but high-income population is shaped by tourism and second-home ownership. Moreover, Monroe County’s growth potential is severely limited by its size, access to the mainland, and by crowding out of new development potential as the County is already well-developed.

These trends sustain consumer demand and employment but intensify housing strain. As the population becomes more international and diverse, language access, skills recognition, and credentialing (professional certifications that document training and level of skill/proficiency) will grow in importance for workforce programs. Coordinated regional planning will be needed to manage growth pressures while preserving environmental quality and community character.

Key Correlations and Regional Outlook

Employment and Infrastructure

South Florida’s strong job growth, particularly in construction, health care, and hospitality, has intensified pressure on the region’s already strained transportation systems. As employment and population have grown, traffic congestion and transit delays have become more severe, now costing the region an estimated \$3 billion each year in lost productivity and time. Without significant investment in modernized, multimodal infrastructure, continued economic growth will deepen these bottlenecks, eroding competitiveness and quality of life. Expanding transit-oriented development and accelerating infrastructure projects will be essential to maintain regional mobility and economic efficiency.

⁴ United for Alice. 2025.County Snapshots, Florida. uwof.org/sites/uwof/files/2025-alice-report-county-snapshots-florida.pdf

Housing and Economic Inequality

Rapid housing price escalation has deepened inequality across South Florida. Monroe County’s median listings exceed \$2 million, while Miami-Dade and Broward continue to see steady appreciation, keeping homeownership out of reach for much of the middle class. Rent burdens have risen across all income levels, leaving many households spending more than 30 percent of their income on housing. This dynamic reinforces spatial and economic divides, as workers are pushed farther from employment centers. Reduced housing access limits labor mobility, raises commuting costs, and constrains workforce availability for key sectors such as health care, education, and construction. Addressing these challenges requires accelerating attainable housing production, especially near major job hubs and transit corridors.

Sector Growth and Workforce Alignment

Expanding sectors, including construction, health care, and logistics highlight ongoing mismatches between employer demand and available skills. Job openings in building trades, digital infrastructure, and health support occupations consistently outnumber qualified local applicants, leading to unfilled positions and upward wage pressure. Strengthening technical and vocational programs remains a top regional priority. Partnerships among schools, employers, and workforce agencies should focus on stackable credentials and targeted training aligned with emerging industries in clean energy, advanced construction, and data technology. Building this talent pipeline is vital to maintaining balanced and inclusive growth.

Forecast for South Florida Economic Conditions through 2026

1. Regional Growth Outlook

The region is expected to maintain steady but slower economic growth through 2026. Current indicators point to cooling momentum rather than contraction. Neither the United States nor Florida has met the Sahm-rule recession trigger⁵, and while federal budget uncertainty may briefly slow data releases and grant processing, South Florida’s core sectors of tourism, construction, logistics, and health care remain stable and well positioned for continued expansion.

⁵ SFRPC, 2025. The Sahm rule, a highly respected leading indicator of recessions, identifies the start of a recession when the three-month moving average of the national unemployment rate rises by 0.5 percentage points or more above its lowest value during the previous 12 months. It serves as a real-time indicator of economic downturns based on labor market deterioration.

2. Labor Market

As noted previously, labor conditions remain tight. The regional labor force participation rate of about 64 percent exceeds both state and national averages, reflecting continued migration and strong job demand. Employment growth will persist in health care, logistics, and construction, with modest gains in professional and business services. If unemployment rises enough to activate the Sahm-rule threshold in 2026, regional partners such as Workforce Boards should quickly pivot toward preparing for workforce retraining in the hardest-hit industries, targeted small-business support, and other counter-cyclical investment, which may include increased public spending, low-interest bridge loans or deferred tax payments.

3. Housing Market

Affordability remains the binding constraint on long-term growth. Home prices and rents continue to outpace wages, particularly in Miami-Dade and Monroe. As highlighted in SFRPC's recent *Business Case for Transit-Oriented Development with Affordable and Workforce Housing Study*, without faster production of attainable units, especially in transit-accessible areas, cost burdens will depress labor participation and limit employers' ability to attract and retain workers. Coordinated action among local governments, housing authorities, and private developers is needed to close the affordability gap.

4. Infrastructure and Mobility

Persistent congestion and long commutes will continue to drag on productivity and household budgets. Strategic priorities include improving transit reliability, expanding multimodal capacity, and supporting transit-oriented development that lowers the combined cost of housing and transportation. Agencies should sequence federal and state-funded projects carefully to protect timelines from potential budget or reimbursement delays.

5. Sectoral Outlook

Education and health services, construction, trade, logistics, transportation, and hospitality will continue to anchor job growth. Professional and business services are expected to expand modestly, while niche manufacturing in aviation, food processing, and marine industries should hold steady but remain sensitive to financing costs.

6. Risk Balance and Monitoring

The near-term risk environment is moderate. Key downside triggers include a sustained rise in unemployment, prolonged federal funding disruptions, or renewed housing price acceleration. Regional partners should closely monitor employment, labor participation, building

permits, multifamily construction, rent and price trends, and transit ridership. Adjusting the timing of workforce and capital investments in response to these signals will help sustain stability and resilience through 2026.

Trends to Watch

Looking further down the road, there are many other emerging trends and circumstances will affect the region's economy. Among those are:

The AI Revolution

Artificial intelligence is transforming South Florida's key industries, although the rates of "exposure," the percent of jobs that could be performed or augmented by generative artificial intelligence vary by industry and by area. According to the Brookings Institution, 36 percent of Broward's jobs are exposed to generative artificial intelligence,⁶ 35 percent of Miami-Dade's jobs are exposed, and 29 percent of Monroe's jobs are exposed.⁷

In tourism and hospitality, research shows AI-driven "travel agents" and algorithms are already reshaping customer service and bookings. For example, FAU researchers have found that that autonomous AI agents will soon select hotels and make reservations, meaning Florida's hotels (servicing 34 million summer visitors) must design loyalty and experiences appealing to both human guests and AI algorithms.⁸ In logistics, ports and cargo firms are adopting automation and AI analytics. In healthcare, Florida hospitals are using AI tools (e.g. imaging diagnostics, "AI scribes" to automate paperwork) to boost efficiency and ease labor shortages. These technologies allow doctors and nurses to spend more time on patients while reducing costs.⁹ Overall, AI offers productivity gains but also pressures skilled and unskilled jobs; local forecasts emphasize upskilling workers to fill new tech roles rather than lose them.

Silver Tsunami

Nationally fertility rates and births per woman have plummeted from 3.65 in 1960 to 1.62 in 2023.¹⁰ South Florida is aging faster than the nation attracting residents fleeing colder weather and seeking retirement. The Census Bureau projects that by 2050 the median age in

⁶ Artificial intelligence designed to produce output, especially text or images, normally requiring human intelligence, typically by applying machine learning techniques to large collections of data.

⁷ [The geography of generative AI's workforce impacts will likely differ from those of previous technologies | Brookings](#), 2025

⁸ [FAU Study: Hotels Must Rethink Loyalty as AI Agents Take Over Travel Planning | FAU Business](#), 2025.

⁹ Williams, Evan. [AI's Growing Role](#), Florida Trend. April 18, 2025.

¹⁰ <https://fred.stlouisfed.org/series/SPDYNTFRTINUSA>, retrieved 10-14-2025

Florida will be about 55 (vs. 43 nationally). In the tri-county region of Miami-Dade, Broward, Monroe counties, the over 65 cohort will nearly double, and in Monroe County the over 85s cohort will triple, with Broward's 85+ rate just behind that of Monroe County. The 65+ workforce is already large and growing. In Broward County, for example, the 65+ population is projected to rise from 519,000 today to 766,000 by 2050. This demographic shift shrinks the prime-age workforce and labor force participation rates. Nationally, 55 – 60% of the decline in labor-force participation since 2000 is due to retiring baby boomers. Demand for healthcare and supportive services is surging. Elderly residents consume more healthcare and less retail, negatively impacting sales tax revenue since Florida does not collect a sales tax on services. National studies show that consumer spending shifts toward medical services and housing with age. In Florida, senior care is especially costly with assisted living facilities averaging between \$4,750 to \$5,250 per month depending on the county. Annual homecare can exceed \$15,000, forcing counties to expand medical and social services.¹¹

On the fiscal side, reliance on Social Security and Medicare is high. About 478,000 South Florida households currently receive Social Security benefits equal to 9 – 10% of total regional personal income. Projected cuts of up to 23 percent to Social Security payments by 2033 could mean upwards of \$10 billion less income which is equivalent to 50,000 lost jobs regionally a year.¹² Local governments face rising pension and Medicaid costs at the same time that tax breaks for seniors (e.g. 65+ homestead exemptions) shift burdens onto younger homeowners. In sum, the “Silver Tsunami” will tighten labor markets, boost healthcare and eldercare demand, and strain county and state budgets as the number of 65+ households grows by more than 40 percent over the next twenty years.

Blue Ocean Economy

Florida's marine and coastal industries – from ports and boating to fisheries and marine science – are a major economic engine, especially in South Florida. Florida's Office of the Ocean Economy estimates that state's ocean economy sustained 909 thousand jobs and generated \$96 billion in Gross State Product in 2024.¹³ Tourism and recreation generated the largest share of ocean economy jobs (37%). Locally, South Florida ports anchor this sector. PortMiami's activities accounted for **\$61.4 billion** of economic output and supported 340,000 jobs in 2023

¹¹ [Projected | CMS; Patients vs. Profits: Who Wins in the Traditional U.S. Dialysis System? - Strive Health; Florida Elder Care Costs for 2023 | Senior Care Options Compared \(assistinghands.com\). Average Retirement Income in 2024 | The Motley Fool](#), ACS and Bureau of Labor Statistics.

¹² Actuarial Status of the Social Security Trust Funds, SSA, May 2024. [Reports from the Board of Trustees \(ssa.gov\)](#). [States' Unfunded Pension Liabilities Persist as Major Long-Term Challenge | The Pew Charitable Trusts \(pewtrusts.org\)](#); REMI PI+ Forecast, SFRPC 2032-2060, 2023 Fixed Local Dollars. Arnold, R. (2015). Politics at the Precipice: Fixing Social Security in 2033. *The Forum*, 13, 18 - 3.

¹³ [fau.edu/ocean-economy/documents/ocean-economy-pages-annual-report.pdf#:~:text=Marine Industries 30%2C000 jobs Marine,jobs Marine %26 Coastal Tourism](#), 2025

(3.9% of Florida GDP).¹⁴ Port Everglades likewise generated **\$28.1 billion** in annual business activity by 2024.¹⁵ South Florida is also home to major marine R&D centers (NOAA, universities) that support innovation. Overall, current research and economic planning underscore that Florida’s “**blue economy**” is a growth cluster: investing in port automation, habitat restoration, and aquaculture, and enhancing marine science will be key to sustaining this ocean-driven prosperity.¹⁶

Additional emerging issues include:

- **Rising Cost of Housing and Affordability**
- **Insurance Market Stress Affecting Investment and Housing Supply**
Rising premiums deter development, including affordable multifamily projects, and influence household migration
- **Sea Level Rise and Extreme Weather Events**
Water risk as a binding growth constraint.
Ocean warming is likely to adversely affect fisheries, clean drinking water.
- **Reshaped Supply Chains and Trade Relations**
Global competition for critical materials, the impacts of trade policy, and skilled labor is altering U.S. industrial policy and local development priorities.

Evaluation of Progress on Action Plan and Goals

South Florida’s economy and its many economic development stakeholders made progress in meeting the Goals of the South Florida Economic Development District (EDD) CEDS. Progress toward the region’s economic goals is summarized below.

Priority Goal 1: Cultivate a competitive economy and foster economic mobility.

- Growing enrollments and graduation rates in technical professions show that the region made progress in investing in its workforce¹⁷

¹⁴ [PortMiami’s 2023 Economic Impact Tops \\$61 Billion - Florida Ports Council](#)

¹⁵ [Fort Lauderdale Port - Official Port Everglades Site - Fort Lauderdale, Florida](#)

¹⁶ [fau.edu/ocean-economy/documents/ocean-economy-pages-annual-report.pdf#:~:text=Marine Industries 30%2C000 jobs Marine,jobs Marine %26 Coastal Tourism.](#) 2025

¹⁷ Florida Department of Education, Fact Books, 2021 and 2022. [Reports \(fldoe.org\).](#)

- Unemployment declined modestly from 2022–2023, but wage and cost pressures prevented broad-based improvement in living standards.
- Labor force participation rate rebounded since 2021 and now exceeds state and national average participation rates.
- Significant employment gains were made in Manufacturing, and Professional and Business Services industries.

Priority Goal 2: Create vibrant and connected places to increase the overall quality of life.

- Brightline service commenced from South Florida to Orlando, connecting the State’s largest regional economy to the I-4 corridor.

Priority Goal 3: Design, Construct, and Maintain resilient infrastructure to support sustainable business and population growth.

- The region lost ground in creating affordable workforce and market-rate housing.

Priority Goal 4: Regional Collaboration and Coordination

The EDD is actively participating in regional efforts, such as the Risk and Resilience Tech Hubs, obtaining funding for implementation projects under the U.S. Department of War’s Military Installation Risk and Resilience (MIRR) initiatives, and statewide initiatives such as leading a regional and then a statewide Resilient Benefit-Cost Analysis framework to support more robust decisions about infrastructure investment that saves money, jobs, and lives.

In addition to hosting a conference on *The Business Case for Transit-Oriented Development with Affordable and Workforce Housing*, the primary South Florida EDD CEDS-related economic development activity was preparing for and initiating the CEDS update and outreach strategic plan development. Staff evaluated the goals of the CEDS and aligned the objectives with strategies to improve the region’s economic resilience and ability to respond to future economic shocks. These strategies will be reviewed by the CEDS Committee, and projects to implement the strategies will be identified by the CEDS Committee in the next year. The Draft 2025 Annual Progress Report will be released for a public comment period on October 21, 2025, once the SFRPC Council authorizes the Report’s release.

Highlights of Key Changes to The Regional Economy, Priorities, and Adjustments of Strategies to the CEDS

The South Florida Economic Development District Economic Indicator Dashboard (Table 1) highlights positive recent economic trends across Broward, Miami-Dade, and Monroe. Median household income increased in all counties, with South Florida's average rising from \$60,670 to \$67,631 (11.5%). Per capita income also grew, particularly in Monroe County, which saw an increase from \$109,873 to \$119,138 (8.4%). Employment and labor force participation experienced moderate growth, with regional employment rising from 3.2 million to 3.4 million (6.25%) and the labor force expanding from 2.4 million to 2.6 million (8.3%). Housing availability increased slightly, with 23,900 additional units across the region (1.2%). The poverty rate showed minor improvements, decreasing from 14.2% to 12.8% across South Florida. Overall, the region is seeing gradual economic improvements, particularly in income growth and employment.

Data Issues in Updating This Annual Report

This report often compares the EDD counties and the broader EDD region (“South Florida”) with Palm Beach County, given its close proximity and influence on the regional economy. When Palm Beach County is included, the combined area is referred to as either the Miami–Fort Lauderdale–West Palm Beach Metropolitan Statistical Area (MSA) when the SFRPC includes Monroe County in MSA statistics.

Annual data for individual counties is not always available through 2024. For consistency, the SFRPC updated data to 2024 only when complete datasets were available for the entire MSA or for all three EDD counties. In cases where county-level data were incomplete or delayed, MSA-level data were used because they represent the only regional dataset currently available. Some data releases have been postponed, particularly for Monroe County, due to small sample sizes and data suppression.

Table 1: South Florida Economic Development District Economic Indicator Dashboard*

		Broward		Miami-Dade		Monroe		South Florida	
		2021	2023	2021	2023	2021	2023	2021	2023
Median Household Income [^]		\$70,834	\$74,367	\$66,692	\$72,030	\$79,459	\$85,639	\$68,774	\$73,232
Per Capita Income [^]		\$ 66,274	\$70,982	\$65,052	\$75,182	\$118,434	\$130,525	\$66,493	\$74,383
Payroll Employment (Millions)*		1.2	1.3	1.9	2	0.06	0.06	3.2	3.4
Housing Units (Thousands) [^]		864.4	868.1	1,084	1,104.0	54.4	54.8	2,003.0	2,026.9
Updated Data		2023	2024	2023	2024	2023	2024	2023	2024
Population [^] (Millions)		2.0	2.0	2.7	2.8	0.08	0.08	4.7	4.8
Households [#] (Thousands)		768.5	772.0	999.0	1,000.0	37.3	37.1	1,804.7	1,812.6
Labor Force (Millions)*		1.1	1.1	1.4	1.5	.05	.05	2.5	2.6
Poverty Rate*		12.2%	11.5%	14.9%	13.9%	9.4%	9.7%	14.2%	12.8%
High School Graduation Rate ⁺		87.2%	88.7%	88.2%	90.3%	88.2%	89%	86.3%	88.1%

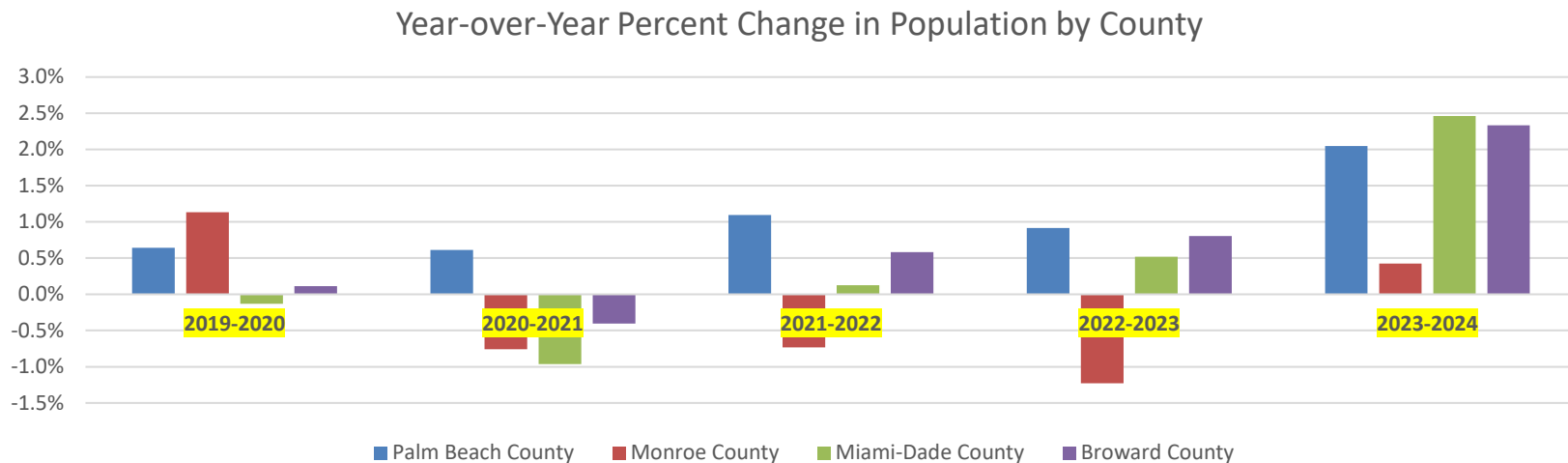
^American Community Survey 1 Year Estimates.; US Census, American Community Survey. *Bureau of Labor Statistics, accessed via FRED, St Louis Federal Reserve Bank. Sources are inconsistently updated or not updated at all since the 2024 CEDS due to the delays in the release of many statistical series. Florida Department of Education. Annual Estimates of Housing Units for Counties in Florida. #University of Florida Bureau of Economic and Business Research, 2025. *Florida Department of Education: www.fldoe.org/core/fileparse.php/7584/urlt/GradRates2324.pdf

Unusually, Monroe County's per capita income is much higher than its median household income. This is because the county has many affluent retirees, high-wealth individuals, and second-home owners whose large investment and retirement incomes push up the average, but do not affect the midpoint (median) household much. Additionally, with small average household sizes, higher total incomes are divided among fewer people, inflating the per capita metric even more. As a result, the region's wealth concentration and small households cause per capita income to significantly exceed the median household figure.

Economic Context

South Florida's recent demographic and economic trends reveal both the region's dynamism and key structural challenges. Throughout the early 2020s, population growth patterns shifted dramatically as Monroe County (Florida Keys) experienced a sharp, short-lived post-pandemic influx, while, Broward, Miami-Dade, and Palm Beach counties maintained modest or variable growth. At the same time, the region's economy remained resilient, with steady gains in GDP and labor force participation, but uneven recovery and persistent unemployment gaps underscore continued vulnerabilities in Miami's service-driven labor market and the need for broad-based, inclusive growth.

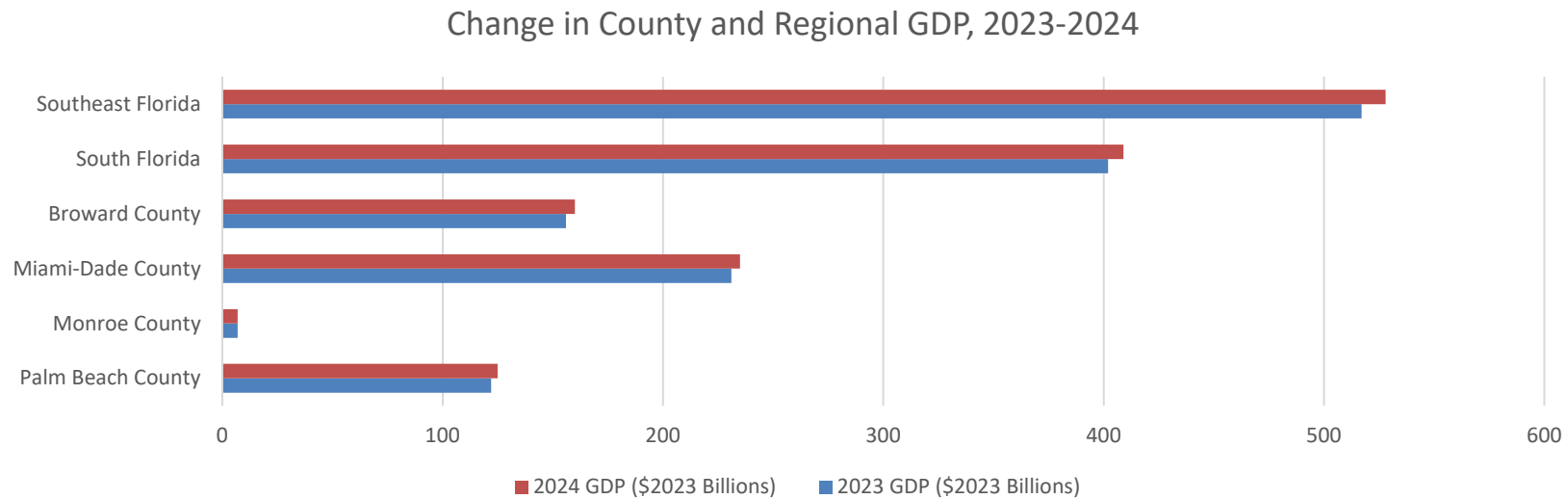
Percent Change in Population

Figure 2: Year-Over-Year Percent Change in Population by County

Source: University of Florida BEBR, 2025.

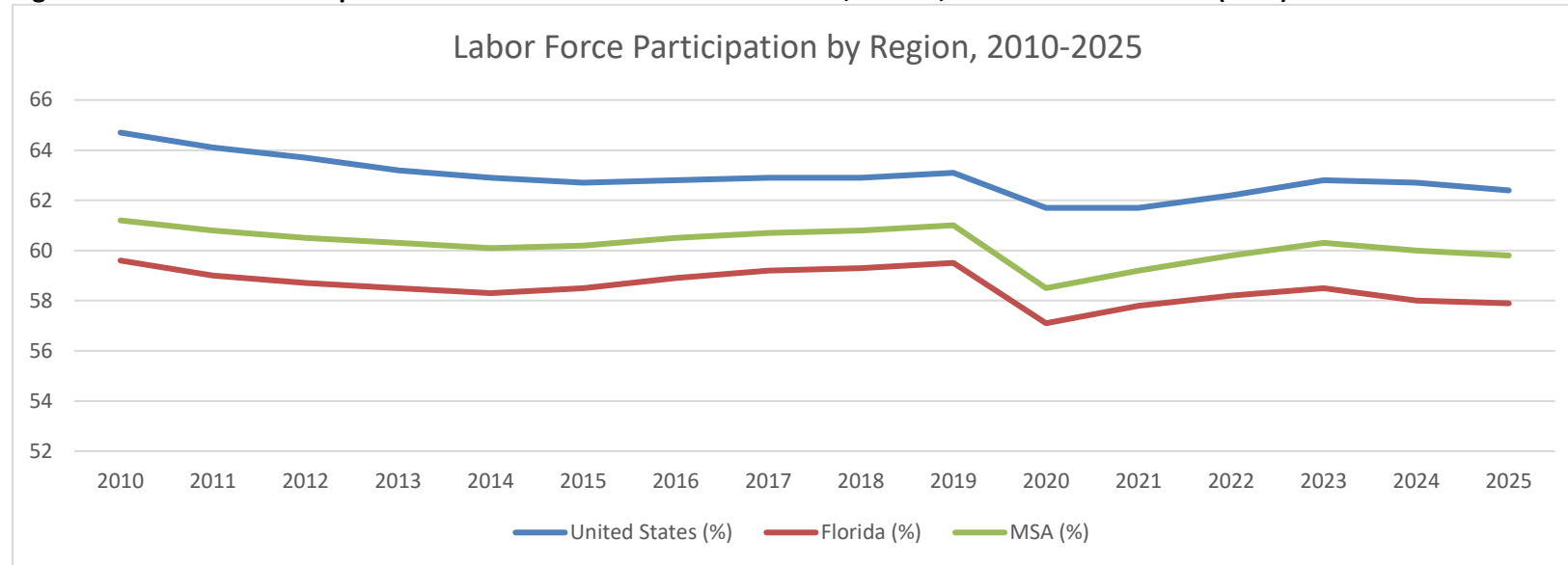
According to the American Community Survey, Monroe County experienced the most significant population growth by percentage among South Florida counties during the 2019-2020 period, with a nearly 10% increase as shown in the chart's dramatic red bar for that time period. This sharp rise contrasts with the more modest growth patterns observed in other major South Florida Economic Development District counties during the same period. Broward, Miami-Dade, and Palm Beach all maintained relatively smaller population changes during 2020-2021, with growth rates well below 2%. The chart reveals that Monroe County's exceptional growth was largely a one-time phenomenon as its population growth moderated significantly in subsequent years (2021-2022, 2022-2023, and 2023-2024), returning to levels more comparable with the other counties.

Throughout the entire period shown, Palm Beach County demonstrated the most consistent positive growth among the four counties while Broward and Miami-Dade counties showed more variable patterns, including some periods of slight population decline in recent years, likely driven by continuing high housing costs.

Figure 3: Annual South Florida Economic Development District and Palm Beach Gross Domestic Product, 2023-2024

Source: St. Louis Federal Reserve Bank, 2024. SFRPC Staff analysis, 2025.

Figure 3 shows annual changes in Gross Domestic Product (GDP) across the South Florida Economic Development District (EDD) in 2023 and 2024, measured in billions of 2023 dollars. Regional GDP expanded from \$517 billion in 2022 to \$528 billion in 2023, a modest 2.1% increase. Miami-Dade, the region's largest economy, grew from \$231 billion to \$235 billion (1.7%). Broward County rose from \$156 billion to \$160 billion (2.6%), while Palm Beach advanced from \$122 billion to \$125 billion (2.5%). Monroe County remained stable at \$7 billion.

Figure 4: Labor Force Participation Rate 2010-2025 in the United States, Florida, and Southeast Florida (MSA).

Source: St. Louis Federal Reserve Bank (FRED), 2025. [Featured LAU Searchable Databases : U.S. Bureau of Labor Statistics](#). Staff calculations for Southeast Florida in 2025.

Figure 4 compares labor force participation rates for the United States, Florida, and the Miami–Fort Lauderdale–West Palm Beach Metropolitan Statistical Area (MSA) from 2010 through 2025. The MSA includes Palm Beach County, which raises the regional average slightly above the labor force participation rate for Monroe, Miami-Dade, and Broward counties and the South Florida EDD.

Nationally, labor force participation declined from approximately 64.7 percent in 2010 to a pandemic-era low near 61.5 percent in 2020, then gradually recovered to about 62.6 percent by mid-2025. Florida’s trajectory was similar but modestly stronger after 2021, with participation averaging between 63.0 and 63.5 percent. The state’s higher labor force participation rate reflects sustained labor demand across logistics, healthcare, construction, and population-serving industries.

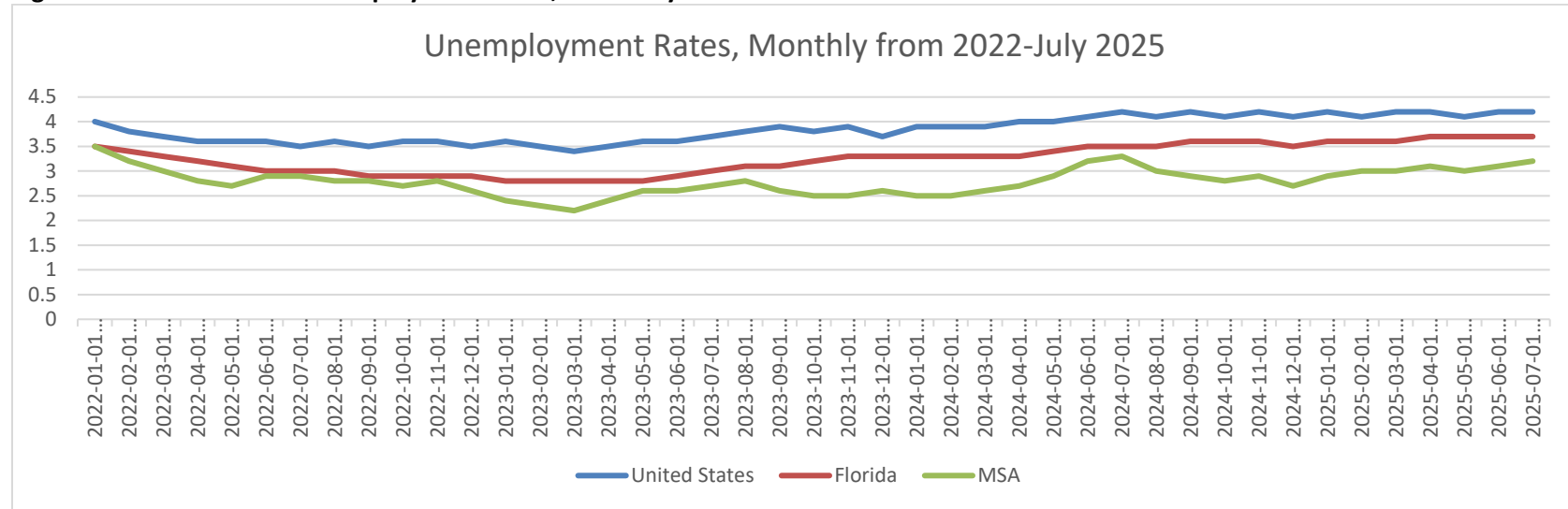
By 2025, Monroe, Miami-Dade, Broward, and Palm Beach counties exceeded the labor force participation rate of the United States and Florida. After trailing the United States and Florida through most of 2010–2019 and dropping sharply 2020, the four counties rebounded faster from 2021 onward. The rebound reflects strong job growth and continued in-migration of international working-age residents,

alongside a recovery in year-round service employment. High housing costs and long commutes remain headwinds but have not prevented the recent outperformance.

Despite these constraints, the region maintains a tight labor market characterized by low unemployment and strong population inflows of working-age adults. Increasing the labor force participation rate will require measures that expand affordable housing, improve access to childcare, and enhance public transit connectivity. Workforce initiatives emphasizing training and credentialing in logistics, healthcare, and advanced manufacturing could raise participation and productivity, supporting more inclusive labor-market growth across Southeast Florida.

Workforce and Labor

South Florida's labor market has emerged as one of the region's key economic strengths in recent years, consistently outperforming state and national benchmarks in both job creation and unemployment rates. From the pandemic recovery through mid-2025, the Miami–Fort Lauderdale–West Palm Beach MSA maintained historically low unemployment, fueled by strong demand in core sectors like trade, logistics, construction, and health care. This sustained labor market resilience not only highlights the region's diverse economic base but also underscores emerging challenges around labor shortages, rising wage pressures, and affordability that will shape workforce strategies in the years ahead.

Figure 5: U.S. and Florida Unemployment Rates, 2022- July 2025

Source: FloridaCommerce, 2024. Bureau of Labor Statistics, 2025.

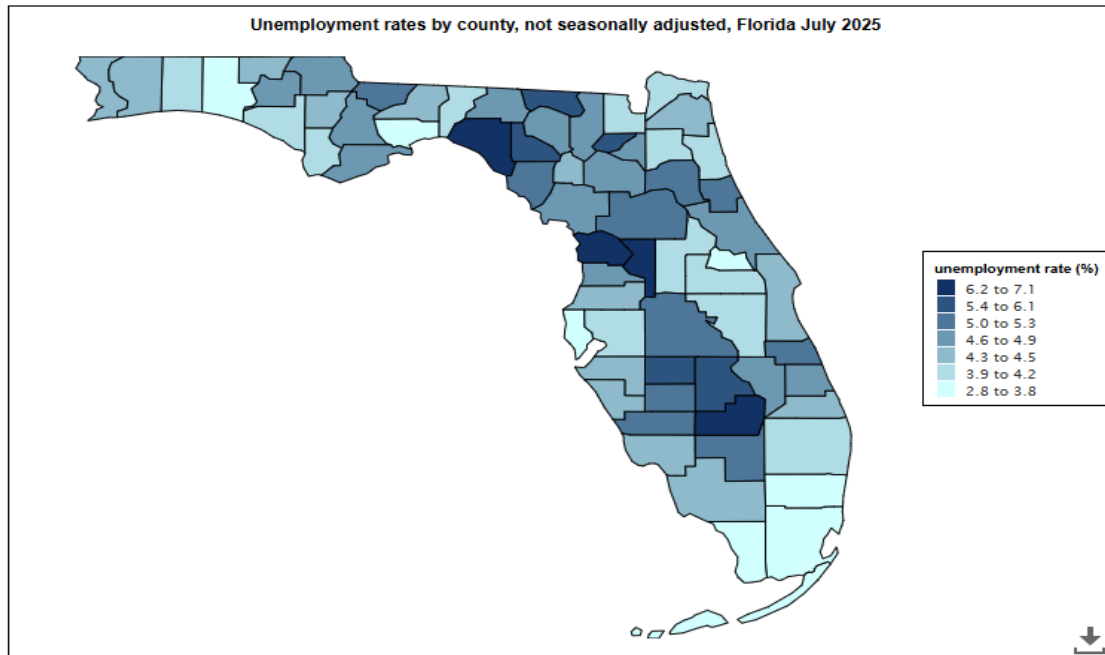
Figure 5 tracks unemployment rates for the United States, Florida, and the Miami–Fort Lauderdale–West Palm Beach MSA (MSA) between 2020 and mid-2025. Throughout this period, the MSA generally maintained lower unemployment rates than both the United States and Florida averages, pointing to sustained labor market strength in the region. This relative resilience reflects the MSA’s economic composition, anchored in trade, logistics, construction, and consumer services, which recovered quickly after the pandemic-driven downturn.

From 2022 onward, the United States and Florida show a gradual upward drift in unemployment, hovering around 4.0% by 2025. In contrast, the MSA’s unemployment rate remains closer to 3.0 – 3.5%, suggesting tighter labor markets. This divergence implies persistent demand for workers across key industries such as health care, finance, logistics, and hospitality. While beneficial for employment stability, it also raises the risk of labor shortages, wage inflation, and recruitment challenges for employers in the region.

Implications for South Florida

1. **Labor Market Tightness** – The consistently lower unemployment in the MSA signals structural labor shortages. Employers may face rising costs as they compete for workers, especially in growth industries like construction, health care, and logistics.
2. **Housing and Cost Pressures** – Strong labor demand, combined with rising wages, can fuel housing affordability concerns. This may limit long-term labor supply if workers are priced out of the region.
3. **Resilience with Risk Exposure** – While the MSA demonstrates stronger labor market resilience than the state or nation, its dependence on cyclical sectors such as tourism and real estate leaves it exposed to downturns. Any sharp correction in these industries could quickly reverse the trend.
4. **Policy Considerations** – Workforce development, housing affordability strategies, and economic diversification will be critical to sustaining the MSA’s competitive labor market advantage while mitigating inflationary pressures and supply constraints.

Overall, the unemployment trends suggest that South Florida continues to enjoy a relatively robust labor market compared to state and national benchmarks. However, potential risks include exposure to cyclical downturns in interest rate-sensitive sectors like real estate and structural mismatches in affordability and workforce housing that could undermine labor market participation over time. Continued investment in workforce development, transit access, and housing affordability will be essential to sustaining low unemployment while promoting more inclusive economic growth.

Figure 6: Unemployment Rate by County, State of Florida, July 2025

Source: [Local Area Unemployment Statistics Map \(bls.gov\)](https://www.bls.gov/louisiana/unemployment-statistics-map). July 2025.

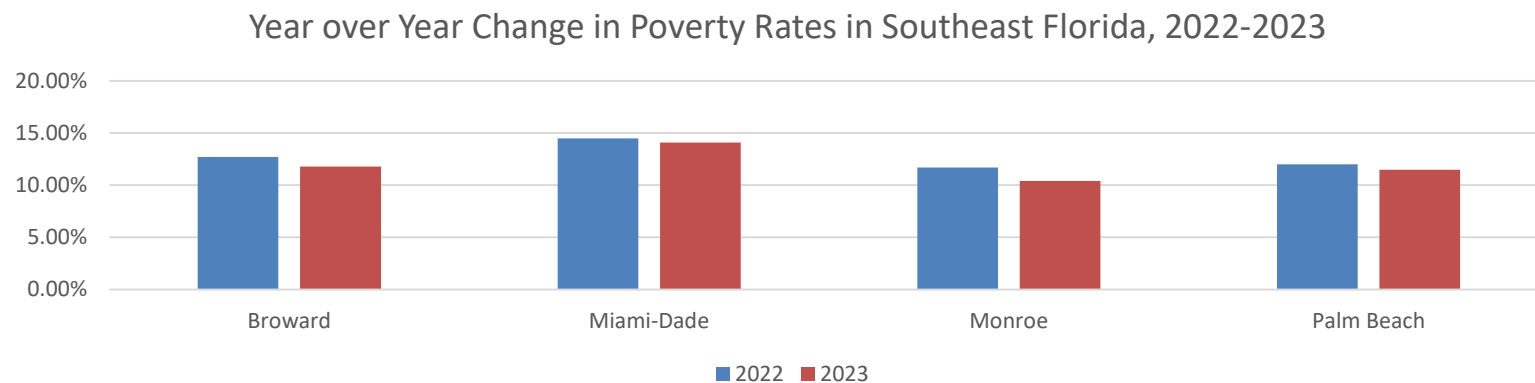
The county-level unemployment map for Florida (July 2025, not seasonally adjusted) shows substantial geographic variation in labor market conditions. Counties in South Florida, specifically Miami-Dade (3.1%), Monroe (2.4%), Broward (3.6%), and Palm Beach (3.8%), exhibit some of the lowest unemployment rates in the state. This reflects relatively strong job creation, the continued in-migration of labor, and diversified industry bases in these metro areas. Monroe's position as the county with the lowest unemployment rate statewide suggests a tight labor market, likely due to seasonal demand, limited labor supply, and a high reliance on service-sector employment.

Broward and Palm Beach counties also fall into the lower third of unemployment rates across Florida, pointing to sustained labor market strength even in the face of broader economic uncertainty. Their performance supports the broader conclusion that the tri-county South Florida region continues to outperform many rural and interior counties. These inland counties, particularly in the Panhandle and parts of

North Central Florida, display higher unemployment rates, suggesting structural challenges such as lower educational attainment, weaker industry diversity, and population stagnation or decline.

Overall, the spatial distribution of unemployment in the map underscores the economic advantages of urbanized, coastal counties with diversified service economies and strong population growth. It also highlights the persistent labor market disparities across Florida's regions, reinforcing the need for targeted workforce investments and economic development strategies in lagging counties, particularly those facing persistent rural underemployment and outmigration. For South Florida, the challenge will be maintaining low unemployment while addressing issues of wage stagnation, affordability, and labor force participation.

Figure 7: Year over Year Change in Poverty Rates in Southeast Florida, 2022-2023



Source: St Louis Federal Reserve, 2025

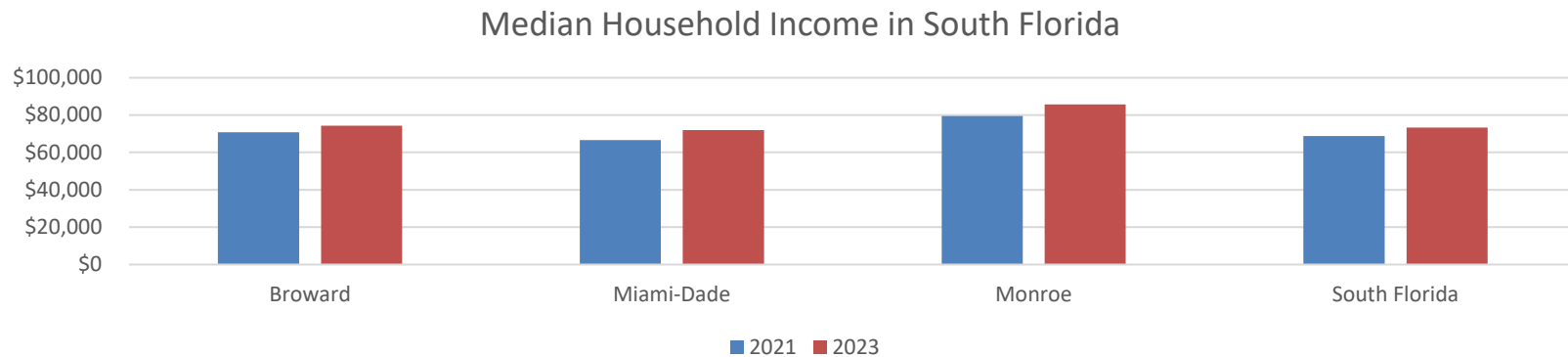
The year-over-year change in poverty rates from 2022 to 2023 for Broward, Miami-Dade, Monroe, and Palm Beach counties shown in Figure 7 reveals uneven socioeconomic recovery across South Florida. Miami-Dade experienced the sharpest increase in poverty, rising by over 3%, likely reflecting the region's exposure to cost-of-living pressures, high housing burdens, and continued income inequality despite a tight labor market. This indicates that economic growth has not translated evenly into improved living conditions for all residents, particularly lower-income households or those in informal or low-wage sectors.

Monroe County, which had relatively low poverty rates in 2021, saw the second-largest percentage increase. While its labor market remained tight with low unemployment, this rise in poverty may reflect a mismatch between job quality and cost of living. Monroe's reliance

on seasonal and tourism-dependent employment may also expose residents to volatility in income stability. In contrast, Broward and Palm Beach counties saw more moderate increases, suggesting a more balanced post-pandemic recovery, supported by a broader mix of mid- and high-wage employment sectors.

These poverty trends underscore persistent regional inequality despite low unemployment. Rising wages have not fully offset inflationary pressures, especially for housing, energy, and food. The data implies that economic development strategies in South Florida must address not only job creation but also wage quality, affordability, and access to support services. Without targeted intervention, even strong labor markets may coexist with rising material hardship for vulnerable populations.

Figure 8: South Florida Economic Development District (EDD) Median Household Income



Source: St. Louis Federal Reserve Bank, 2024. SFRPC Staff analysis, 2025. Median household income is derived from the 5-year American Community Survey and is not currently updated beyond 2023.

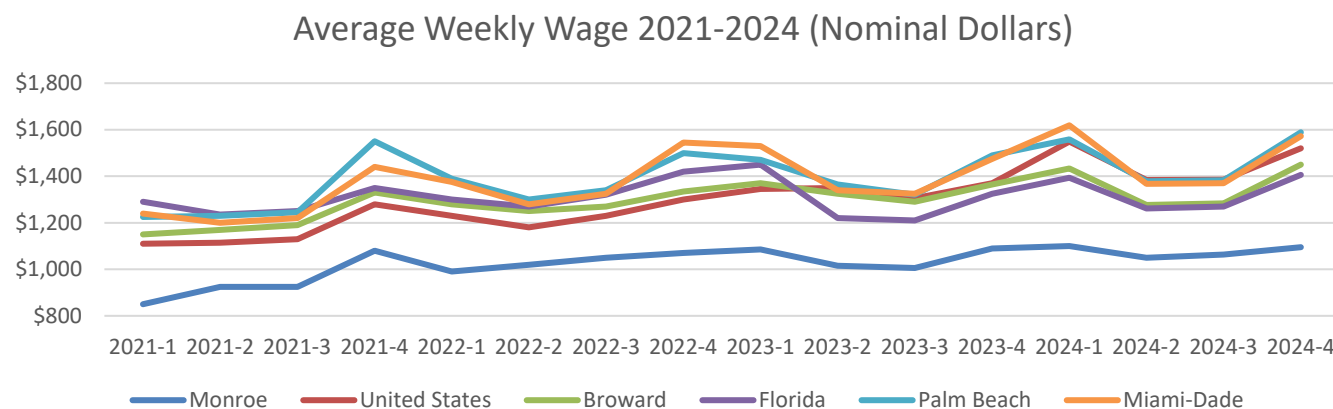
Across the South Florida Economic Development District (EDD) counties in Figure 8 show steady gains in median household income between 2021 and 2023, but with notable variation in levels and growth rates.

- **Broward County** rose from roughly \$60,000 in 2021 to about \$65,000 in 2023, reflecting moderate but consistent growth aligned with statewide patterns.

- **Miami-Dade County** recorded the lowest median income of the three, increasing from just under \$55,000 to around \$59,000. This continues to highlight structural disparities in Miami-Dade, where service-sector concentration and income inequality constrain household earnings despite its role as the region’s largest economy.
- **Monroe County** maintains the highest median household income, climbing from approximately \$80,000 in 2021 to \$85,000 in 2023. These elevated incomes reflect a mix of high-cost housing, affluent second-home ownership, and a limited but high-value labor market.
- The **South Florida regional average** increased from about \$59,000 to \$67,000, demonstrating broad-based upward movement, though the regional figure is pulled upward by Monroe’s outlier status and Broward’s steady growth.

Overall, the data confirms resilience and rising household incomes across the region, but the gap between Miami-Dade and its neighboring counties remains wide. This persistent divergence underscores ongoing affordability pressures for lower-income residents in Miami-Dade and highlights the need for higher wages in lower paying occupations. Monroe’s high incomes also mask affordability challenges, since housing costs there outpace local wage structures for many workers.

Figure 9: Average Weekly Wages, Miami-Dade-Fort Lauderdale-West Palm Beach MSA, Q1 2021-Q2 2024



Source: [QCEW Data Files : U.S. Bureau of Labor Statistics \(bls.gov\)](https://www.bls.gov/data/qcew/) , 2025

Figure 9 illustrates the trajectory of average weekly wages from 2021 through 2024 (in nominal dollars) across Monroe, Miami-Dade, Broward, and Palm Beach counties, alongside Florida and United States benchmarks. Monroe’s average wages are low in aggregate due to its tourism

base, though select industries (health care, utilities) pay above regional averages. This trend highlights the problem of low wages in tourism, part-time, and seasonal work, as well as a large share of non-wage income among residents. By contrast, Palm Beach and Miami-Dade counties recorded the highest wage levels in the region, with average weekly earnings approaching or exceeding \$1,500 at various points in 2022 and early 2023 before softening later in the period.

Notably, the data shows a sharp spike in average wages across all counties in late 2021 and early 2022, likely reflecting post-pandemic labor market tightness, stimulus-related effects, and upward wage pressures in competitive sectors. This was followed by modest corrections in 2023 before a broad recovery by the end of 2024. Broward County tracked closely with the Florida state average, suggesting a stable, middle-tier wage structure relative to its regional peers. U.S. wages remained relatively smooth and higher than Florida overall, reinforcing the state's persistent wage gap compared to the national level.

Overall, the data suggest wage volatility in the South Florida region tied to cyclical and structural factors, including the region's exposure to tourism, migration-driven labor demand, and varying industrial compositions. Monroe's persistently low wages point to challenges in aligning labor earnings with high living costs, while the stronger wage performance in Miami-Dade and Palm Beach underscores their role as high-skill employment centers. These wage patterns have implications for regional housing affordability, workforce retention, and the design of economic development strategies targeting inclusive growth.

Table 3: Average Annual Wage by Industry in Monroe, Miami-Dade, Broward, and Palm Beach

Industry Average Wage	Broward County	Miami-Dade County	Monroe County	Palm Beach County
All Industries	\$51,702	\$51,942	\$46,362	\$54,165
Accommodation and food services	\$35,318	\$45,536	\$53,973	\$38,560
Administrative, support, waste management, and remediation services	\$44,723	\$33,139	\$32,604	\$49,296
Arts, entertainment, and recreation	\$29,567	\$46,737	\$26,833	\$40,321
Construction	\$52,287	\$40,619	\$49,431	\$54,477
Educational services; private	\$39,745	\$46,301	\$33,064	\$36,800
Farm	\$24,736	\$32,338	*Suppressed	\$41,315
Federal Military	\$36,102	\$56,272	\$126,464*	\$83,497*
Finance and insurance	\$57,992	\$72,592	\$43,426	\$66,425
Forestry, fishing, and hunting	\$9,166	\$23,311	\$7,152	\$38,389
Health care and social assistance	\$53,606	\$57,577	\$58,540	\$53,710
Information	\$110,164	\$97,445	\$52,621	\$83,609

Management of companies and enterprises	\$112,898	\$86,648	\$41,773	\$136,714
Manufacturing	\$71,439	\$66,458	\$56,096	\$85,914
Other services (except public administration)	\$24,914	\$21,178	\$28,720	\$30,660
Professional, scientific, and technical services	\$70,627	\$81,060	\$48,332	\$76,426
Real estate and rental and leasing	\$16,892	\$15,022	\$14,851	\$19,079
Retail trade	\$44,764	\$44,390	\$40,527	\$42,941
State and Local Government	\$76,811	\$78,948	\$76,333	\$79,249
Transportation and warehousing	\$39,215	\$42,741	\$27,631	\$29,551
Utilities	\$101,229	\$110,830	\$109,810	\$150,210
Wholesale trade	\$98,639	\$88,580	\$78,909	\$99,965

[Source: Bureau of Labor Statistics; REMI PI+. *Implan, 2025.](#)

The average weekly wage data by county in Table 3 reveals key structural differences in the economies of Broward, Miami-Dade, Monroe, and Palm Beach counties. Palm Beach, though outside the South Florida EDD boundary, serves as a comparative benchmark for regional wage levels, reflecting their concentration of high-value industries such as finance, health care, and professional services. Miami-Dade for example, posts elevated wages in sectors such as trade, logistics, and transportation, aligned with its role as a global logistics and commerce hub.

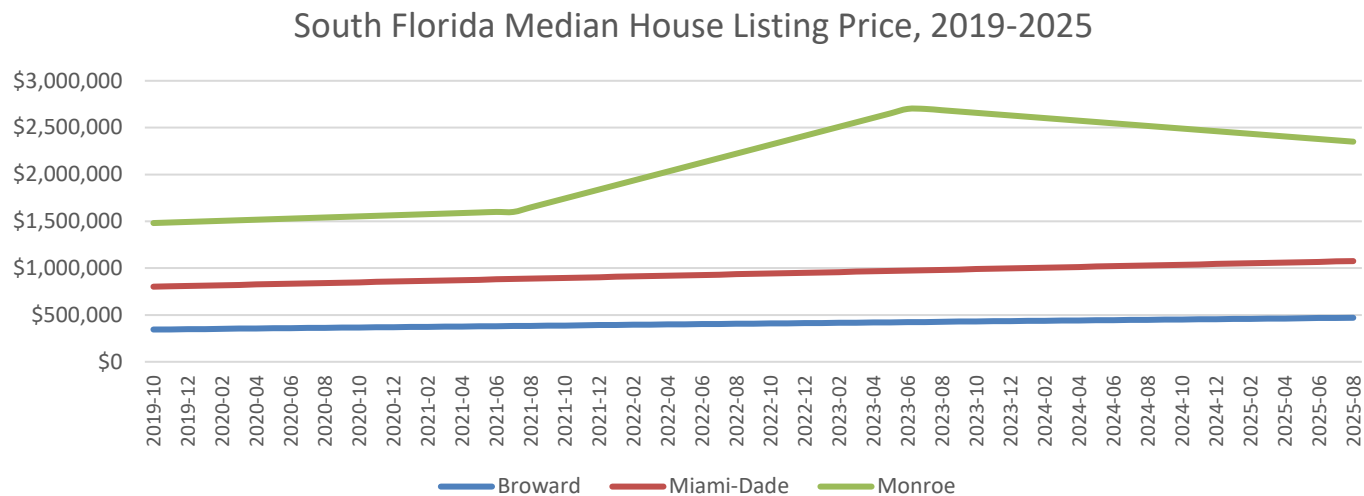
In contrast, Monroe County exhibits significantly lower average wages in nearly every sector, particularly in accommodation and food services, a dominant industry in the local economy. Despite the high cost of living and property values in Monroe, average wages in hospitality and other service sectors remain well below regional peers, indicating a structural mismatch between wage levels and household affordability. This underscores Monroe’s dependence on tourism, seasonal employment, and non-wage income sources (e.g., investments, retirement income).

Broward County generally falls in the mid-range of wage distribution, with stable earnings across sectors such as retail, construction, and local government. While it lacks the wage peaks seen in Miami-Dade and Palm Beach, its diversified employment base and moderate wage levels suggest a relatively balanced labor market. Overall, the wage disparities across counties reinforce the need for tailored workforce development strategies, especially in Monroe, where affordability and wage misalignment present ongoing policy challenges.

Housing and Affordability

South Florida’s housing market has experienced significant price escalation and mounting affordability challenges in recent years, reflecting the interplay of population growth, constrained housing supply, and shifting demand patterns across the region. Data from 2019 to 2025 reveal not only divergent trends in median house listing prices among Broward, Miami-Dade, and Monroe counties, but also a broader region-wide strain as wages struggle to keep pace with rising housing costs. These persistent pressures underscore the urgent need for coordinated policy, targeted development, and innovative solutions to ensure attainable housing for residents throughout South Florida.

Figure 10: South Florida Median House Listing Price, 2019-2025



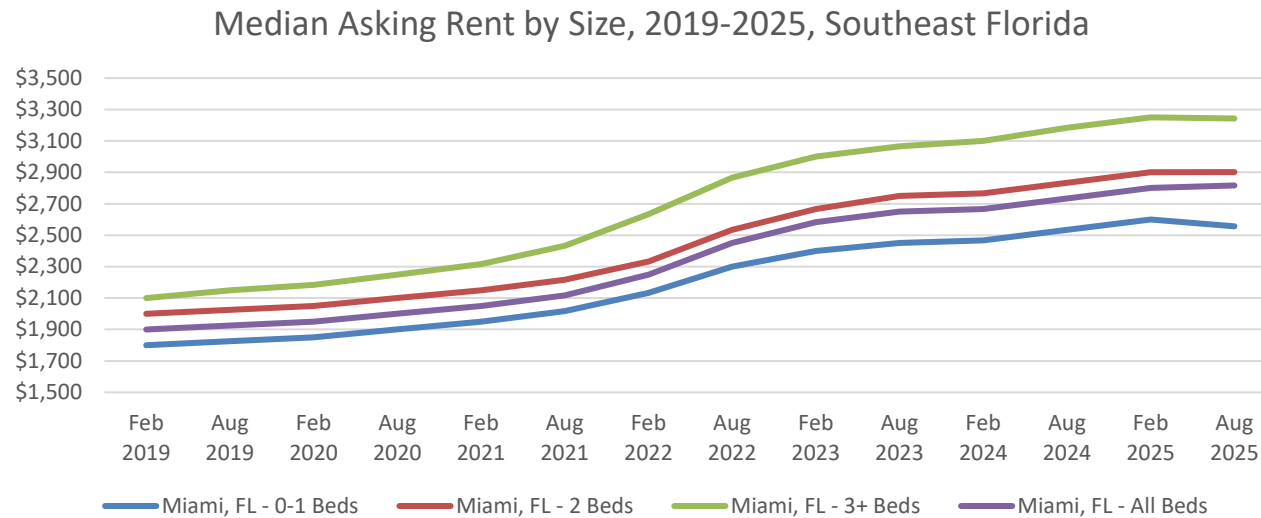
Source: FRED, St Louis Federal Reserve Bank, 2025

Figure 10 tracks the median house listing prices for Broward, Miami-Dade, and Monroe Counties from 2019 to mid-2025. The data highlight South Florida’s affordability challenges and market divergence across counties. Monroe County (green line) shows the steepest appreciation, with median listings rising from \$1.5 million in 2019 to nearly \$2.7 million in mid-2023, before moderating to about \$2.3 million in 2024–2025. This volatility reflects Monroe’s limited housing supply, seasonal demand pressures, and heightened sensitivity to broader financial conditions such as interest rate hikes.

Miami-Dade (red line) and Broward (blue line) display slight upward trends. Miami-Dade prices rose gradually, surpassing \$600,000 by mid-2025, while Broward trailed slightly lower but followed a similar trajectory. Both markets reveal sustained affordability pressures as housing demand from in-migration and investment activity continues to outpace supply growth.

The chart underscores the widening housing cost burden across South Florida, particularly acute in Monroe County where extreme pricing volatility reflects structural land constraints and reliance on high-end buyers. Miami-Dade and Broward illustrate more stable but still elevated growth, driven by population inflows, constrained supply, and resilient demand. The recent softening in Monroe's market suggests interest rate tightening has begun to cool overheated conditions, though price levels remain historically high. Collectively, the trends point to enduring affordability concerns the need for regional strategies to expand attainable housing options.

Miami-Dade County (red line) saw steady price growth, with median listing prices rising from roughly \$700,000 in late 2019 to over \$1.1 million by late 2022, before declining slightly to around \$1.05 million by mid-2024. This trend reflects pandemic-era migration, low inventory, and robust investor interest, followed by market cooling amid higher mortgage rates. Broward County (blue line) remained the most affordable market of the three, with median listing prices increasing from approximately \$375,000 in late 2019 to about \$475,000 by mid-2024. Although less volatile, Broward's price growth reflects similar supply-demand imbalances and affordability strain.

Figure 11: Median Asking Rent, Southeastern Florida, 2019-2025

Source: [RedFin Rental Data](#), 2025.

Overall, the data in Figure 11 suggests that all three counties experienced synchronized price escalations beginning in 2020, driven by post-COVID in-migration, constrained inventory, and speculative demand. The period from late 2022 through 2024 shows a plateau or modest decline in prices, particularly in Monroe and Miami-Dade, consistent with the onset of tighter credit conditions. These dynamics underscore the widening regional affordability gap and the need for coordinated housing and infrastructure strategies across the South Florida region.

Industry/Sectoral Performance

South Florida's economy is characterized by diverse regional strengths and sectoral specializations that reflect its strategic geography and demographic evolution. Analysis of location quotients across Broward, Miami-Dade, and Monroe counties highlights distinctive competitive advantages, such as the region's robust maritime, air transportation, and tourism sectors. Recent employment and industry data show sustained growth in construction, healthcare, professional services, and trade, alongside continued dominance of tourism-related industries

in Monroe and media, finance, and logistics in Miami-Dade. This evolving industrial landscape underscores both the resilience of the broader regional economy and the need to tailor economic development efforts to local strengths and vulnerabilities.

Table 4: Top Ten Industries by Location Quotients by County

Broward		Miami-Dade		Monroe	
Industry	Location Quotient	Industry	Location Quotient	Industry	Location Quotient
Water transportation	4.9	Water transportation	16.6	Accommodation	13.5
Air transportation	4.0	Air transportation	3.5	Forestry and Logging; Fishing, hunting and trapping	9.7
Transit and ground passenger transportation	1.9	Radio and television broadcasting	2.8	Museums, historical sites, and similar institutions	7.1
Repair and maintenance	1.8	Transit and ground passenger transportation	2.6	Water transportation	6.3
Insurance carriers and related activities	1.6	Scenic and sightseeing transportation	2.4	Scenic and sightseeing transportation	4.9
Real estate	1.5	Personal and laundry services	2.0	Motion picture and sound recording industries	3.9
Personal and laundry services	1.5	Real estate	1.7	Amusement, gambling, and recreation industries	3.0
Administrative and support services	1.5	Securities, Commodity contracts, investments	1.7	Rental and leasing services	2.8
Scenic and sightseeing transportation	1.5	Private households	1.7	Private households	1.7
Private households	1.5	Accommodation	1.5	Couriers	1.6

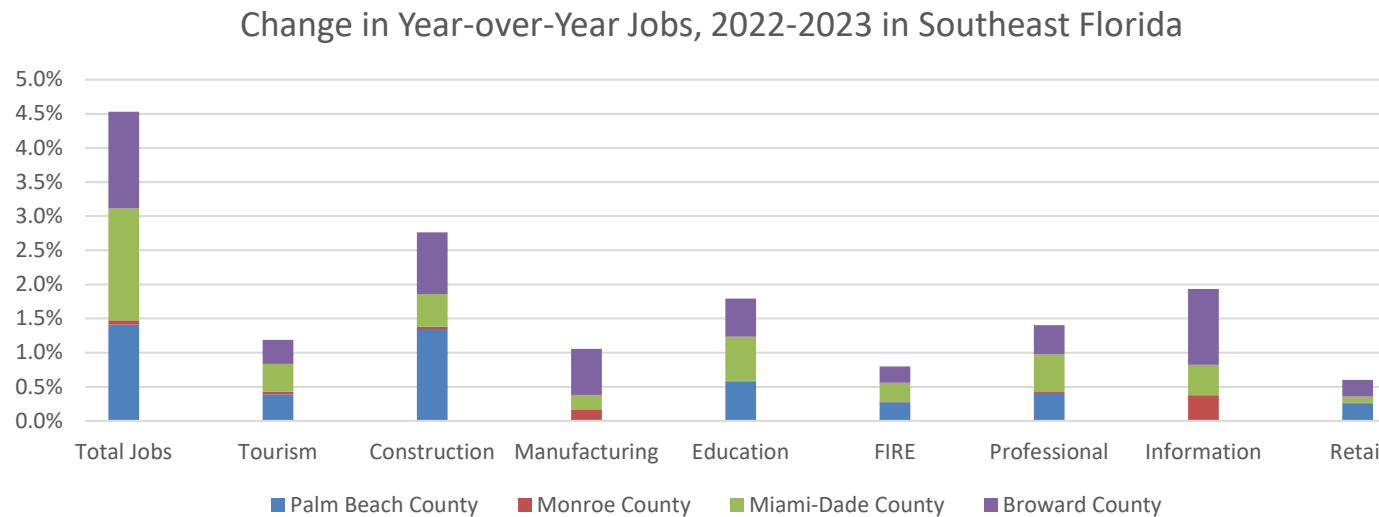
Source: REMI PI+, 2025.

Location Quotients (LQ) measure the concentration of a particular industry in a region compared to a national average. A location quotient above 1 indicates that the industry is more concentrated in the region than nationally, suggesting that the industry is a local economic strength or specialization. Higher LQs can reveal a region's competitive advantages or dependence on certain industries.

The location quotient (LQ) analysis in Table 4 provides a snapshot of the economic specialization of Broward, Miami-Dade, and Monroe counties relative to the national average. An LQ greater than 1.0 indicates regional specialization, meaning that a particular industry has a higher concentration locally than it does nationwide. Across all three counties, water transportation emerges as a major economic anchor, with especially high specialization in Miami-Dade (LQ 16.6) and Broward (LQ 4.9). This reflects the region's strategic role in maritime trade, cruise operations, and logistics. Monroe County also exhibits a high LQ for accommodation (13.5), confirming the central role of tourism and hospitality in its economy.

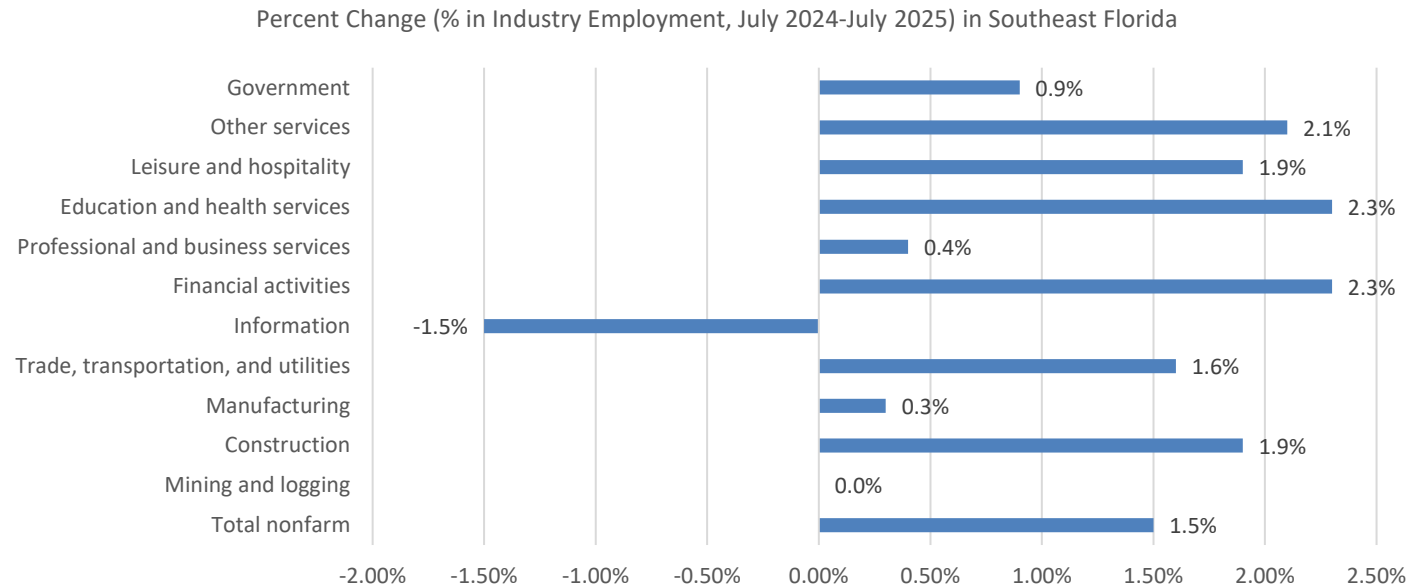
Miami-Dade shows strong specialization not only in water and air transportation but also in media-related sectors (e.g., broadcasting and streaming), securities and financial services, and content provision, indicating its role as a hub for international business, media, and finance. In contrast, Broward's top industries include insurance carriers and real estate services, with LQs between 1.5 and 1.6, signaling a balanced but service-heavy regional economy. Monroe stands out for its highly specialized tourism and heritage sectors, such as scenic and sightseeing transportation (LQ 4.9), museums and historical sites (LQ 7.1), and motion picture/sound recording industries (LQ 3.9), all of which support its destination-driven economic model.

Overall, the table highlights the distinct economic identities of each county. Miami-Dade functions as the region's global-facing financial and logistics center. Broward plays a more diversified, suburban economic role with strong real estate and insurance activity. Monroe's economy is narrowly specialized and tourism-dependent, with high exposure to seasonal and external demand fluctuations. These differences suggest that regional economic development strategies should be tailored to leverage local strengths while mitigating vulnerabilities, particularly Monroe's sensitivity to tourism cycles and Miami-Dade's dependence on trade and finance sectors.

Figure 11: South Florida Percent Change in Jobs, by County, 2021-2023

Source: FloridaCommerce (QCEW) Employment & Wages by County, 2022–2023; Broward, Miami-Dade, Monroe, and Palm Beach Counties, 2024.

This bar chart in Figure 11 illustrates the year-over-year percentage change in jobs across various sectors from 2022 to 2023 in the four South Florida counties: Palm Beach, Monroe, Miami-Dade, and Broward. The "Total Jobs" category shows the highest overall growth, with a near 4.5% increase, driven largely by Broward and Miami-Dade counties. Construction and Professional sectors also saw notable growth, with construction seeing over 3% growth, particularly in Palm Beach and Broward counties. Tourism experienced a smaller increase, with Palm Beach and Miami-Dade leading the gains. Sectors such as Manufacturing, FIRE (Finance, Insurance, and Real Estate), and Education saw more moderate growth across the counties, with Miami-Dade and Broward contributing the most to these sectors. Retail experienced the smallest growth, remaining under 1%. Overall, the chart reflects robust job growth in various sectors, with construction and professional services seeing significant gains.

Figure 12: Change in Employment by Industry July 2023-2024 - Miami-Dade-Fort Lauderdale-West Palm Beach MSA

Source: [Miami, FL, Area Economic Summary \(bls.gov\)](#), 2025

Figure 12 highlights the percent change in employment by industry for the Miami–Fort Lauderdale–West Palm Beach MSA between July 2024 and July 2025. Total nonfarm employment increased by 1.5%, adding more than 42,000 jobs, though growth was uneven across industries.

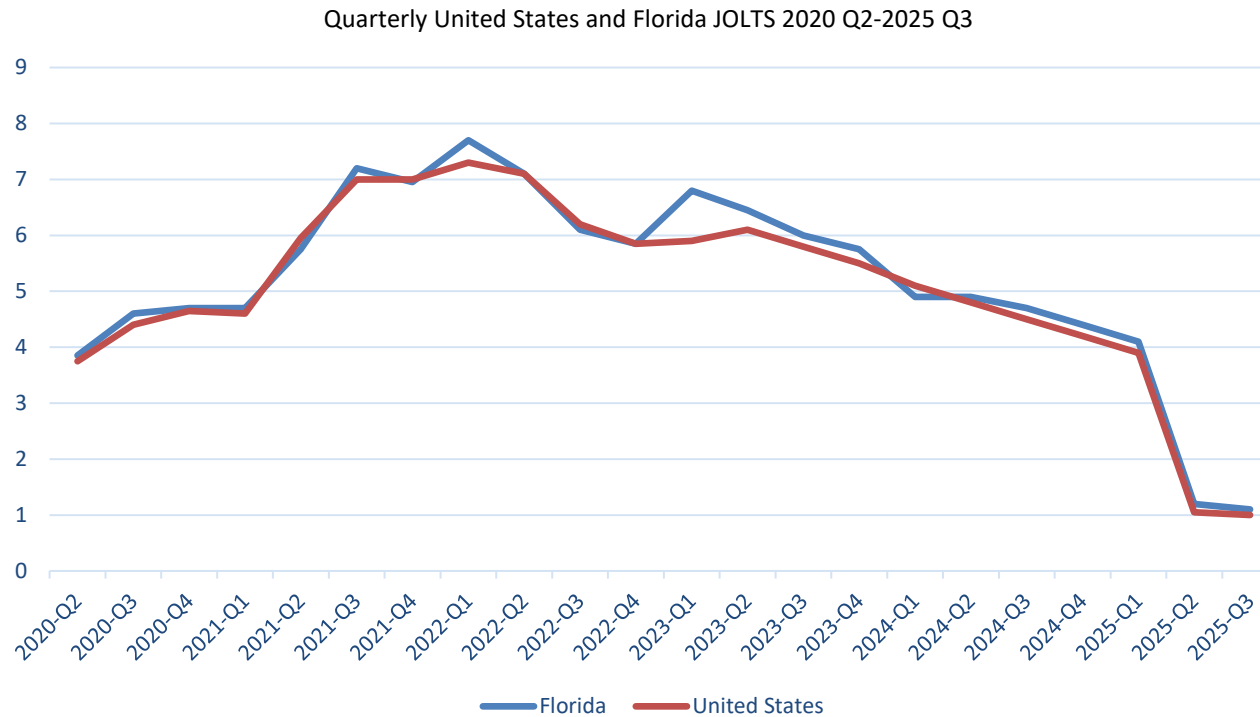
Education and Health Services (+2.3%) and Financial Activities (+2.3%) recorded the strongest gains, underscoring sustained demand for healthcare, social assistance, and finance-related services tied to South Florida’s demographic growth and real estate investment activity. Leisure and Hospitality (+1.9%) and Construction (+1.9%) also advanced, reflecting the region’s dependence on tourism and continued investment in housing and infrastructure. Trade, Transportation, and Utilities (+1.6%) expanded steadily, consistent with Miami’s role as a logistics and port hub. In contrast, Information (-1.5%) was the only sector to contract, mirroring national trends of restructuring in publishing, telecommunications, and tech services. Professional and Business Services (+0.4%) posted marginal growth, suggesting softer demand for back office and support functions relative to past years. Manufacturing (+0.3%) and Government (+0.9%) grew modestly, while Mining and Logging (0.0%) remained negligible.

The distribution of job growth reflects South Florida's reliance on population-driven industries such as healthcare, hospitality, and construction, alongside trade and logistics. The contraction in Information highlights structural shifts that may limit future diversification into high-tech industries unless offset by targeted investment. While overall job growth remains positive, the concentration in consumer and service-oriented sectors exposes the region to cyclical risks tied to tourism and real estate markets. Balanced expansion into higher-wage, knowledge-based sectors will be essential for long-term economic resilience.

Overall, the employment structure shown in the chart confirms the Miami metro's position as a service-oriented economy, heavily reliant on trade, tourism, healthcare, and professional services. The balance across multiple mid-sized sectors suggests some degree of resilience, though the high dependency on cyclical industries like hospitality and real estate finance implies exposure to macroeconomic swings. Continued diversification and investment in high-growth sectors, particularly in professional services, tech, and health, will be essential to sustaining long-term economic stability.

National Trends Affecting South Florida's Economy

National economic indicators, such as the Job Openings and Labor Turnover Survey (JOLTS) and sector-specific job openings, as shown in this Section, are critical to understanding the South Florida economy because of the region's integration with broader United States economic trends. JOLTS reflects the demand for labor, showing how national trends in job availability can influence local markets.

Figure 13: Job Openings and Labor Turnover Survey (JOLTS): Unemployed persons per job opening ratio (April 2020-August 2025)

Source: [Florida Job Openings and Labor Turnover , April 2024 : Southeast Information Office : U.S. Bureau of Labor Statistics \(bls.gov\)](#)

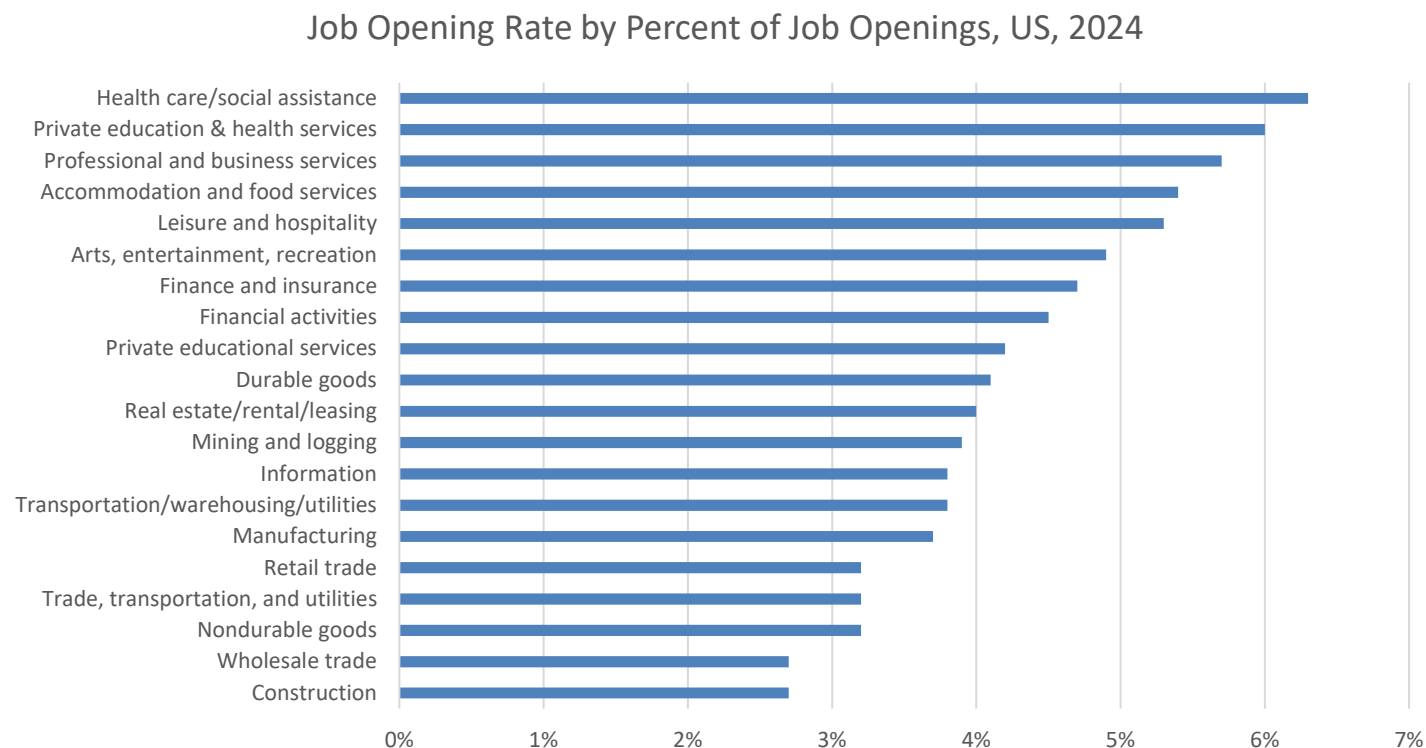
Summary

The JOLTS chart showing the ratio of unemployed persons per job opening from Q2 2020 through Q3 2025 illustrates a major transformation in the labor market across both the United States and Florida. During the early COVID-19 period, the ratio spiked sharply due to mass layoffs, peaking at over 7 unemployed persons per job opening in both geographies by mid-2020. This reflected widespread economic shutdowns and labor displacement. However, by 2021 and especially through 2022, the ratio declined dramatically, reaching a historic low of approximately 1 unemployed person per job opening in Florida by mid-2024, signaling a period of intense labor demand and acute worker shortages.

These patterns have several key implications. First, the rapid post-pandemic tightening of the labor market increased employer competition for workers, particularly in lower-wage service sectors such as hospitality, retail, and logistics. This labor shortage contributed to wage inflation and placed pressure on employers to expand recruitment, increase compensation, and offer more flexible working conditions. In South Florida, this dynamic likely exacerbated affordability issues, as wage gains did not always keep pace with rising housing and living costs. Second, the return to a ratio near pre-pandemic levels by 2025 suggests that labor market conditions may be normalizing, with some rebalancing between labor supply and demand as the pace of economic expansion slows and job openings stabilize.

For economic developers and policymakers, the trajectory shown in the JOLTS ratio underscores the importance of workforce readiness and participation. The extreme imbalance in 2021–2022 revealed vulnerabilities in labor force attachment, skills alignment, and geographic access to opportunity. Florida’s elevated sensitivity to these dynamics, given its large service economy and high in-migration, suggests the need for sustained investments in training, childcare, transportation, and housing affordability to ensure continued labor force resilience in the face of macroeconomic adjustments.

United States job openings are a measure of sectoral economic growth and reflect nationwide demand for skills by sector. The following Figures indicate which sectors are in highest demand, average levels of demand, and lowest levels of demand, respectively. South Florida’s long-term competitiveness depends on aligning labor supply with affordable housing and reliable mobility to sustain productivity and inclusive growth.

Figure 14: U.S Job Openings Percent Change 2024

Source: Job Openings and Labor Turnover, Bureau of Labor Statistics, 2025.

The 2024 job market demonstrates strong sectoral variation in opening rates, with service-oriented industries leading demand. The healthcare and social assistance sector is expected to add roughly 2.3 million new jobs, representing about one-third of all job gains projected for the economy ¹⁸which aligns with the chart showing private education and health services having the highest job opening rate at approximately 7%. The accommodation and food services sector also shows robust demand, reflecting the continued recovery and growth in hospitality following pandemic disruptions. Financial activities and arts, entertainment, and recreation sectors maintain relatively strong opening rates

¹⁸ [Industry and occupational employment projections overview and highlights, 2023–33 : Monthly Labor Review : U.S. Bureau of Labor Statistics,](#)

around 5-6%, indicating resilient demand for professional services and leisure activities. These sectors have benefited from both demographic trends and changing consumer preferences.

Transportation and warehousing emerges as a particularly dynamic sector, showing high opening rates that reflect the ongoing transformation of logistics and supply chains. The transportation and warehousing industry had an employment level of 6.6 million in June 2024, accounting for 5 percent of all private-sector jobs, with job postings 10.8% above pre-pandemic levels as of October.¹⁹ Meanwhile, traditional manufacturing and construction sectors show more modest opening rates, consistent with broader economic patterns where these industries face headwinds from automation, supply chain challenges, and cyclical demand fluctuations. Recent data shows employment separations decreased in construction and transportation, warehousing, and utilities,²⁰ suggesting some cooling in these previously hot labor markets as the economy rebalances from the post-pandemic hiring surge.

In South Florida, which is heavily reliant on sectors like leisure, hospitality, and real estate, changes in national job openings in these sectors directly affect the region. For example, a decline in national leisure and hospitality job openings, as indicated in the JOLTS data, could signal slower demand in South Florida's key tourism industry, leading to fewer local job opportunities and reduced consumer spending.

Additionally, sectors such as professional business services and construction, which are major employers in South Florida, respond to national economic pressures like interest rate changes, federal spending policies, and workforce shifts. When there are fewer job openings in sectors like construction and manufacturing at the national level, South Florida may experience slower growth in infrastructure projects or a reduction in demand for new residential and commercial developments.

Finally, national job openings in finance, warehousing, and professional services also influence migration patterns, as South Florida attracts workers from other states. A strong or weak labor market in these sectors nationally could either bolster or hinder the flow of workers into the region, affecting local housing demand and economic growth.

Conclusion: Regional Economic Performance and Outlook for South Florida (Broward, Miami-Dade, and Monroe Counties)

South Florida's economy continues to demonstrate resilience to recessions, diversification, and gradual structural adjustment amid significant affordability and infrastructure challenges. Between 2023 and 2025, the region maintained strong employment growth and rising incomes

¹⁹ <https://www.bls.gov/spotlight/2024/keeping-america-moving-employment-in-transportation-and-warehousing-industries/>

²⁰ <https://www.bls.gov/news.release/jolts.nr0.htm>

while moderating poverty levels, confirming continued recovery and momentum since the pandemic period. Collectively, the EDD region represents a \$528 billion economy that remains a core engine of Florida’s overall performance, driven by its strategic coastal assets, international connectivity, and concentration of logistics, healthcare, and service industries.

Employment and Labor Market Dynamics

Employment in South Florida grew by approximately 42,000 positions from 2024 to 2025, led by healthcare, logistics, construction, and hospitality. Unemployment remained among the lowest in the state—between 2.4 and 3.6 percent across the counties—demonstrating strong labor demand. Labor force participation has rebounded to roughly 64 percent, surpassing state and national averages and signaling renewed worker engagement. However, employers across all counties report persistent skill gaps in construction trades, logistics, and digital technologies. The tight labor market has generated upward wage pressure without fully offsetting cost-of-living increases, reinforcing the need for expanded workforce training, stackable credentials, and improved childcare and transit access to sustain participation gains.

Income Growth and Inequality

Median household and per capita incomes have grown across all three counties, but disparities remain pronounced. Between 2021 and 2023, Broward’s median household income rose from \$70,834 to \$74,367, Miami-Dade’s from \$66,692 to \$72,030, and Monroe’s from \$79,459 to \$85,639. Per capita income in Monroe exceeds \$130,000, reflecting concentrated wealth and small household sizes. The regional poverty rate declined from 14.2 to 12.8 percent between 2023 and 2024, indicating incremental improvement. Yet, widening income inequality—particularly in Miami-Dade—underscores that wage growth has not kept pace with inflation or housing costs.

Housing, Infrastructure, and Cost Pressures

Housing affordability remains the region’s defining economic constraint. Median listing prices in 2025 averaged \$2.3 million in Monroe, \$1.05 million in Miami-Dade, and \$475,000 in Broward. Rent burdens exceed 30 percent of income for many households, and limited inventory continues to drive price escalation. These pressures have reduced labor mobility and raised the effective cost of doing business. Transportation congestion, costing the region more than \$3 billion annually, compounds the affordability crisis by increasing commuting times and lowering productivity. Addressing these twin challenges will require coordinated regional planning focused on transit-oriented development, workforce housing production, and infrastructure resilience to sustain competitiveness.

Sectoral Strengths and Specialization

The South Florida economy benefits from distinct yet complementary specializations. Miami-Dade remains the state’s logistics and finance hub, with high concentrations in water and air transportation, trade, and professional services. Broward’s diversified economy supports strong

insurance, real estate, and construction sectors. Monroe’s specialization in tourism and accommodation continues to drive its local economy but it is exposed to cyclical and climate-related risks. Region-wide, healthcare, education, construction, and hospitality remain the leading job generators, supported by ongoing public and private investment in infrastructure and population-serving services.

Regional Outlook

Through 2026, South Florida is projected to sustain moderate economic growth—slower than the post-pandemic expansion but stronger than national averages. Population growth has stabilized, with continued domestic in-migration to Broward and international inflows to Miami-Dade supporting labor supply. Downside risks include housing price acceleration, federal budget uncertainty, and uneven sectoral demand. Upside potential lies in continued investment in resilience, transit-oriented development, and workforce alignment.

Summary Assessment

As a group, Broward, Miami-Dade, and Monroe form one of the nation’s most dynamic regional economies, defined by high labor participation, global trade linkages, and strong service-sector performance. Yet, farming in the regions is under pressures from development, economic mobility and affordability remain central challenges. Achieving long-term economic growth and the continued diversification of the economy will depend on three priorities: expanding attainable housing tied to transit, aligning workforce training with high-growth industries, and investing in resilient infrastructure to protect assets from environmental and economic shocks. Strengthening these linkages will ensure that South Florida’s growth remains inclusive, sustainable, and globally competitive.



MEMORANDUM

AGENDA ITEM # IV.A

DATE: OCTOBER 20, 2025

TO: COUNCIL MEMBER

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

The South Florida Regional Planning Council Revolving Loan Program has historically served the needs of businesses that are not entirely served by conventional lenders, with an emphasis on applicants who have been denied credit by a conventional lender. As such, the Council's RLF loans are considered riskier than conventional loans. The Loan Administration Board may charge a higher interest rate to a particular borrower depending on the risk factors of that loan. In addition, most loan payments are due on the first day of each month until maturity.

Attached for your review is the Revolving Loan Fund Status Report. In reviewing the attached status report, please note that the borrowers' loan agreements provide a fifteen (15) day grace period in which they can make their payments without a five percent late charge penalty. This status report is generated fifteen (15) days prior to the end of the month. Council staff routinely makes phone calls and sends past due notices to past due accounts after ten (10) and fifteen (15) days.

The Council policy on loan amounts and the structure of the loans for each loan program is:

"Loan amounts may range from \$25,000 to \$500,000. Borrowers seeking more than one loan may not exceed \$500,000 in aggregate. Loans may be used for funding up to 100 percent of a project, provided that bank or conventional financing is unavailable, and that equity is nonexistent or is otherwise needed for cash flow. In cases where limited financing from a private/traditional source is available, loans can be used as supplemental or "second mortgage" funds. Second positions on collateral may be acceptable so long as the prior lien holder is a lending institution."

Please find attached Legal Counsel's South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund report on legal action that has been taken to collect on delinquent accounts.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
www.sfregionalcouncil.org

Payment Status Report

Traditional RLF Payment Status Report

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
xxxx	xxxxxx	300,000.00	300,000.00	240	7.0	2,709.36	258,155.34	09/01/25	0	09/02/25	10/01/25	01/08/04	09/01/39	Performing
xxxx	xxxxxx	301,586.50	301,586.50	120	0.0	350.00	161,715.88	08/01/25	0	08/01/25	10/01/25	07/19/06	03/01/29	Performing
xxxx	xxxxxx	125,000.00	125,000.00	84	5.0	200.00	119,582.53	03/01/25	182	03/11/25	04/01/25	11/24/08	12/31/15	Delinquent
xxxx	xxxxxx	200,000.00	200,000.00	84	5.0	1,472.32	35,964.85	09/01/25	0	09/02/25	10/01/25	02/02/09	08/01/28	Performing
xxxx	xxxxxx	189,043.88	189,043.88	144	0.0	500.00	86,500.00	09/25/25	0	09/04/25	10/25/25	07/26/99	12/01/16	Default Final Judgment
xxxx	xxxxxx	300,000.00	300,000.00	0	5.0	750.00	139,632.90	09/12/25	0	09/15/25	10/12/25	07/31/09	03/31/39	Performing
xxxx	xxxxxx	119,598.00	150,000.00	120	6.0	1,327.78	114,572.52	09/01/25	0	09/02/25	10/01/25	07/12/13	08/01/20	Performing
xxxx	xxxxxx	149,500.00	149,500.00	120	5.0	1,590.98	19,392.95	09/01/25	0	09/04/25	10/01/25	12/15/15	12/15/25	Performing
xxxx	xxxxxx	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2344	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
xxxx	xxxxxx	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2344	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
xxxx	xxxxxx	332,972.82	332,972.82	111	6.5	2,000.00	321,849.33	09/01/25	0	09/02/25	10/01/25	09/28/17	08/01/28	Performing
xxxx	xxxxxx	300,000.55	300,000.55	120	7.0	3,577.27	134,374.96	09/01/25	0	09/02/25	10/01/25	10/24/18	11/01/28	Performing
xxxx	xxxxxx	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	685	10/12/23	11/15/23	10/25/18	10/25/25	In Legal

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
xxxx	xxxxxx	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1125	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
xxxx	xxxxxx	248,684.03	248,684.03	84	0.0	375.00	11,021.57	09/01/25	0	09/02/25	10/01/25	03/05/19	04/01/26	Performing
xxxx	xxxxxx	549,223.30	549,223.30	84	0.0	375.00	475,719.60	09/01/25	0	09/02/25	10/01/25	03/05/19	04/01/26	Performing
xxxx	xxxxxx	173,904.64	173,904.64	84	5.0	1,750.00	98,866.82	09/01/25	0	09/02/25	10/01/25	03/28/19	03/28/26	Performing
xxxx	xxxxxx	99,885.78	99,885.78	60	7.0	1,500.00	23,931.37	09/01/25	0	09/02/25	10/01/25	03/28/19	03/28/26	Performing
xxxx	xxxxxx	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1125	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
xxxx	xxxxxx	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	685	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
xxxx	xxxxxx	200,000.00	200,000.00	120	4.5	2,322.17	110,769.43	09/01/25	0	09/02/25	10/01/25	04/22/21	04/01/31	Performing
xxxx	xxxxxx	130,000.00	130,000.00	120	4.5	1,347.30	78,688.94	09/01/25	0	09/02/25	10/01/25	03/22/21	03/01/31	Performing
xxxx	xxxxxx	100,000.00	100,000.00	60	0.0	300.00	81,427.84	09/01/25	0	09/02/25	10/01/25	10/06/22	10/01/27	Modification
xxxx	xxxxxx	349,497.00	98,668.75	60	0.0	352.00	86,628.75	09/01/25	0	09/02/25	10/01/25	02/23/23	03/01/28	Performing
xxxx	xxxxxx	331,700.00	80,271.75	60	0.0	301.00	74,251.75	09/01/25	0	09/02/25	10/01/25	02/23/23	03/01/28	Performing
xxxx	xxxxxx	331,700.00	85,566.75	60	0.0	321.00	79,146.75	09/01/25	0	09/02/25	10/01/25	02/23/23	03/01/28	Performing
Totals		5,921,802.73	5,203,814.98			26,089.23	3,508,131.98							

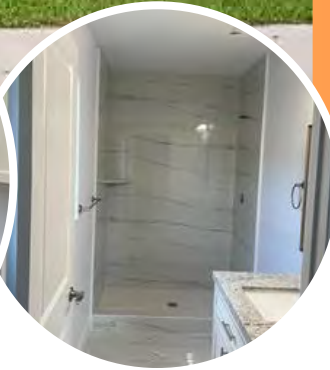
LIST OF COMMITTED TRADITIONAL RLF FUNDS
October 1, 2025

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
XXXX	XXXXXXX	470,000	1/16/2024	\$0.00	n/a	\$ 470,000.00
	TOTAL	\$470,000		\$0.00		\$ 470,000.00

Cash Available to Lend				
Bank Balance as of	9/31/2025			\$ 1,662,154.44
Committed Funds				
Unfunded Loan Commitments	\$ 470,000			
Administrative Fees	9,160.52			
Total Committed Funds				\$ 479,160.52
Total Uncommitted Funds				\$ 1,182,993.92

SOUTHEAST FLORIDA COMMUNITY DEVELOPMENT FUND, INC.

Affordable Housing Initiative



BROWARD COUNTY MINORITY BUILDERS COALITION

Lauderhill, FL (8)
5801 NW 27th Court
5811 NW 27th Court
5821 NW 27th Court
5831 NW 27th Court
5731 NW 28th Court
5741 NW 28th Court
5801 NW 28th Court
5821 NW 28th Court

Fort Lauderdale, FL (4)**
1050 NW 29th Terrace
1462 NW 27th Avenue
370 NW 27th Terrace
390 NW 27th Terrace

HOUSING FOUNDATION OF AMERICA

West Park, FL (3)
5217 SW 22nd Street
5609 SW 21st Street
5607 SW 21st Street

CITY OF MIRAMAR
Miramar, FL (12)**
6701 SW 25th St.

SUNSET STRIP PROJECT
Sunrise, FL (26)**
1577 Sunset Strip

**LIBERIA ECONOMIC & SOCIAL
DEVELOPMENT**
Fort Lauderdale, FL (3)
2861 NW 10th Court
2791 NW 11th Place
375 NW 28th Avenue

**LIBERIA ECONOMIC & SOCIAL
DEVELOPMENT**
Hollywood, FL (2)
2351 Raleigh Street
2361 Raleigh Street

**LIBERIA ECONOMIC & SOCIAL
DEVELOPMENT**
West Park, FL (1)
4425 SW 23rd Street

TURN TWO CONSTRUCTION

Dania Beach, FL (2)
509 NW 3rd Terrace
511 NW 3rd Terrace

MIAMI-DADE COUNTY MINORITY BUILDERS COALITION

Homestead, FL (4)**
704 SW 7th Street
705 SW 6th Street
813 SW 6th Street
829 SW 6th Street

PALM BEACH COUNTY COMMUNITY PARTNERS OF SOUTH FLORIDA

West Palm Beach, FL (1)
905 39th Street

Riviera Beach, FL (5)**
West 16th Street
173 W. 13th St.
1201 Avenue F
2923 Avenue J
West 1st Street

SFRPC'S Brownfields Cleanup Revolving Loan Fund Project Update – 1960 NW 27th Avenue LLC – Miami-Dade County

BACKGROUND

The SFRPC has committed \$1,750,000 from its EPA Brownfields Clean-Up Revolving Loan Fund to help remediate and redevelop a 2.08-acre property located at 1960 and 1970 NW 27th Avenue in Miami, Florida. This regional project is a collaborative effort between the SFRPC, Goldstein Kite Environmental (GKE), the U.S. Environmental Protection Agency (EPA), Miami-Dade County Department of Environmental Resources Management (DERM) and the Florida Department of Environmental Protection (FDEP).

The land parcels are contaminated from previous use as an exterminating company warehouse (Orkin) and subsequent marina storage facility. GKE's intention is to develop the property with affordable housing with amenities such as a business center, wellness center, dog park, river walk, and neighborhood retail services, to benefit the Miami Health District. Providing affordable housing is a key component of the community's plan for growth, which is currently suffering from an acute crisis. Construction is targeted to conclude the first quarter of 2025.

PROPERTY DESCRIPTION

The property is comprised of about 2.08 acres of land, and portions of the property are unpaved and covered with sandy soil backfill. The property is currently a vacant lot with no structures and is surrounded on the north, east, and west by a 6-ft tall, barbed wire-topped chain link fence. The general topography of the property is relatively flat with a land surface elevation of approximately 5.5 to 6 feet. However, the southeast portion of the property has a gradual east-facing slope that levels off at approximately 13 ft. A seawall with a concrete cap is located along the southern property boundary of the property adjacent to the Miami River.



2025 PROJECT PROGRESS UPDATE

The site is currently in a Post-Active Remediation Monitoring Program, which was approved by the Miami-Dade Environmental Resource Management (DERM) on January 7, 2025. The latest results of the sampling under this program were submitted to DERM on August 8, 2025. The project's consultant, Geosyntec, believes the data set is very favorable and should only need to perform one more quarterly sampling event to demonstrate to DERM



that the site meets the regulatory criteria to close out the groundwater monitoring program altogether. Relatedly, the results of the surface water sampling activities have also been very favorable. To that end, in a technical submittal to DERM on April 4, 2025, the consultant requested that any further sampling in the Miami River be discontinued. DERM approved the request just six days later, on April 10, 2025. GKE continues to have productive conversations with the Florida Department of Transportation (FDOT) regarding groundwater impacts that may have migrated to an FDOT-owned right-of-way between GKE's eastern property boundary and NW 27th Avenue. GKE's environmental lawyers advise that they can enter into an agreement with FDOT whereby FDOT allows groundwater contamination, if any, to remain in the right-of-way without having to conduct remediation. Productive discussions with FDOT regarding this type of agreement are ongoing, and GKE believes that it will be executed within the next 120 days. The next step to achieving No Further Action ("NFA") status will be to address the remaining areas of contaminated soil, which are not thought to be extensive. This will likely be accomplished by placing concrete, asphalt, and/or soil over impacted areas (commonly referred to collectively as "engineering controls"), although it could also involve some additional source removal. This phase will occur no later than when the site is developed. The final step to achieving NFA status consists of recording a Declaration of Restrictive Covenant for the property that ensures human health and the environment are protected in perpetuity by, among other things, prohibiting withdrawal of groundwater for consumption or irrigation and requiring ongoing maintenance of any engineering controls used for soil.

Note: Project progress updates prior to 2025 were made available in prior March 2025 updates and are available upon request.

- To learn more about the SFRPC Brownfields Cleanup Revolving Land Fund, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or jtart@sfrpc.com or Loan Administrator, Steve Foreman at sforeman@sfrpc.com.

Kerry L. Ezrol
KEzrol@GorenCherof.com



**GOREN CHEROF
DOODY & EZROL P.A.**
ATTORNEYS AT LAW

October 1, 2025

VIA E-MAIL (isabelc@sfrpc.com)

Isabel Cosio Carballo, MPA, Executive Director
South Florida Regional Planning Council
Oakwood Business Center
One Oakwood Boulevard, Suite 250
Hollywood, FL 33320

Re: South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund Status Report

Dear Ms. Carballo:

Below please find the status of the Revolving Loan Fund cases which have been brought on behalf of the SFRPC. This shall confirm that once a judgment is obtained and recorded, our office has been instructed to take no further action, other than to re-record specified judgments, as requested, in a timely fashion. We have therefore removed all of the "Closed Cases" from this list. In the future, once a judgment is obtained and recorded relative to cases appearing on this list, they will be removed from this list.

1. SFRPC adv. Equity Partners 102, LLC
(Our File No. 9940633)

Equity Partners 102 foreclosure complaint was filed with the Court on July 13, 2023. On July 24, 2023, SFRPC filed an Answer and did not assert affirmative defenses. Equity Partners seeks to foreclose its first mortgage against Ms. Dawson's real property located at 2748 NW 8th St., Fort Lauderdale, FL. On September 5, 2023, a hearing on Plaintiff Equity Partners' Motion for Order to Show Cause was scheduled. The Court deferred ruling on the entry of the foreclosure judgment. On October 9, 2023, the Court entered an Agreed Order Granting Plaintiff's Motion to Dismiss Defendant's Counterclaim, and gave the defendant until October 30th to file an amended counterclaim as to all counts. SFRPC's Motion for an extension of time was denied as it was moot because there will be an amended counterclaim filed at a later date. On April 25, 2024, Plaintiff filed its Motion for Summary Final Judgment, Affidavit in Support of MSFJ, Affidavit of Attorney Fees and Costs, and Affidavit of Reasonable Attorney Fees. On December 12, 2024, Defendant filed an Amended Motion Requesting Referral to Mediation to include SFRPC and the hearing was scheduled for December 17, 2024. The Court entered a Uniform Trial Order on

December 18, 2024, setting the trial period from June 2, 2025 until June 20, 2025. Mediation occurred on April 1, 2025. The case did not settle.

On March 31, 2025, SFRPC filed a Notice of Filing Satisfaction of Mortgage and Notice of Disclaimer, disclaiming any interest in the subject property. Also on March 31st, Ms. Dawson filed a Satisfaction of Mortgage, Notice of Taking Depositions of Alfred Andreu, Isabel Cosio Carballo, and Kerry Ezrol. On April 1, 2025, the Mediation Report was filed and reported that the proceedings were adjourned and no settlement was reached. On April 10, 2025, Plaintiff filed a Notice of Voluntary Dismissal without prejudice as to SFRPC. Ms. Dawson continues to attempt to bring SFRPC into this case. On April 21, 2025, SFRPC filed its Stipulation for Substitution of Counsel. Chris Stearns of Johnson Anselmo has been substituted as counsel. Ms. Dawson has sought to take the depositions of Kerry Ezrol and Sean Swartz. The depositions were cancelled by Ms. Dawson. Ms. Dawson has also filed a motion to disqualify Goren Cherof.

On May 2, 2025, the Court entered an Order Granting Plaintiff's Motion to Strike Demand for Jury Trial. On May 5, 2025, Defendant filed a Motion for Continuance and/or Stay of Calendar Call and the hearing was scheduled for May 21, 2025. On May 16, 2025, Defendant filed a Motion for Reconsideration and/or Rehearing Upon Order Entered on May 2, 2025. At the May 21, 2025 hearing, the Court entered an Order Resetting the Trial commencing October 20, 2025 to November 7, 2025 and scheduled a Calendar Call for October 16, 2025. On May 27, 2025, Plaintiff filed a Motion for Order to Specially Set Hearing Date on Plaintiff's Motion for Summary Final Judgment and the hearing was scheduled for June 17, 2025. On June 16, 2025, Ms. Dawson filed an Amended Counterclaim and Crossclaim with Additional Party Counterclaims for Damages. On June 25, 2025, Plaintiff filed a Notice of Hearing for its Motion for Summary Final Judgment and it is scheduled for September 15, 2025. On July 1, 2025, Plaintiff filed its Motion to Strike Defendant's Amended Counterclaim and SFRPC filed its Motion to Strike and/or to Dismiss Amended Crossclaim. The Plaintiff scheduled their hearing for July 17, 2025.

On July 14, 2025, Ms. Dawson filed a Notice of Unavailability, Affidavit of Excusable Neglect, and Notice of Filing Investigation Report. On July 15, 2025, Ms. Dawson filed a Motion of Protective Order and Objection to the Hearing Unilaterally scheduled for July 17, 2025. On July 18, 2025, Ms. Dawson filed a Motion of Protective Order and Objection to the Hearing Unilaterally scheduled for July 24, 2025. The hearing scheduled for July 24, 2025 was cancelled. On July 23, 2025, Ms. Dawson filed a Motion for Order to Specially Set Hearing on Plaintiff's Motion to Strike and Cross SFRPC's Motion to Strike Defendant's Counter Claim Unilaterally Scheduled for July 17, 2025 and July 24, 2025. On September 14, 2025, Ms. Dawson filed an Amended Notice of Unavailability, from September 12, 2025 through October 3, 2025 and filed an Amended Counterclaim and Crossclaim with Additional Party Counterclaims for Damages.

Isabel Cosio Carballo, Executive Director

Page 3 of 3

October 1, 2025

On September 15, 2025, the Court entered an Order Resetting Trial, rescheduling the trial period to December 15, 2025 through December 19, 2025 and scheduling a calendar call for December 11, 2025. The hearing for the Plaintiff's Motion for Summary Final Judgment has been rescheduled to October 15, 2025.

Should you have any questions, please feel free to contact me.

Sincerely yours,

/s/ Kerry L. Ezrol

Kerry L. Ezrol

KLE:jc

cc: Samuel S. Goren, General Counsel (via e-mail & hard copy)
Alisha Lopez (via e-mail)
Steve Foreman (via e-mail)
Jeffrey Tart (via e-mail)
Kathe Lerch (via e-mail)



MEMORANDUM

AGENDA ITEM # IV.B

DATE: OCTOBER 20, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC CARES ACT RLF STATUS REPORT

The U.S. Department of Commerce's Economic Development Administration is partnering with the South Florida Regional Planning Council (SFRPC) to oversee and administer a new \$5.90 million CARES ACT Business Revolving Loan Fund program that will alleviate sudden and severe economic dislocation caused by the coronavirus in Monroe, Miami-Dade, Broward and Palm Beach counties. Designated a U.S. Department of Commerce Economic Development District in 1994, the SFRPC welcomes this new program into its lending portfolio as it continues to expand its economic development activities.

The initiative/focus is to initially conduct financial assessments of vital and essential South Florida small businesses to evaluate financial and resiliency capacity with the focus on maintaining ongoing operations. Once assessed, the SFRPC along with its coalition partners will determine an applicable loan program to meet the financial needs of the small business in order to maintain its vital operations. This supplemental financial assistance award will help support critical small business operations for the long-term within industries that are essential in South Florida.

Since the program was launched on August 5, 2020, the SFRPC has received in excess of 400 prospects inquiring into the loan program from Palm Beach, Broward, Miami-Dade and Monroe counties. The Initial loan program funding was available for up to 2 years or until all loan funds were disbursed. Currently, the program is revolving in nature, as all initial funds have been deployed and new businesses have an opportunity to seek financial support as loan proceeds are repaid from former borrowers.

In December 2024, the EDA completed their RLF Risk Analysis and conveyed the South Florida Regional Planning Council earned a current annual risk rating of an "B+" for the fiscal year ending 9/30/2024.

To date, loan administration has approved thirty-eight (38) new CARES ACT RLF loans totaling \$8,710,077 and saved and/or created 350 related jobs.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
www.sfrationalcouncil.org

CARES ACT REVOLVING LOAN FUND
PAYMENT STATUS REPORT - OCTOBER 2025

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Pay/Yr	Normal Pay	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
xxxx	xxxxxx	300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	165,563.27	10/01/25	0	10/01/25	11/01/25	11/20/20	11/01/30	Performing
xxxx	xxxxxx	500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	347,101.48	10/01/25	0	10/01/25	11/01/25	01/13/21	01/01/31	Performing
xxxx	xxxxxx	560,000.00	560,000.00	120	3.5000	12	4,713.59	4,713.59	468,344.89	10/01/25	0	10/01/25	11/01/25	12/31/20	07/31/35	Performing
xxxx	xxxxxx	500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	285,410.78	10/01/25	0	10/01/25	11/01/25	12/28/20	01/01/31	Performing
xxxx	xxxxxx	150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	88,138.23	10/01/25	0	10/01/25	11/01/25	02/24/21	02/01/31	Performing
xxxx	xxxxxx	100,000.00	100,000.00	60	0.0000	12	200.00	200.00	74,721.09	09/01/25	0	09/02/25	10/01/25	02/02/21	02/01/26	Performing
xxxx	xxxxxx	394,000.00	394,000.00	120	3.5000	12	3,033.80	3,033.80	297,992.84	10/01/25	0	10/01/25	11/01/25	05/13/21	05/01/31	Performing
xxxx	xxxxxx	500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	397,510.43	10/01/25	0	10/01/25	11/01/25	06/15/21	07/01/36	Performing
xxxx	xxxxxx	150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	100,405.09	10/01/25	0	10/01/25	11/01/25	08/12/21	08/01/31	Performing
xxxx	xxxxxx	295,000.00	295,000.00	120	4.1490	12	3,258.10	3,258.10	223,635.91	10/01/25	0	10/01/25	11/01/25	08/09/21	08/01/31	Performing
xxxx	xxxxxx	175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	109,312.96	10/01/25	0	10/01/25	11/01/25	08/24/21	08/01/31	Performing
xxxx	xxxxxx	500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	422,253.32	10/01/25	0	10/01/25	11/01/25	08/25/21	08/01/31	Performing
xxxx	xxxxxx	250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	171,779.91	10/01/25	0	10/01/25	11/01/25	10/15/21	10/01/31	Performing
xxxx	xxxxxx	500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	404,898.91	10/01/25	0	10/01/25	11/01/25	01/13/21	10/01/31	Performing
xxxx	xxxxxx	128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	39,230.07	10/01/25	0	10/01/25	11/01/25	02/15/22	02/01/27	Performing
xxxx	xxxxxx	200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	143,284.07	10/01/25	0	10/01/25	11/01/25	06/09/22	06/01/32	Performing
xxxx	xxxxxx	250,000.00	250,000.00	180	6.0000	12	2,109.64	2,109.64	225,969.75	10/01/25	0	10/01/25	11/01/25	06/22/23	07/01/38	Performing
Totals		5,452,000.00	5,467,000.00				47,855.30	47,855.30	3,965,553.00							

LIST OF COMMITTED CARES RLF FUNDS
October 1, 2025

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
XXXX	XXXXXX	500,000.00	1/16/2024	\$0.00	n/a	\$ 500,000.00
XXXX	XXXXXX	500,000.00	5/20/2025	\$0.00	n/a	\$ 500,000.00
	TOTAL	\$1,000,000.00		\$0.00		\$ 1,000,000.00

Cash Available to Lend					
Bank Balance as of	9/30/2025				\$ 1,801,291.41
Committed Funds					
Unfunded Loan Commitments	\$ 1,000,000				
Administrative Fees	11,173.43				
Total Committed Funds					\$ 1,011,173.43
Total Uncommitted Funds					\$ 790,117.98

Portfolio Analysis

Funds: (37000)
Status: All
City: All
County: All
Loan Officer: All
Loan# From 2 to 53005

Cutoff Date: 10/1/2025
Run Date: 10/02/2025
Run Time: 1:25:13 pm
Page 1 of 1

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	17	3,965,553.00	100.00%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	0	0.00	0.00%
Past due 61-90 days	0	0.00	0.00%
Past due 91-120 days	0	0.00	0.00%
Past due 121-150 days	0	0.00	0.00%
Past due 151-180 days	0	0.00	0.00%
Greater than 180 days	0	0.00	0.00%
Total Portfolio	17	3,965,553.00	100.00%

Contaminated Portfolio	0	0.00	0.00%
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Loans identified as being delinquent by 30 or more days and having a balance greater than zero as of the cutoff date.

Delinquent Loans	0	0.00	0.00%
------------------	---	------	-------

Loans identified by delinquent status in Loan Master, and having a balance greater than zero as of the cutoff date.

Default Loans	0	0.00	0.00%
---------------	---	------	-------

Loans identified by default status in Loan Master, and having a balance greater than zero as of the cutoff date.

Write-off Loans	0	0.00	0.00%
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Loans identified by write-off status in Loan Master, and having a balance greater than zero as of the cutoff date.



AGENDA ITEM # IV.C

DATE: OCTOBER 20, 2025
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: COUNCIL HIGHLIGHTS

Attached are brief descriptions of some ongoing programs and activities of the Council.

Information only.



LATEST NEWS FROM THE SFRPC

CONFERENCE RECAP: THE BUSINESS CASE FOR TRANSIT-ORIENTED DEVELOPMENT WITH AFFORDABLE & WORKFORCE HOUSING

On Thursday, September 11, 2025, the South Florida Regional Planning Council hosted its annual regional conference at the Broward Center for the Performing Arts, convening 235 public, private, and non-profit sector leaders for “The Business Case for Transit-Oriented Development with Affordable and Workforce Housing.” The meeting focused on the positive impact of Transit-Oriented Development (TOD) and Transit-Oriented Communities (TOC) on housing production and affordability, mobility, and economic development in Southeast Florida, highlighting collaboration across Miami-Dade, Broward, and Palm Beach counties, and featuring sessions on transit-oriented development (TOD), financing mechanisms, workforce housing, and public-private partnerships (P3s).



SESSION HIGHLIGHTS

Session 1 – Building the Regional Economy: Development Around Transit



Panel Members: Rodrick T. Miller, Bob Swindell, Sandra Veszi Einhorn, Juan Carlos Liscano, and Teddy Lhoutellier

- The session emphasized that transit accessibility directly impacts economic competitiveness and workforce reliability.
- The University of Miami demonstrated success in reducing single-occupancy vehicle reliance through transit discounts and on-demand mobility services like Freebee.
- Employers, such as American Airlines, highlighted how reliable transit underpins operational continuity and economic vitality.
- Regional leaders noted that affordable housing within proximity to workplaces remains a deciding factor for business relocation and retention.

Session 2 – Is the Market Compatible with Vision?



Panel Members: Chad Maxey, Lindsay Lecour, Albert Milo, Jr., Tim Wheat, and Kim Briesemeister

- Developers shared real world examples of affordable and workforce housing integrated into mixed-use developments along major transit corridors.
- Common challenges include balancing financial feasibility, parking requirements, and retail viability in TODs.
- Consensus emerged that mixed-income development (affordable, workforce, and market-rate units) is the most viable approach to sustainable affordability.
- Examples such as Atlantic Square, Magnus Brickell, and Pinnacle 441 in Hollywood illustrate successful TODs that reduce parking dependency and support walkable communities.
- Public-private collaboration and flexible local zoning policies were identified as key enablers for future projects.

Lunch Panel – Creating TOCs and TODs: Executive Updates from Miami-Dade and Broward Counties



Panel Members: Javier Bustamante, Aileen Bouclé, SFRPC Chair Michelle Lincoln, Coree Cuff Lonergan, and Greg Stuart

- Miami-Dade’s SMART Plan and an expanded Rapid Transit Zone (RTZ) framework are driving TOD/TOD implementation with 32 completed developments.
- Broward’s PREMO Program, a \$4.3 billion investment, aims to deliver 200 miles of premium transit and 23 million annual riders.
- Both counties emphasized data-driven planning, resilience to flooding, and coordination with state and local partners.
- Palm Beach County and regional MPOs were encouraged to align corridor development and land use for long-term sustainability.

Session 3 – Bricks, Mortar, and Design: The Public Return on Investment



Panel Members: Brandon Schaad, Nathan Kogon, Michael Marshall, Anthony Fajardo, and Darby Delsalle

- TOD success depends on flexible zoning, market alignment, and community support.
- Miami-Dade's policies link density bonuses to affordable housing, while Broward regulates maximum density with bonus incentives.
- The Live Local Act has catalyzed affordable and workforce housing development, although municipalities expressed concern about local preemption.
- Cities like Boca Raton and Fort Lauderdale are adapting by promoting planned mobility areas and walkable TOD districts.

Session 4 – Innovative Partnerships and Financing Strategies



Panel Members: Ralph Stone, Nathan Perlmutter, Aaron Stolear, David Dech, and Joseph M. Yesbeck

- Financing mechanisms discussed included RIFF federal infrastructure loans, CRA credits, bond programs, and gap financing.
- TODs often face complex lending and risk management challenges, especially around ground leases, parking ratios, and tax abatements.
- Broward’s Affordable Housing Trust Fund and gap financing program were cited as effective models for leveraging public-private capital.
- Panelists underscored the need for equitable TODs, anchored by essential institutions like hospitals or universities. “Equitable TOD” seeks to ensure the benefits of transit-oriented development are experienced by people of all income levels.

Session 5 – Leadership Roundtable: Aligning Vision, Policy, and Action



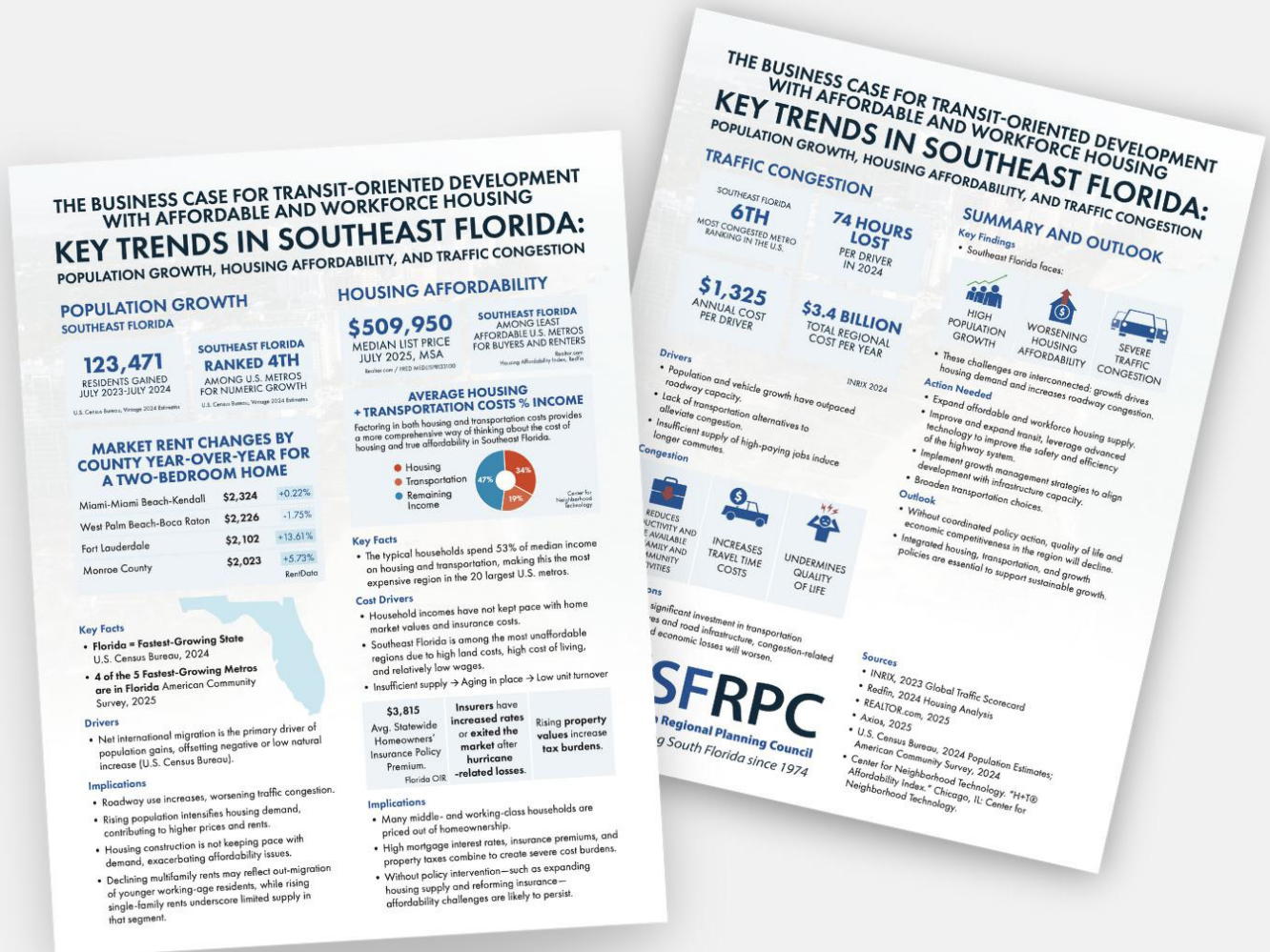
Panel Members: Palm Beach County Commissioner Marci Woodward, Broward County Commissioner Senator Steve Geller, Broward County Commissioner Lamar Fisher, and Miami-Dade County Commissioner Oliver Gilbert

- The roundtable underscored regional collaboration and shared transit investments across counties.
- Commissioners emphasized zoning flexibility, community education, and funding consistency to ensure TOD success.
- Workforce development and private sector investment were recognized as key drivers for long-term sustainability.
- Agreed actions included:
 - Partner with the Treasure Coast RPC for regional TOD coordination.
 - Require developers to fund first/last mile connectivity.
 - Expand workforce housing strategies near transit hubs.
 - Increase public–private cooperation for Tri-Rail and regional transit networks.

WHAT'S NEXT

SFRPC staff, in collaboration with CEDS Strategy Committee members, will compile action items and next steps from each session for inclusion in our November update. The event recording and speaker presentations are available on the Council website.

SOUTHEAST FLORIDA BY THE NUMBERS



At the 2025 Regional Conference, we shared data from the 2025 Comprehensive Economic Development Strategy (CEDS) report, "The Business Case for Transit-Oriented Development with Affordable and Workforce Housing."

Explore the factsheet, "Key Trends in Southeast Florida: Population Growth, Housing Affordability, and Traffic Congestion," to learn more about the findings.

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

KEY TRENDS IN SOUTHEAST FLORIDA:

POPULATION GROWTH, HOUSING AFFORDABILITY, AND TRAFFIC CONGESTION

POPULATION GROWTH SOUTHEAST FLORIDA

123,471

RESIDENTS GAINED
JULY 2023-JULY 2024

U.S. Census Bureau, Vintage 2024 Estimates

**SOUTHEAST FLORIDA
RANKED 4TH**

AMONG U.S. METROS
FOR NUMERIC GROWTH

U.S. Census Bureau, Vintage 2024 Estimates

MARKET RENT CHANGES BY COUNTY YEAR-OVER-YEAR FOR A TWO-BEDROOM HOME

Miami-Miami Beach-Kendall	\$2,324	+0.22%
West Palm Beach-Boca Raton	\$2,226	-1.75%
Fort Lauderdale	\$2,102	+13.61%
Monroe County	\$2,023	+5.73%

RentData

Key Facts

- **Florida = Fastest-Growing State**
U.S. Census Bureau, 2024
- **4 of the 5 Fastest-Growing Metros are in Florida** American Community Survey, 2025

Drivers

- Net international migration is the primary driver of population gains, offsetting negative or low natural increase (U.S. Census Bureau).

Implications

- Roadway use increases, worsening traffic congestion.
- Rising population intensifies housing demand, contributing to higher prices and rents.
- Housing construction is not keeping pace with demand, exacerbating affordability issues.
- Declining multifamily rents may reflect out-migration of younger working-age residents, while rising single-family rents underscore limited supply in that segment.

HOUSING AFFORDABILITY

\$509,950

MEDIAN LIST PRICE
JULY 2025, MSA

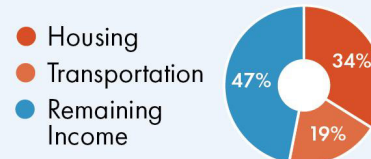
Realtor.com / FRED MEDLISPRI33100

**SOUTHEAST FLORIDA
AMONG LEAST
AFFORDABLE U.S. METROS
FOR BUYERS AND RENTERS**

Realtor.com
Housing Affordability Index, Redfin

AVERAGE HOUSING + TRANSPORTATION COSTS % INCOME

Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability in Southeast Florida.



Center for
Neighborhood
Technology

Key Facts

- The typical households spend 53% of median income on housing and transportation, making this the most expensive region in the 20 largest U.S. metros.

Cost Drivers

- Household incomes have not kept pace with home market values and insurance costs.
- Southeast Florida is among the most unaffordable regions due to high land costs, high cost of living, and relatively low wages.
- Insufficient supply → Aging in place → Low unit turnover

\$3,815

Avg. Statewide
Homeowners'
Insurance Policy
Premium.

Florida OIR

**Insurers have
increased rates
or exited the
market after
hurricane
-related losses.**

**Rising property
values increase
tax burdens.**

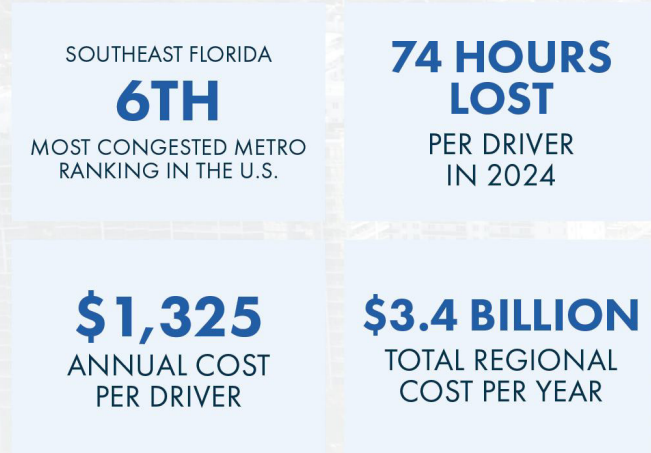
Implications

- Many middle- and working-class households are priced out of homeownership.
- High mortgage interest rates, insurance premiums, and property taxes combine to create severe cost burdens.
- Without policy intervention—such as expanding housing supply and reforming insurance—affordability challenges are likely to persist.

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

KEY TRENDS IN SOUTHEAST FLORIDA: POPULATION GROWTH, HOUSING AFFORDABILITY, AND TRAFFIC CONGESTION

TRAFFIC CONGESTION



INRIX 2024

Drivers

- Population and vehicle growth have outpaced roadway capacity.
- Lack of transportation alternatives to alleviate congestion.
- Insufficient supply of high-paying jobs induce longer commutes.

Congestion



Implications

- Without significant investment in transportation alternatives and road infrastructure, congestion-related delays and economic losses will worsen.

SUMMARY AND OUTLOOK

Key Findings

- Southeast Florida faces:



- These challenges are interconnected: growth drives housing demand and increases roadway congestion.

Action Needed

- Expand affordable and workforce housing supply.
- Improve and expand transit, leverage advanced technology to improve the safety and efficiency of the highway system.
- Implement growth management strategies to align development with infrastructure capacity.
- Broaden transportation choices.

Outlook

- Without coordinated policy action, quality of life and economic competitiveness in the region will decline.
- Integrated housing, transportation, and growth policies are essential to support sustainable growth.

Sources

- INRIX, 2023 Global Traffic Scorecard
- Redfin, 2024 Housing Analysis
- REALTOR.com, 2025
- Axios, 2025
- U.S. Census Bureau, 2024 Population Estimates; American Community Survey, 2024
- Center for Neighborhood Technology. "H+T® Affordability Index." Chicago, IL: Center for Neighborhood Technology.

SOUTH FLORIDA BUSINESS JOURNAL PANEL: DOING BUSINESS IN SOUTH BROWARD



On September 30th Councilmember and Broward County Mayor Beam Furr and Executive Director Isabel Cosio Carballo joined regional leaders for a forward-looking conversation on projects, trends, and opportunities shaping South Broward. The panel was moderated by Brian Bandell, Real Estate Editor for the South Florida Business Journal, and featured Andrew Zidar of RK Centers; Broward County Mayor Beam Furr; Executive Director Isabel Cosio Carballo; Shane Strum, Broward Health President & CEO and Interim CEO of Memorial Healthcare System; and Andrew Ansin, CEO of Sunbeam Television. Thank you to the South Florida Business Journal and the City of Miramar for sponsoring this important conversation.

REVOLVING LOAN FUND AND SOUTH FLORIDA COMMUNITY DEVELOPMENT FUND HIGHLIGHTS



The SFRPC advanced key projects this month, including a \$2 million EPA supplemental award for the Park Road redevelopment in Hollywood to accelerate remediation and clear the way for mixed-use development. On Miami-Dade's 79th Street Corridor, the community led 79th Street Corridor Initiative, working with Stantec, moved assessment and reuse planning forward for the site at the northeast corner of NW 22nd Avenue and NW 76th Street, envisioned as a mixed-use veterans' affordable housing development with ground floor office space. Final county approvals for environmental remediation are underway. To bridge the gap, the SFRPC intends to issue an approximately \$100,000 Revolving Loan Fund subgrant so work can move forward on this important project.

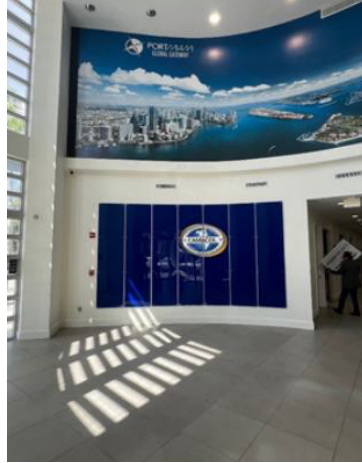
Through the South Florida Community Development Fund (SFCDFI), our partnership with the Urban League of Broward County (ULBC) and Central County Community Development Corporation, whose 2015 support helped capitalize SFCDFI's revolving model, continues to expand inclusive economic opportunity via technical assistance, access to capital, and strategic guidance for early-stage and disadvantaged businesses. To date, the SFCDFI has financed 71 single-family homes for first-time homebuyers, with a focus on increasing minority homeownership.

REVOLVING LOAN FUND SITE VISITS

Loan Administration Staff went out into the community this month to check in with several RLF borrowers: Dermaclinic, Fresh & Clean Coin Laundry, Always Keep Progressing, and Eastern Acupuncture & Wellness. Site visits enable direct engagement with business owners, support loan performance monitoring, and help us assess on-the-ground impact.



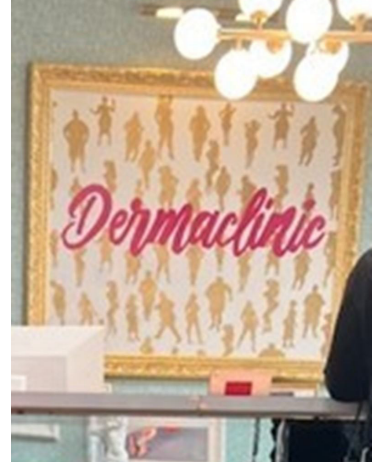
T NAILS



CAMACOL



SCARANO
FUNERAL HOMES



DERMACLINIC



FRESH AND CLEAN COIN
LAUNDRY



ALWAYS KEEP
PROGRESSING



EASTERN ACUPUNCTURE
AND WELLNESS

REGIONAL RESILIENCE PLANNING AND OTHER PLANNING ACTIVITIES

The SFRPC also secured from the Florida Department of Environmental Protection \$200,000 to expand the Resilient Benefit–Cost Analysis Tool developed by Council Staff statewide, integrating long-term climate risk and the value of nature-based solutions into decision making statewide. Led by the SFRPC, this project will be undertaken in cooperation with sister regional planning councils across the state.

On October 16th, Executive Director Cosio Carballo joined County and municipal leaders at the Broward Leaders Resilience Roundtable where participants received important updates on the Countywide Resilience Plan, County and municipal resilience efforts, and from the SFWMD and U.S. Army Corps of Engineers on the Central & Southern Florida Flood Risk Resilience Study and related resilience initiatives. On October 17, 2025, Executive Director Cosio Carballo will be participating as an Advisory Member of Miami-Dade County’s Evaluation and Appraisal Report (EAR) Task Force to inform Comprehensive Development Master Plan (CDMP) updates through 2050, with attention to infill, growth areas, and opportunities to implement the County’s vision for Miami-Dade County and its communities.

Additionally, on September 4th Council Staff joined the Florida Silver Jackets kickoff conversation to build a basin-level flood model inventory and standardize data collection statewide. Among other news, the federal government committed funding for Brightline safety improvements; new research highlights heat-tolerant algae as a potential lifeline for elkhorn coral; and the City of Miami advanced the Miami Loop Resolution, a 223-mile connected trail network linking neighborhoods, parks, and waterfronts.

PLANNING FOR RESILIENCE AND MILITARY READINESS

The Council was awarded \$41,000 from the Florida Department of Environmental Protection to continue the Military Installation Resilience Review (MIRR), supporting South Florida bases as they plan for sea-level rise, flooding, extreme heat, hurricanes, and other hazards.



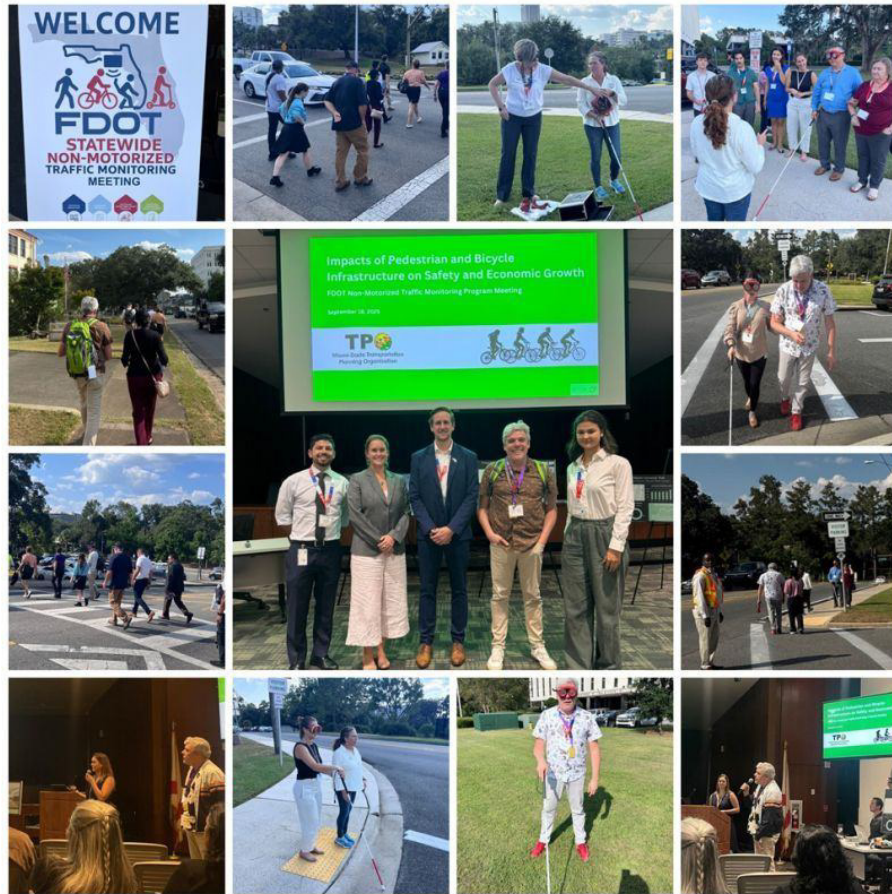
These funds will be used to advance resilience implementation projects at Homestead ARB, South Florida Ocean Measurement Facility, and U.S. Army-Garrison – SOUTHCOM.

In September, a statewide panel highlighted how Regional Planning Councils are implementing regional resiliency through partnerships with Florida's military installations. Christina Miskis, Principal Planner at the South Florida Regional Planning Council, shared lessons from completing the state's first Military Installation Resiliency (Readiness) Report with funding from the Department of Defense. Cara Serra, Planning Director and Deputy Executive Director at the Tampa Bay Regional Planning Council, described Tampa Bay's long-term partnerships that are piloting resiliency innovations. Hannah Quenga, Sentinel Landscape Resilience Specialist at Avon Park Air Force Range, and Buck MacLaughlin, Operations Officer at Avon Park Air Force Range, explained how the Sentinel Landscape Partnership strengthened the Avon Park MIRR and related initiatives. Fara Ilami, Regional Resiliency Manager at the Northeast Florida Regional Council, outlined how Northeast Florida is building on success stories across the state to advance resilience in their region.

LEPC / HMEP EMERGENCY PREPAREDNESS PROGRAM

As part of the Council's mission, the Emergency Preparedness Planning Program coordinates regional readiness for hazardous materials incidents and climate-related risks by aligning local governments, first responders, and state/federal partners; managing required plans and reports; and supporting training, exercises, and data-driven mitigation. In August the Council hosted the South Florida Local Emergency Planning Committee Meeting including updates from the State Emergency Response Commission and Statewide Training Task Force meetings held in July 2025 attended by the SFRPC LEPC Coordinator. This month, we completed quarterly reporting for the Local Emergency Planning Committee the Hazardous Materials Emergency Preparedness program, and the Monroe County Hazard Analysis. Council Staff also met with regional HazMat team leads through the Fire Chiefs Association of Broward County's Special Operations Subcommittee on October 1 to coordinate updates, exercises, and training, and participated in the Region 10 Training & Exercise Meeting on September 19 with emergency management colleagues from Miami-Dade, Broward, Monroe, and Palm Beach counties and the Florida Division of Emergency Management to align county updates and upcoming exercise opportunities.

BUILDING SAFER ROADS AND STRONGER COMMUNITIES WITH SFRPC AND THE MIAMI-DADE TPO



We are proud to have partnered with the Miami-Dade Transportation Planning Organization (TPO) on the “Impacts of Pedestrian and Bicycle Infrastructure on Safety and Economic Growth” study. This study explores how expanding bicycle infrastructure can improve safety, strengthen public health, and support economic vitality in Miami-Dade County. By mapping bicycle trip origins and destinations and conducting cost-benefit and health impact analyses, the report highlights significant health and economic benefits of investing in bicycle infrastructure. We look forward to continuing our collaboration to advance a safer, connected, and multimodal transportation network. Congratulations to the Miami-Dade TPO team on a successful presentation at the Non-Motorized Traffic Monitoring Program Statewide Meeting.



MEMORANDUM

AGENDA ITEM #VI.A

DATE: OCTOBER 20, 2025

TO: COUNCIL 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.sfrationalcouncil.org

2025 ATTENDANCE RECORD

COUNCILMEMBERS	*B MPO 02/28/25	3/17/25	** 4/24/25	MDC TPO 5/19/25	6/16/25	7/21/25	** 8/27	** 9/22	MDC TPO 9/22
CAPLAN, Franklin Councilmember, Key Biscayne Secretary	P	P	P	P	P	P	P	P	P
CATES, Craig Monroe County Commission	VP	*	VP	*	*	VP		VP	VP
CORRADINO, Joseph Mayor, Village of Pinecrest	*	*	*	*	VP	*			*
FURR, Beam Broward County Mayor	P	P	P	P	P	*			VP
GARCIA, René, 1st Vice-Chair Miami-Dade Co. Commission	D/VP	D/VP	P	D/VP	*	P	VP	*	*
GELLER, Steve, Past Chair Broward County Commission	P	*	P	P	P	P	P	P	P
GILBERT, III, Oliver G. Miami-Dade Co. Commission	A	A	A	A	A	A			*
GOLDBERG, Cary <i>2nd Vice Chair</i> Governor's Appointee, Broward	*	*	VP	*	VP	VP	P	P	P
HORLAND, Denise, Treasurer Commissioner, Plantation	*	*	*	P	P	*	P	*	*
KAUFMAN, Samuel Commissioner, Key West	*	VP	VP	VP	*	VP			VP
LINCOLN, Michelle <i>Chair</i> Monroe County Commission	P	P	*	P	P	P	VP	VP	VP
McGHEE, Kionne L. Miami-Dade Co. Commission	A	A	A	A	A	A		A	A
RODRIGUEZ, Maria Commissioner Pembroke Pines	P	P	P	P	VP	VP			*
UDINE, Michael Broward County Commission	P	VP	VP	*	VP	*		VP	VP

2025 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	*B MPO 02/28/25	3/17/25	** 4/24/25	MDC TPO 5/19/25	6/16/25	7/21/25	** 8/27	** 9/22	MDC TPO 9/22
DAVILA, Sirena Florida Dept. of Environmental Protection	D	VP	VP	D/VP	D/VP	VP	VP		VP
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	VP	VP	VP	P	D/VP	VP	VP	P	P
VILABOY, Armando L. South Florida Water Management District	D	*	VP	VP	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