

**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