



DRAFT AGENDA

MONDAY, JANUARY 26, 2026

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
1 Oakwood Boulevard, Suite 250
Hollywood, FL 33020
954-924-3653**

**Immediately following the conclusion of the
Southeast Florida Regional Prosperity Institute Annual Meeting at 10:30 A.M.**

Join Zoom Meeting

<https://us06web.zoom.us/j/81682307619?pwd=kxM9PQgX6jP1h9vxbTnvfa3WfyGvoW.1>

Meeting ID: 816 8230 7619

Passcode: 847324

- I. Pledge of Allegiance and Roll Call**
- II. Presentation by Samuel Goren, SFRPC Legal Counsel (Time Approximate: 11:15 AM)**

The SFRPC's role in the Florida Developments of Regional Impact (DRI) Process following passage in 2018 of CS/CS/HB 1151 (Ch. 2018-158, Laws of Florida).

III. Action Items

- A. Minutes of the Previous Meeting
- B. Financial Report
- C. Consent: Comprehensive Plan Amendment Reviews
Property Rights Amendment *

Proposed

November

- City of Hollywood 25-03ESR
- City of Lighthouse Point 25-01ER
- City of Marathon 25-01ACSC



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1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
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- Town of Southwest Ranches 25-01ESR
- City of Sunrise 25-01ESR
- City of Sweetwater 25-01ESR

December

- Broward County 25-03ESR
- Miami-Dade County 25-04ESR
- Miami-Dade County 25-05ESR
- City of Coral Springs 25-01ESR
- Town of Cutler Bay 25-01ESR
- City of Fort Lauderdale 25-03ESR
- Islamorada, Village of Islands 25-05ACSC
- City of Margate 25-01ESR
- City of Sunny Isles Beach 25-03ESR

January

- Broward County 25-04ESR
- Monroe County 25-06ACSC
- City of Doral 25-01ESR
- Islamorada, Village of Islands 25-06ACSC
- City of Lauderdale Lakes 25-02ER
- City of Miami Beach 25-04ESR
- City of Oakland Park 25-02ESR

Public Hearing

Adopted

November-none

December

- City of Miramar 25-01ER
- City of North Lauderdale 25-01ER
- City of Tamarac 25-01ER
- City of West Miami 25-01ESR

January

- Broward County 25-02ESR
- Monroe County 25-04ACSC
- Monroe County 25-05ACSC
- Islamorada, Village of Islands 25-02ACSC
- Islamorada, Village of Islands 25-03ACSC
- Islamorada, Village of Islands 25-04ACSC
- City of Miami 25-01ESR - REVISED
- City of North Miami 25-01ESR

Public Hearing

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. Proposed SFRPC Meeting Dates and Locations - 2026
- F. Nominating Committee Report / Election of Officers

Public Comments

IV. Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report
- C. Presentation: SFRPC Role in the Florida DRI Process following passage of CS/CS/HB 1151 (Ch. 208-158, Laws of Florida) in 2018 (Time Approximate: 11:15 A.M.)
- D. 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 (Partial List)
 - 1) Monday, February 23, 2026, 10:30 am (SFRPC)
 - 2) Monday, March 16, 2026, 10:30 am (SFRPC)
 - 3) Friday, March 20, 2026, SFRPC / TCRPC Joint Board Meeting (Time / TCRPC Location: TBD)
 - 4) Monday, April 20, 2026, 10:30 am (SFRPC)
 - 5) Thursday, May 21, 2026, SFRPC Annual Conference (Time / Location: TBD)
 - 6) Friday, October 16, 2026, SFRPC / TCRPC Joint Conference - Topic: Blue Ocean Economy

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.

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
OCTOBER 20, 2025**

The South Florida Regional Planning Council met virtually and in person on this date at the South Florida Regional Planning Council, located at 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. Chair Lincoln welcomed everyone, both in person and virtually, and called the meeting to order at 10:30 a.m. She asked Councilmember Geller to lead the Pledge of Allegiance. The recording of this meeting can be found here: <https://www.youtube.com/watch?v=5g0t-3vL-EU>

I. Pledge of Allegiance and Roll Call

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

A = Absent

D = Designee

* = Excused Absence

VP = Virtually Present

SFRPC Executive Director Isabel Cosio Carballo and Legal Counsel Sam Goren were present.

The following Ex-Officio Members were virtually present:

Sirena Davila, 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

Legal Counsel, Sam Goren, stated that the Council Meeting will move forward as an Executive Committee Meeting.

II. Presentation

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.

Mr. Book provided an overview of the state budget, noting that current projections show a \$3.7 billion surplus in FY 2026/27, followed by a \$1.5 billion deficit in FY 2027/28 and a \$6.5 billion deficit in FY 2028–29. He explained that Medicaid is the main reason for the budget increase. Mr. Book updated Councilmembers on several policy issues, including the school voucher program and its impacts; proposed funding cuts to education, transportation, and health insurance programs; the Hope Florida debate; rural renaissance initiatives; amendments to SB 180; and concerns related to the Live Local Act. A discussion ensued regarding the proposed ad valorem property tax exemption bills, as well as non-school homestead property taxes, a new homestead exemption resolution, proposed property insurance relief homestead exemptions, and a proposed increase in the millage rate, among other topics.

III. Action Items

A. Minutes of the Previous Meeting

1. Executive Committee Minutes
2. Council Meeting Minutes

Chair Lincoln motioned to approve the Meeting Minutes of the September 22, 2025, Executive Committee Meeting and Council Meeting. Councilmember Geller moved the motion, Councilmember Caplan seconded the motion, which was adopted by unanimous vote.

B. Financial Report - none

The Director of Finance and IT, Leo Braslavsky Soldi, stated that he was on vacation in Europe with his wife, who is in her second trimester. He stated that the Financials are on track. Chair Lincoln and the Councilmembers congratulated Mr. Braslavsky Soldi on his baby.

C. Consent: Comprehensive Plan Amendment Reviews

Legal Counsel, Sam Goren, read the Comprehensive Plan Amendment Reviews Proposed.

Proposed

- City of West Miami 25-01ESR

Public Hearing

Chair Lincoln opened the Public Hearing and asked if there were any comments or questions.

Public Comments

There were no comments or questions from the public in person or virtually.

Chair Lincoln motioned to approve the proposed Comprehensive Plan Amendments. Councilmember Geller moved the motion, Councilmember Horland seconded the motion, which was adopted by unanimous vote.

Legal Counsel, Sam Goren, read the Comprehensive Plan Amendment Reviews Adopted.

Adopted

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

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. CEDS Annual Update

Randy Deshazo, Deputy Director and Director of Economic Development and Research, explained that each year Council staff prepares an update to the Comprehensive Economic Development Strategy (CEDS) Report for submission to the U.S. Economic Development Administration. He outlined the Administration's reporting requirements and gave a detailed overview of the Progress Report, highlighting the key economic changes that have occurred over the past year. Some information was not current due to recent changes in several federal agencies. The PowerPoint can be found here: <https://sfregionalcouncil.org/wp-content/uploads/2025/10/CEDS-SFRPC-Council-Annual-Update.pdf>.

Chair Lincoln motioned to approve the CEDS Annual Update with a 30-day review period. Councilmember Caplan moved the motion, and Councilmember Geller seconded it. The motion 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. Council Highlights

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

Traditional RLF

Mr. Tart discussed that the Traditional and CARES Act RLF has provided capital assistance to more than 60 small and medium-sized businesses, totaling approximately \$14 million, pursuant to the SFRPC's partnership with the U.S. Department of Commerce via the Economic Development Administration. Additionally, the overall portfolio reflects a healthy 2:1 leverage ratio, where the recipients must leverage at least two dollars for every one dollar of RLF loans in our regional footprint.

CARES ACT RLF

Since 2020, the CARES Act RLF administration has approved 38 loans totaling \$8.71 million and saved and/or created over 350 jobs. The program has approximately \$754K to lend to new borrowers. Additionally, loan administration is in the process of 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 the EPA Brownfields Clean Up RLF program. The Agenda Item includes a project update on the Miami Health District at 1960 NW 27th Avenue. This project was the result of the SFRPC committing \$1,750,000 in EPA funding to assess and remediate the property located at the intersection of the Miami River and NW 27th Avenue into affordable housing to benefit the Miami Health District. The land parcels were previously utilized by an exterminating company and a marina storage facility.

Southeast Florida Community Development Fund/Affordable Housing Initiative

The Southeast Florida Community Development Fund, in July 2025, approved a new 26-unit affordable single-family housing project in the City of Sunrise called Sunset Strip Square. The project is being developed by New Urban Communities and has been awarded gap financing by the Housing Finance Authority of Broward County. Project details continue to be discussed before closing the loan. Separately, the SFCDFI continues to support the Housing Foundation of America with its new 12-unit affordable residential townhome project in the City of Miramar, as previously highlighted in prior months.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo discussed working with Miami-Dade County's RER Department on the Development of Regional Impacts (DRI) application for the City Park DRI; more detailed information is included in the meeting packet. A Council Meeting is tentatively scheduled for Friday, December 19, 2025, to discuss Miami-Dade County CDMP amendments involving the Urban Development Boundary, should amendments be received. Mrs. Cosio Carballo asked when the Counties would be having their legislative workshop meetings. Councilmember Geller answered with Tuesday, October 21st, at the Broward County Government Building, and Chair Lincoln said Monroe County's is November 13th at 10 am via Zoom. Mrs. Cosio Carballo added that a joint meeting or conference with the Treasure Coast Regional Planning Council is planned for 2026 and suggested discussing potential topics at the next Council meeting, including water infrastructure funding and the coral program.

B. Legal Counsel Report

Mr. Goren, Legal Counsel, updated the Council on the pending litigation for the RLF Program with Ms. Dawson. The Council has engaged Chris Sterns from Johnson Anselmo to represent the SFRPC in the Dawson case, which is an update from the memo previously provided by legal counsel. Detailed information is included in the Council packet.

C. Council Members Report

Councilmember Geller asked Mr. Deshazo, Deputy Director, to review the DOGE information. He discussed concerns with the population and inflation data used by the CFO, noting differences from the data sources commonly relied upon by local governments. Councilmember Geller advised counties and municipalities to verify the data sources used by the CFO.

D. Ex-Officio Report

Mr. Huynh, representing FDOT, District 6, reported that the FDOT Reward Program is going through the approval process at the MPO.

The South Florida Water Management District and Florida Department of Environmental Protection had nothing to report.

Chair Lincoln thanked everyone for attending, including the SFRPC staff, for their commitment to the Council.

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. 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 October 20, 2025, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 26th day of January 2026.

Frank Caplan, Secretary
Councilmember, Village of Key Biscayne

Date

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the South Florida Regional Planning Council at one of the following: (1) One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020; (2) Phone 954-924-3653; (3) Fax 954-924-3654; or (4) sfadmin@sfrpc.com. If you are hearing or speech impaired, please contact the Agency using the Florida Relay Service, 1 (800) 955-8771 (TTY/VCO), 1 (800) 955-8770 (Voice), 1 (800) 955-8773 (Spanish).

Agenda packets for upcoming Council meetings will be available at the Council's website, <https://sfregionalcouncil.org/meeting-materials/> ten days prior to the meeting.

If you would like to be added to the e-mail list to receive the link to the agenda, please e-mail the Council at sfadmin@sfrpc.com.



MEMORANDUM

AGENDA ITEM #III.B

DATE: JANUARY 26, 2026
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: FINANCIAL REPORT

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

Recommendation

Approve the Financial Report.



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1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924-3653 Phone, 954.924-3654 FAX
www.sfrationalcouncil.org

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
COMPARATIVE BALANCE SHEET**

December 31, 2025

(unaudited)

	October	November	December	Increase (Decrease)
<u>General Fund</u>				
Assets:				
Cash GF	2,514,994	2,406,313	2,264,018	(142,296)
SBA - Investment Account	531,719	533,532	535,337	1,806
Accounts Receivable	27,006	2,819	1,060	(1,759)
Due From Other Funds	59,583	32,529	38,549	6,021
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	3,148,779	2,990,670	2,854,441	(136,228)
Liabilities and Fund Balance:				
Liabilities	27,918	18,065	5,116	(12,949)
Fund Balance	3,120,861	2,972,604	2,849,325	(123,279)
Total Liabilities and Fund Balance	3,148,779	2,990,670	2,854,441	(136,228)
<u>Federal, State & Local</u>				
Assets:				
Accounts Receivable	86,372	51,902	153,641	101,738
Total Assets	86,372	51,902	153,641	101,738
Liabilities and Fund Balance:				
Liabilities	474	1,192	(831)	(2,023)
Fund Balance	85,898	50,710	154,472	103,761
Total Liabilities and Fund Balance	86,372	51,902	153,641	101,738
<u>Revolving Loan Funds</u>				
Assets:				
Cash RLF	3,793,956	3,841,374	3,880,997	39,623
Accounts Receivable	9,246,683	9,202,798	9,164,199	(38,598)
Allowance for Loan Losses	(1,131,419)	(1,131,419)	(1,131,419)	-
Total Assets	11,909,220	11,912,753	11,913,778	1,024
Liabilities and Fund Balance:				
Liabilities	1,583	(673)	(673)	-
Due To Other Funds	59,583	38,309	38,549	241
Fund Balance	11,848,055	11,875,117	11,875,901	784
Total Liabilities and Fund Balance	11,909,220	11,912,753	11,913,778	1,024
<u>Southeast Florida Regional Prosperity Institute</u>				
Assets:				
Cash	64,047	64,170	66,786	2,616
Receivables	-	-	-	-
Total Assets	64,047	64,170	66,786	2,616
Liabilities and Fund Balance:				
Liabilities	403	205	27	(178)
Fund Balance	63,644	63,965	66,759	2,794
Total Liabilities and Fund Balance	64,047	64,170	66,786	2,616

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

December 31, 2025

(unaudited)

<u>Description</u>	October	November	December	Fiscal to Date	% Realized	Annual Budget	% of Budget	Remaining Budget
<u>REVENUE REPORT</u>								
Membership Dues	\$ 1,360,630	\$ -	\$ -	\$ 1,360,630	100%	\$ 1,360,630	34%	\$ 1,360,630
Interest & Other Income	7,112	8,343	8,026	23,481	34%	\$ 70,000	2%	46,519
Federal Funded Projects	50,689	12,415	37,929	101,033	15%	\$ 667,617	17%	566,584
State Funded Projects	14,850	-	-	14,850	4%	\$ 387,650	10%	372,800
Local Funded Projects	21,369	722	118,701	140,792	36%	\$ 395,258	10%	254,466
Trust Funds	384,095	56,085	44,790	484,970	44%	\$ 1,108,014	28%	623,044
TOTAL Revenues	1,838,745	77,565	209,446	2,125,756	53%	3,989,169	100%	1,863,413
<u>EXPENSE REPORT</u>								
<u>Operating Expenses</u>								
Staff Compensation	\$ 240,186	\$ 139,410	\$ 147,160	\$ 526,756	26%	\$ 2,033,272	51%	\$ 1,506,516
Occupancy	9,343	9,343	9,695	28,382	23%	122,004	3%	93,622
Utilities Electric/Sanitation	571	537	398	1,507	22%	7,000	0%	5,493
Janitorial Services	802	-	802	1,604	16%	10,000	0%	8,396
Repairs & Maintenance	-	-	-	-	0%	7,000	0%	7,000
Storage	518	518	518	1,554	21%	7,500	0%	5,946
Office Automation	9,338	3,612	9,778	22,728	32%	70,000	2%	47,272
Advertising, Notices, Supplies, Postage & PR	9,451	3,414	2,686	15,551	18%	85,414	2%	69,862
Travel	28	20	32	80	1%	12,000	0%	11,920
Professional Development	-	-	-	-	0%	16,000	0%	16,000
Insurance	-	-	11,673	11,673	21%	55,000	1%	43,328
Miscellaneous Expenses	-	-	-	-	0%	1,000	0%	1,000
Legal Services (1)	3,283	2,718	2,210	8,211	13%	65,000	2%	56,789
Financial Services	147	148	142	437	1%	50,000	1%	49,563
Professional Consultants	-	770	300	1,070	6%	17,000	0%	15,930
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	253,066	160,491	185,395	619,552	24%	2,583,189	65%	1,963,636
<u>Pass Through Expenses:</u>	17,132	31,171	19,779	67,335	5%	1,383,786	34%	1,316,451
TOTAL Expenses	305,784	191,662	205,174	686,887	17%	3,966,975	99%	3,280,088
<u>OTHER REVENUES (Expenses)</u>								
Bad Debt- RLF Programs	-	-	-	-				
Excess (deficit) Revenues over Expenditures	\$ (30,584)	\$ 1,562,437	\$ 4,272	\$ 1,438,869		\$ 22,194	1%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 12,958				
Note: Percentage of Fiscal Year lapsed				25.00%				



MEMORANDUM

AGENDA ITEM #III.C

DATE: JANUARY 26, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: JANUARY LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED AMENDMENT CONSENT

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. As the Council Board did not meet in November and December, 2025, and no amendments adversely impacted 1) regional resources and facilities identified in the SRPP or created 2) extra-jurisdictional impacts inconsistent with the comprehensive plan of any affected local government within the Region, Council staff transmitted amendment comments in a timely manner to FloridaCommerce to preserve the Council’s commenting rights upon adoption.



Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments, with a copy to the State Land Planning Agency.

PROPOSED AMENDMENTS – NOVEMBER 2025

- **City of Hollywood 25-03ESR**

Proposes amending the City’s adopted Comprehensive Plan Land Use Element to create a new Commercial Recreation (“CREC”) Land Use category consistent with the BrowardNext Comprehensive Plan. The proposed language is the same language found in the “Permitted Uses” section of BrowardNext, which brings the City’s Comprehensive Plan into conformity. The text amendment language would add hotels, motels, and similar lodging ancillary to the primary commercial recreation use as a permitted use, whether by private or public ownership.

- **City of Lighthouse Point 25-01ER**

Proposes amending the City’s Comprehensive Plan by providing a text amendment updating the Future Land Use Element, Housing Element, Recreation and Open Space Element, Transportation Element, Coastal Management Element, Conservation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, Capital Improvements Element, and Intergovernmental Coordination Element.

- **City of Marathon 25-01ACSC**

Proposes amending the City’s Comprehensive Plan Policy 1-4.1.2 “Specific Standards and Requirements for Workforce-Affordable Housing.” The amendment adds an exception to the existing requirement that all affordable–early evacuation residential projects have on-site property management. The change broadens management options for workforce housing projects while maintaining oversight and emergency preparedness. It also supports the City’s goals for consistent, affordable housing policies and improved intergovernmental coordination.

- **Town of Southwest Ranches 25-01ESR**

Proposes amending the Town’s Comprehensive Plan Future Land Use Map (FLUM), changing the land use plan designation of approximately 58.7 acres from Agricultural to US Highway 27 Business, generally located on the east side of US Highway 27 between the C-11 canal to the north, Stirling Road to the south, and Menorah Gardens Cemetery to the East.

- **City of Sunrise 25-01ESR**

Proposes adding an amended 10-year water supply facilities work plan and amending the City’s Comprehensive Plan to strengthen coordination between water supply and local land use planning by amending the infrastructure, conservation, capital improvements, and intergovernmental coordination elements. The amendment intends to improve policy alignment and intergovernmental

coordination so that future land development approvals account for sustainable water supply planning, consistent with state law and regional water management strategies, including consistency with the South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan (LECWSP).

- **City of Sweetwater 25-01ESR**

Proposes (1) a text amendment to the Future Land Use Element of the City of Sweetwater, Florida Comprehensive Master Plan to allow the establishment of the 'Flagler City Center District' land use category, and (2) a map amendment to the Comprehensive Plan Future Land Use Map (FLUM) to amend FLUM designation of an approximately 104-acre parcel further identified by Miami-Dade County Tax Folio Nos. 25-4006-087-0010, 25-4006-001-2290, 25-4006-001-2430, and 25-4006-001-2431; from "Mobile Home Residential" and "Medium Multi-Family Residential" to "Flagler City Center District."

PROPOSED AMENDMENTS – DECEMBER 2025

- **Broward County 25-03ESR**

Proposes (1) amending the land use designation of a property within the Broward County Land Use Plan – Town of Southwest Ranches - from Agricultural to Commerce; approximately 58.7 acres; generally located on the east side of U.S. Highway 27, between the C-11 Canal and Stirling Road and (2) amending the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 66; approximately 6.2 acres; generally located between the C-14 Canal and Cypress Creek Road and between Andrews Avenue and Interstate 95, in the City of Fort Lauderdale.

- **Miami-Dade County 25-04ESR**

Proposes amending the "Future Natural Resources" section of the Land Use Element to add 'Figure 14.1: Mangrove Resources' to the map series and the associated interpretive text as a new paragraph to the Wetlands text on page I-94.

- **Miami-Dade County 25-05ESR**

Proposes (1) amending the "Agriculture" text in the Land Use Element to allow private wetland mitigation banks or conservation programs on land in Florida City; (2) amending the "Open Land" text of the Land Use Element to allow private wetland mitigation banks on certain land in Florida City; and (3) adding new 'Figure 5.2: Mitigation Bank and Conservation Program Area' to the Land Use Element map series.

- **City of Coral Springs 25-01ESR**

Proposes amending the Potable Water Sub-Element and Water Supply Facilities Work Plan within the City of Coral Springs' Comprehensive Plan.

- **Town of Cutler Bay 25-01ESR**

Proposes updating the Town of Cutler Bay's Water Supply Facilities Work Plan and adopting Water Supply Facilities Work Plan-related amendments to the Town Growth Management Plan.

- **City of Fort Lauderdale 25-03ESR**

Proposes amending the City of Fort Lauderdale Comprehensive Plan; Future Land Use Element, Conservation (CON) Element, Sanitary Sewer, Water and Stormwater Element, and Capital Improvement Element to incorporate by reference the Ten (10)-Year Water Supply Facility Work Plan 2026.

- **Islamorada, Village of Islands 25-05ACSC**

Proposes amending the Village's Future Land Use Map from Residential Medium (RM) to Mixed-use (MU) for the subject property, at 87469 Old Highway, located on Plantation Key, with Real Estate Number 00413300-000000.

- **City of Margate 25-01ESR**

Proposes a Land Use Plan Amendment to the City of Margate Comprehensive Plan, Appendix B, to permit a change of land use from 148.7729 acres of commercial recreation to 74.1259 acres of R(10) Residential, 7.618 acres of commercial and 67.029 acres of park; providing for an assignment of available residential density within the 636.18-acre irregular density dashed-line area "A" which will maintain an average density of 7.0 dwelling units per acre.

- **City of Sunny Isles Beach 25-03ESR**

Proposes a text amendment to the City's adopted Comprehensive Plan Future Land Use Element, updating outdated language and references as well as ensuring consistency between the Land Development Regulations and the Comprehensive Plan as it relates to maximum development allowances.

PROPOSED AMENDMENTS – JANUARY 2026

- **Broward County 25-04ESR**

Proposes adopting an amendment to the Broward County Comprehensive Plan Text within the Water Management Element to incorporate the County's 2025 Water Supply Facilities Work Plan (WSFWP). The amended policy addresses the WSFWP's minimum planning period, provides for updates, addresses development of water supply facilities, ensures water supply facilities are available to serve current and future development, ensures consistency of the Water Management Element and the Capital Improvements Element, and endeavors to cooperatively plan for water supply facilities.

The Council recommends strong water conservation policies to limit increased withdrawals from the Biscayne Bay Aquifer or the Floridian Aquifer System and supports Broward County's efforts towards those goals. As regional water demand increases to accommodate population growth, infrastructure expansion, and Everglades restoration, additional conservation measures are needed to balance the diverse needs of Southeast Florida. The SRPP Policies (including Policy 7.14 and Policy 7.15) relate to water conservation and provide guidance on water reuse, low-use, and landscaping methods.

The Council also recommends continued collaboration and coordination between Broward County and the City of Hollywood to ensure compliance with the Ocean Outfall Program detailed in Chapter 2008-232, Laws of Florida, to prevent future wastewater pollution of Broward's water resources.

- **Monroe County 25-06ACSC**

Proposes amending Monroe County's Future Land Use Map (FLUM) from Residential Medium (RM)

to Commercial (COMM), for property located at 106261, 106271, and 106281 Overseas Highway, Key Largo, particularly described as Lots 18-20, Block 3, Ocean Isle Estates.

- **City of Doral 25-01ESR**

Proposes a text amendment to the City of Doral Comprehensive Plan Future Land Use Element Policy 2.1.2, entitled “Industrial” category, to remove the prohibition on Amusement Center, Entertainment, Health/Exercise, and Sport Facility Uses within said Future Land Use Category.

- **Islamorada, Village of Islands 25-06ACSC**

Proposes amending the Village’s Future Land Use Map from Conservation to Mixed Use and establishing a new subarea policy under objective 1-2.11 on a subject property on Overseas Highway located on upper Matecumbe Key, with Real Estate Number 00096850-000200 comprising approximately 6.4 acres.

- **City of Lauderdale Lakes 25-02ER**

Proposes EAR-Based amendments to the City of Lauderdale Lakes’ Comprehensive Plan Future Land Use, Transportation, Housing, Conservation, and Capital Improvements Element. Encourages mixed-use, pedestrian-friendly design within six redevelopment areas across Lauderdale Lakes. Transportation Element updates include aiming for a 10% increase in transit ridership, expanding buffered bicycle facilities, assessing needed maintenance and improvements to the transportation system at least every five years, and transitioning the city fleet to electric or ultra-low emission vehicles by 2035.

- **City of Miami Beach 25-04ESR**

Proposes amending the City of Miami Beach Year 2040 Comprehensive Plan by amending Goal RLU 1, entitled “Resilient Land Use and Development,” Objective RLU 1.1, entitled “Establishment of Future Land Use Categories,” Policy 1.1.7, entitled “High Density Multi Family Residential (RM-3),” to establish a 5,000-square-foot floor area ratio (FAR) bonus for the RM-3 Land Use Category for oceanfront properties within the Faena Overlay District that contain a contributing historic structure.

- **City of Oakland Park 25-02ESR**

Proposes amending the City’s Comprehensive Plan to provide for the State mandated 2025 updates to the 10-year Water Supply Facilities Work Plan and by specifically holding a public hearing to consider an ordinance of the City Commission of the City of Oakland Park, Florida, amending the City’s Comprehensive Plan to provide for the State mandated updates to the Water Supply Facilities Plan and by specifically amending Section 4 “Infrastructure Element”.

ADOPTED AMENDMENTS – NOVEMBER 2025

No Adopted Amendments were received.

ADOPTED AMENDMENTS – DECEMBER 2025

- **City of Miramar 25-01ER**

Adopts amendments related to an Evaluation and Appraisal Review to the Comprehensive Plan of the

City of Miramar to reflect the required minimum 10-year and 20-year planning period, as well as changes in State requirements and in local conditions since the last update of the Comprehensive Plan.

- **City of North Lauderdale 25-01ER**

Adopts Evaluation and Appraisal Review based amendments to the City of North Lauderdale's Comprehensive Plan as required by Section 163.3191, Florida Statutes, pursuant to the State Coordinated Review guidelines of Section 163.3784(4), Florida Statutes and the Notice Requirements of 163.3184(11), Florida Statutes; amending the Future Land Use, Housing, Recreation and Open Space, Conservation, Intergovernmental Coordination, Infrastructure, Capital Improvement, Transportation, Public School, and adding a new Property Rights Element; providing for updated data and analysis supporting the proposed amendments to the goals, objectives and policies of the elements thereof.

- **City of Tamarac 25-01ER**

Adopts amendments to the City of Tamarac Comprehensive Plan "with changes," including amendments to the Future Land Use Element, the Transportation Element, the Housing Element, the Infrastructure Element, the Conservation Element, the Recreation and Open Space Element, the Intergovernmental Coordination Element, the Capital Improvements Element, the Education Element, the Economic Development Element and the Private Property Rights Element.

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

Adopts an amendment to the City of West Miami 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 located at 6020 SW 8 Street and 6024 SW 8 Street and designated "Commercial-Mixed Use," "High Density," and "Moderate Density," to the "Corridor Residential" designation.

ADOPTED AMENDMENTS – JANUARY 2026

- **Broward County 25-02ESR**

Amends the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 42 (4 parcels); approximately 85.8 acres; generally located on the southeast corner of Copans Road and the FEC Railway, in the City of Pompano Beach.

- **Monroe County 25-04ACSC**

Amends Policy 1302.1.4 and Policy 1302.1.5 of the Monroe County Year 2030 Comprehensive Plan to amend the requirement(s) for a community meeting, as requested by the Monroe County Board of County Commissioners (BOCC) at the February 19, 2025, regular public meeting.

- **Monroe County 25-05ACSC**

Adopts amendments to the Monroe County Comprehensive Plan by amending Policy 101.19.2 and Figure 2.5 and Table 2.7 of the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key to include that certain property located at 258 Cunningham Lane, Big Pine Key, Described as Lots 5, 6, 7, 8, 13, 14, 15, and 16 of Block 1 of Pine Hammock.

- **Islamorada, Village of Islands 25-02ACSC**
Proposes to amend the Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for the subject property known as Windley Cove, located on Windley Key.
- **Islamorada, Village of Islands 25-03ACSC**
Amends Policy 1-3.1.3, Institute a Program for Transfer of Development Rights, of the Islamorada, Village of Islands, Comprehensive Plan by amending procedures and eligibility criteria for the transfer of development rights.
- **Islamorada, Village of Islands 25-04ACSC**
Amends the Islamorada, Village of Islands, Future Land Use Map from Residential Conservation (RC) to Mixed Use (MU) for the subject property, at 76800 Overseas Highway located on Lower Matecumbe Key, and to establish a new sub-area policy under Objective 1-2.11.
- **City of Miami 25-01ESR – REVISED**
Proposes amending the City of Miami’s Comprehensive Neighborhood Plan (MCNP) to create the “Transit Oriented Node” Future Land Use designation; amending Appendix LU-1; amending Policy LU-5.1.3 and Policy LU-5.2.1; and amending the Future Land Use Map (FLUM) of approximately 143.75 gross acres to “Transit Oriented Node – 2” and “Transit Oriented Node – 1”. The amendment was revised from the proposed stage to address comments from FloridaCommerce and the Florida Department of Transportation.
- **City of North Miami 25-01ESR**
Proposes amending the City’s Comprehensive Plan’s Future Land Use Element (FLUE) and Future Land Use Map (FLUM) to create the NW 7th Avenue Cultural Arts and Innovation Overlay District (CAIOD).

*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: JANUARY 26, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: PROPOSED SFRPC MEETING DATES AND LOCATIONS - 2026

Please find the proposed 2026 meeting scheduled for the 3rd Monday of the month, for your review and approval. Also attached is a list of holidays for 2026.

Recommendation

For discussion and approval of a schedule for 2026.



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



DRAFT

2026 MEETING DATES AND LOCATIONS

All meetings begin at 10:30 a.m. unless otherwise noted.

JANUARY	Monday, January 26	Election of Officers, Southeast Florida Regional Prosperity Institute Annual Meeting	SFRPC, Hollywood
FEBRUARY	Monday, February 23	Regular Council Meeting	SFRPC, Hollywood
MARCH	Monday, March 16	Regular Council Meeting	SFRPC, Hollywood
	Thursday, March 20	SFRPC / TCRPC Joint Meeting	TBD, TCRPC Region
APRIL	Monday, April 20	Regular Council Meeting	SFRPC, Hollywood
MAY	Thursday, May 21	SFRPC Conference	TBD, South Florida Region
JUNE	Monday, June 15	Regular Council Meeting, Audit Report Update	TBD, Monroe County
JULY	Monday, July 20	Regular Council Meeting Budget Amendments, Membership Fees	SFRPC, Hollywood
AUGUST	Monday, August 17	Summer Recess - No Meeting Scheduled	
SEPTEMBER	Monday, September 21	Regular Council Meeting Executive Director / Legal Counsel Reviews / SFRPC Budget	SFRPC, Hollywood
OCTOBER	Friday, October 16	SFRPC/TCRPC Joint Conference	TBD – SFRPC Region
	Monday, October 19	Regular Council Meeting	SFRPC, Hollywood
NOVEMBER	Monday, November 16	Regular Council Meeting	TBD, Miami-Dade County
DECEMBER	Monday, December 21	Winter Recess - No Meeting Scheduled	



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924-3654 FAX
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2026 - Holidays/Religious

Holiday	Month	Date Celebrated
New Year's Day	January	1
Martin Luther King Jr. Day	January	19
Presidents' Day	February	16
St. Patrick's Day	March	17
Passover	April	1 - 9
Good Friday	April	3
Easter Sunday	April	5
Memorial Day	May	25
Juneteenth	June	19
Independence Day	July	4
Labor Day	September	7
Rosh Hashanah	September	11 - 13
Yom Kippur	September	20 - 21
Sukkot	September/October	25 – 2
Columbus Day	October	12
Veterans Day	November	11
Thanksgiving	November	26 - 27
Hanukkah	December	4 - 12
Christmas	December	25
New Year's Eve	December	31



MEMORANDUM

AGENDA ITEM # IV.A

DATE: JANUARY 26, 2026

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
1022	*****	300,000.00	300,000.00	240	7.0	2,709.36	254,524.33	12/01/25	0	12/01/25	01/01/26	01/08/04	09/01/39	Performing
1023	*****	301,586.50	301,586.50	120	0.0	350.00	161,715.88	12/01/25	0	12/01/25	01/01/26	07/19/06	03/01/29	Performing
1039	*****	125,000.00	125,000.00	84	5.0	200.00	119,582.53	03/01/25	274	03/11/25	04/01/25	11/24/08	12/31/15	Delinquent
1040	*****	200,000.00	200,000.00	84	5.0	1,472.32	31,981.09	12/01/25	0	12/01/25	01/01/26	02/02/09	08/01/28	Performing
3024	*****	189,043.88	189,043.88	144	0.0	500.00	85,000.00	12/25/25	0	12/02/25	01/25/26	07/26/99	12/01/16	Default Final Judgment
4008	*****	300,000.00	300,000.00	0	5.0	750.00	136,886.96	12/12/25	0	12/15/25	01/12/26	07/31/09	03/31/39	Performing
4018	*****	119,598.00	150,000.00	120	6.0	1,327.78	112,296.62	12/01/25	0	12/01/25	01/01/26	07/12/13	08/01/20	Performing
4027	*****	149,500.00	149,500.00	120	5.0	1,590.98	19,392.95	09/01/25	91	09/04/25	10/01/25	12/15/15	12/15/25	Performing
4028	*****	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2436	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	*****	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2436	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	*****	332,972.82	332,972.82	111	6.5	2,000.00	321,583.86	12/01/25	0	12/01/25	01/01/26	09/28/17	08/01/28	Performing
4032	*****	300,000.55	300,000.55	120	7.0	3,577.27	125,946.40	12/01/25	0	12/01/25	01/01/26	10/24/18	11/01/28	Performing
4033	*****	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	777	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
4034	*****	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1217	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	*****	248,684.03	248,684.03	84	0.0	375.00	9,896.57	12/01/25	0	12/01/25	01/01/26	03/05/19	10/01/33	Performing
4036	*****	549,223.30	549,223.30	84	0.0	375.00	474,594.60	12/01/25	0	12/01/25	01/01/26	03/05/19	10/01/33	Performing
4037	*****	173,904.64	173,904.64	84	5.0	1,750.00	94,836.13	12/01/25	0	12/01/25	01/01/26	03/28/19	03/28/26	Performing
4038	*****	99,885.78	99,885.78	60	7.0	1,500.00	19,821.16	12/01/25	0	12/01/25	01/01/26	03/28/19	03/28/26	Performing
4039	*****	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1217	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	*****	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	777	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	*****	200,000.00	200,000.00	120	4.5	2,322.17	105,027.87	12/01/25	0	12/01/25	01/01/26	04/22/21	04/01/31	Performing
4044	*****	130,000.00	130,000.00	120	4.5	1,347.30	75,520.60	12/01/25	0	12/01/25	01/01/26	03/22/21	03/01/31	Performing
4046	*****	100,000.00	100,000.00	60	0.0	300.00	80,527.84	12/01/25	0	12/01/25	01/01/26	10/06/22	10/01/27	Modification
4048	*****	349,497.00	98,668.75	60	0.0	352.00	85,572.75	12/01/25	0	12/01/25	01/01/26	02/23/23	03/01/28	Performing
4049	*****	331,700.00	80,271.75	60	0.0	301.00	73,348.75	12/01/25	0	12/01/25	01/01/26	02/23/23	03/01/28	Performing
4050	*****	331,700.00	85,566.75	60	0.0	321.00	78,183.75	12/01/25	0	12/01/25	01/01/26	02/23/23	03/01/28	Performing
Totals		5,921,802.73	5,203,814.98			26,089.23	3,462,178.54							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
December 31, 2025

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
4052	*****	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	12/31/2025			\$ 1,716,799.37
Committed Funds				
Unfunded Loan Commitments	\$ 470,000			
Administrative Fees	7,807.44			
Total Committed Funds				\$ 477,807.44
Total Uncommitted Funds				\$ 1,238,991.93



January 5, 2026

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 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. On November 10, 2025, Ms. Dawson filed another Notice of Extended Unavailability through November 28, 2025. SFRPC rescheduled its hearing to November 20, 2025, then again rescheduled it for December 1, 2025. On November 12, 2025, the Court entered a Uniform Case Management Order, scheduling a mandatory Case Management Conference for December 1, 2025. On December 2, 2025, the Court entered the following: 1) Order Granting SFRPC's Motion to Strike and/or to Dismiss Amended Crossclaim; and 2) Order on Case Management Conference.

January 5, 2026

On December 2, 2025 and December 3, 2025, Ms. Dawson filed the following pleadings: 1) Affidavit of Excusable Neglect; 2) Motion to Vacate Order on Case Management Conference of December 1, 2025; 3) Motion to Vacate Order on SFRPC's Motion to Strike and/or to Dismiss Amended Crossclaim dated December 2, 2025; and 4) Notice of Objection for Plaintiff's Motion for Summary Judgment to be Heard on Motion Calendar. On December 4, 2025, Plaintiff filed a Re-Notice of Hearing for their Motion for Summary Final Judgment and it was scheduled for December 18, 2025. On December 5, 2025, Ms. Dawson filed a Motion to Strike Re-Notice of Hearing on Plaintiff's Motion for Final Summary Judgment and a Motion for Continuance and/or Stay the Calendar Call December 11, 2025. On December 9, 2025 and December 10, 2025, Ms. Dawson filed the following: 1) Notice of Filing Transcript of Hearing held May 21, 2025; 2) Sworn Affidavit of Angela L. Dawson; and 3) Verified Motion to Disqualify Judge Daniel Casey. On December 11, 2025, the Court entered an Order of Disqualification, granting Ms. Dawson's Motion and randomly reassigning the case to another Circuit Civil Division. The case was reassigned to the Honorable Judge John Bowman. The Honorable Judge Bowman had previously recused himself on or about November 7, 2018, in South Florida Regional Planning Council v. Angela Dawson PA, et al, Case No. CACE18-010315 and this current case will most likely be reassigned again.

Howard Law filed a Notice of Appearance on behalf of Equity Partners on December 17, 2025. A Stipulation for Substitution of Counsel and Consent to Substitution of Counsel was filed on December 18, 2025. On December 31, 2025, Ms. Dawson filed a Motion for Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey.

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)

**IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NO. CACE23015668 DIVISION: 03 JUDGE: Casey, Daniel A. (03)

Equity Partners 102 LLC

Plaintiff(s) / Petitioner(s)

v.

1817 NW 15th ST LLC, et al

Defendant(s) / Respondent(s)

**ORDER ON SOUTH FLORIDA REGIONAL PLANNING COUNCIL'S MOTION TO
STRIKE AND/OR TO DISMISS AMENDED CROSSCLAIM**

THIS CAUSE, having come before the Court upon Cross-Defendant, SOUTH FLORIDA REGIONAL PLANNING COUNCIL's, Motion to Strike and/or to Dismiss Amended Crossclaim ("Motion"), and the Court having reviewed the relevant papers, and the Court hearing argument of counsel, and being otherwise fully advised in the premises, orders as follows:

Cross-Defendant's Motion is GRANTED. The motion is stricken as unauthorized. Specifically, on October 9, 2023, this Court entered an Agreed Order dismissing the Counterclaim and Crossclaim, and providing Crossclaimant until October 30, 2023 to amend. Cross-Plaintiff failed to timely amend. On June 16, 2025, without seeking leave of court to do so, Crossclaimant filed its Amended Counterclaim and Crossclaim with Additional Party Crossclaims and Damages. The Amended Crossclaim is therefore stricken. In addition, the Court finds that the Crossclaim fails to state a valid cause of action.

The Crossclaim also, and independently, is barred because it fails to allege that Cross-Plaintiff provided statutory notice to the Council and that the Council denied Cross-Plaintiff's claim in writing, or that more than six months passed without the claim being resolved prior to the filing of this lawsuit. See §768.28(6)(a) (denial in writing) and 768.28(6)(d) (failure to dispose of the claim within six months after receipt of written notice constitutes a denial).

Finally, the Crossclaim is also barred by the doctrine of sovereign immunity.

DONE AND ORDERED in Chambers at Broward County, Florida on 2nd day of December, 2025.


CACE23015668 12-02-2025 8:10 AM

CACE23015668 12-02-2025 8:10 AM

Hon. Daniel Casey

CIRCUIT COURT JUDGE

Electronically Signed by Daniel Casey

Copies Furnished To:

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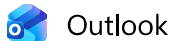
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Outlook

EDA RLF Risk Rating for Financial Report Period ending 9/30/2025

From Priscilla Kittles <pkittles@eda.gov>**Date** Mon 11/24/2025 2:39 PM**To** Jeffrey Tart <jtart@sfrpc.com>; Leandro Braslavsky <lbraslavsky@sfrpc.com>; jmiller@eda.gov <jmiller@eda.gov>

UNITED STATES DEPARTMENT OF COMMERCE
Economic Development Administration
Atlanta Regional Office
401 West Peachtree Street, NW Suite 1820 Atlanta, GA 30308-3510

11/24/25
Jeffrey Tart
South Florida Regional Planning Council
1 Oakwood Boulevard Suite 250
Hollywood
Florida
33020-1959

Re: Financial Report for fiscal year ending 09/30/25

Dear Jeffrey Tart:

EDA has completed the risk rating under the RLF Risk Analysis System for the RLF award 04-79-07544 based on the RLF Financial Report, Risk Rating-47147FL-2025.09.30, for the fiscal year ending 09/30/25. Information on the EDA RLF Program Risk Analysis System may be found at <https://www.eda.gov/sites/default/files/2022-02/EDA-RLF-Risk-Analysis-System.pdf>

Your current Risk Rating: A (Total Score 27.0 Points).

[Link to your Risk Rating](#)

[Link to your Financial Report](#)

In response to the coronavirus pandemic, EDA temporarily suspended four risk measures (Default Rate, Default Rate over Time, Net RLF Income, and Leverage Ratio) and adjusted the rating thresholds.

Temporary Scoring Thresholds:

Level A: 27-30 points

Level B: 20-26 points

Level C: 19 points or fewer

SCORE FOR EACH MEASURE

Capital Base

Capital Base Index:

Assets

Default Rate: 3.0

Default Rate over Time:

Loan Write-Off Ratio:

Dollars Written-Off: 3.0

Management

RLF Plan: 3.0

Financial Control: 3.0

Timely and Complete Reporting: 3.0

Tenure:

Financial Reporting: 1.0

Earnings

Net RLF Income: 2.0

Liquidity

Cash Percentage: 3.0

Cash Percentage over Time:

Strategic Results

Leverage Ratio: 3.0

Cost per Job: 3.0

REPORTING FREQUENCY

RLF awards that are rated as Level A report to EDA on an annual basis, within 90 calendar days following the end of the RLF recipient's fiscal year.

RLF awards rated as Level B or Level C report to EDA on a semi-annual basis, within 30 calendar days following the end of the RLF recipient's fiscal year, and again 6 months later.

CORRECTIVE ACTION PLAN

RLF awards rated as Level C are required to submit to EDA a proposed Corrective Action Plan (CAP) with actions designed to correct weaknesses in their operations. A CAP should include specific milestones and target dates for their completion. The CAP is required to be submitted via the RLF Portal within 60 days of the notification.

If your RLF has received a C rating, the RLF Portal will send you notification that a CAP is required. Contact your RLF Administrator for guidance to complete and submit a CAP in the RLF Portal for EDA's review and concurrence.

ALLOWABLE CASH PERCENTAGE

During the Revolving Phase, Recipient must manage its loan repayment and lending schedule in order to avoid exceeding the Allowable Cash Percentage.

RLF awards with more than 50% of the RLF Capital Base held as RLF Cash Available for Lending for more than 24 months may be subject to partial termination of the RLF award.

AUDIT

Pursuant to the RLF Standard Terms and Conditions (STCs), RLF awards are required to submit to EDA an annual independent audit. While the majority of RLFs meet this requirement through the Single Audit or Program-Specific Audit as described in Uniform Guidance (2 CFR 200), those RLFs that are otherwise not

audited must submit to EDA an independent program-specific audit for fiscal years concluding after March 31, 2018. The audit must fulfill the requirements of 2 CFR § 200.507 and adhere to the Compliance Supplement in appendix XI to 2 CFR part 200. In lieu of such a program-specific audit, you may submit an organization-wide independent audit to EDA. If EDA determines that the organization-wide audit is not an adequate substitute for the program-specific audit, you must submit a program-specific audit that meets EDA requirements.

Please contact your RLF Administrator Janet Miller with any questions or concerns.

Thank you,
Janet Miller, RLF Administrator
Atlanta Regional Office

Ref: a1ISJ000003ZulzYAK, a1qt0000000JuNVAA0

SFRPC'S \$1,200,000 FY25 Brownfields Assessment Coalition Grant Kickoff

The FY2025 SFRPC Brownfields Assessment Coalition Grant is officially underway. A grant kickoff meeting was held with EPA on October 7, 2025, followed by a site tour of various properties identified by the Coalition partners as priority sites. The Coalition consists of SFRPC as the lead member, and two 501(c)3 nonprofit organizations: the South Florida Community Land Trust, Inc (SFCLT), a nonprofit developer that partners with municipalities and local organizations to create quality, sustainable and permanently affordable housing for low-income and working families and individuals and those vulnerable to being displaced from their communities by market forces. The second, Allapattah Collaborative, CDC (ACDC), is a Community Development Corporation (CDC), now also designated as a Main Street America community, based in the Miami neighborhood of Allapattah. ACDC's mission is to build an Allapattah economy that works for everyone while preserving the neighborhood's unique cultural heritage.

The \$1,200,000 grant will be ongoing for up to four years and will include the following activities within the Coalition partners' target areas:

- Community engagement
- Environmental assessment
- Cleanup and reuse planning

Initial next steps under this grant will include a Community Involvement Plan with the Coalition members, preparation of Phase I Environmental Site Assessments (ESAs) and/or document reviews on identified priority sites, and progress on a Brownfields Inventory that begins to identify other priority sites based on research and input from the community.

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.



SFRPC Coalition members and Stantec staff at Allapattah site visit, October 2025



A tour of Allapattah given by ACDC with visiting graduate students in architecture and urban design





Phone 954-924-3653
Fax 954-924-3654
www.sfrgionalcouncil.org

BUILDING AFFORDABLE HOMES IN FORT LAUDERDALE

The Southeast Florida Community Development Fund, Inc. and the Broward County Minority Builders Coalition to Construct Four Affordable Three-Bedroom Homes in Fort Lauderdale

The Broward County Minority Builders Coalition, Inc. (MBC) is advancing its commitment to expanding affordable housing opportunities through the construction of four new single-family homes in the City of Fort Lauderdale. This project will deliver high-quality, energy-efficient residences as part of the Broward County in-fill lot development program.

Each home will feature three bedrooms and two bathrooms, ranging from approximately 1,900 to 2,200 square feet.

This housing initiative is made possible through collaboration between the Broward County Minority Builders Coalition, Inc. and the Southeast Florida Community Development Fund, Inc., (SFCDFI) an independent 501(c)(3) that promotes community and economic development, expands access to capital, and supports job creation. The Southeast Florida Community Development Fund, Inc. provides construction financing for affordable residential homes for first-time minority homebuyers and delivers loans and development services to disadvantaged small businesses. Together, the Broward County MBC and the SFCDFI are advancing an affordable housing initiative and economic opportunity for Fort Lauderdale residents.



Project Overview

Construction of four new affordable homes in Fort Lauderdale, FL in Broward County

Home Details

Each 1,900–2,200 SF home consists of three bedrooms, and two bathrooms

Locations

- 1050 NW 29th Terrace
- 2694 NW 15th Street
- 370 NW 27th Terrace
- 390 NW 27th Terrace



South Florida Regional Planning Council

1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

To learn more about the SFCDFI or how to get involved, please contact Senior Loan Officer, Jeffrey Tart at 954-924-3653 or [jart@sfrc.com](mailto:jtart@sfrpc.com).



Phone 954-924-3653
Fax 954-924-3654
www.sfrregionalcouncil.org

BUILDING AFFORDABLE HOMES IN RIVIERA BEACH

Riviera Beach CRA – Background

The Riviera Beach Community Redevelopment Agency is at the heart of the dramatic transformations underway within its district. Formed in 1984 by the Riviera Beach City Council, the CRA provides funding for a wide scope of projects that incentivize economic growth through business attraction and retention; finances new and improved infrastructure for real estate projects; and generally works to expand the tax base by creating a welcoming environment that eliminates blight and improves the perception of safety in an area.

The Agency's main mission is to guide the city's redevelopment efforts. This includes making investments of public funds in key infrastructure improvement projects that have the capacity to act as a catalyst for additional private funding and development, creating jobs, and improving the quality of life for city residents.

This housing initiative is made possible through collaboration between the Riviera Beach CRA and the Southeast Florida Community Development Fund, Inc., an independent 501(c)(3) that promotes community and economic development, expands access to capital, and supports job creation. The Southeast Florida Community Development Fund, Inc. provides construction financing for affordable residential homes for first-time minority homebuyers and delivers loans and development services to disadvantaged small businesses and start-ups. Together, the Riviera Beach CRA and the SFCDFI are advancing an affordable housing initiative and economic opportunity for Riviera Beach residents. The Renaissance Riviera Beach project consists of seven affordable homes in total with the initial three homes commencing construction in Q4 2025.

Project Overview

Initial construction of three new affordable homes in Riviera Beach, FL in Palm Beach County

Home Details

Each 1,700 SF home consists of three bedrooms and two and a half baths

Locations

- 1201 Avenue F
- 173 West 13th Street
- 980 West 1st Street



South Florida Regional Planning Council

1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

To learn more about the SFCDFI or how to get involved, please contact Senior Loan Officer, Jeffrey Tart at 954-924-3653 or jtart@sfrpc.com.



MEMORANDUM

AGENDA ITEM # IV.B

DATE: JANUARY 26, 2026

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 2025, the EDA completed their RLF Risk Analysis and conveyed the South Florida Regional Planning Council earned a current annual risk rating of an "A" for the fiscal year ending 9/30/2025.

To date, loan administration has approved thirty-eight (39) new CARES ACT RLF loans totaling \$9,060,077.80 and saved and/or created 350 related jobs.



South Florida Regional Planning Council
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CARES ACT REVOLVING LOAN FUND
PAYMENT STATUS REPORT - JANUARY 2026

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
5107	*****	300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	158,138.44	01/01/26	0	01/02/26	02/01/26	11/20/20	11/01/30	Performing
5110	*****	500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	335,400.79	01/01/26	0	01/02/26	02/01/26	01/13/21	01/01/31	Performing
5111	*****	560,000.00	560,000.00	120	3.5000	12	4,713.59	4,713.59	458,409.29	01/01/26	0	01/02/26	02/01/26	12/31/20	07/31/35	Performing
5112	*****	500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	273,121.99	01/01/26	0	01/02/26	02/01/26	12/28/20	01/01/31	Performing
5114	*****	150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	84,474.39	01/01/26	0	01/02/26	02/01/26	02/24/21	02/01/31	Performing
5115	*****	100,000.00	100,000.00	60	0.0000	12	200.00	200.00	74,321.09	11/01/25	32	12/02/25	12/01/25	02/02/21	02/01/26	Performing
5117	*****	394,000.00	394,000.00	120	3.5000	12	3,033.80	3,033.80	291,566.74	01/01/26	0	01/02/26	02/01/26	05/13/21	05/01/31	Performing
5118	*****	500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	390,604.14	01/01/26	0	01/02/26	02/01/26	06/15/21	07/01/36	Performing
5119	*****	150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	96,977.97	01/01/26	0	01/02/26	02/01/26	08/12/21	08/01/31	Performing
5120	*****	295,000.00	295,000.00	120	4.1490	12	3,258.10	3,258.10	216,232.56	01/01/26	0	01/02/26	02/01/26	08/09/21	08/01/31	Performing
5121	*****	175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	105,097.31	01/01/26	0	01/02/26	02/01/26	08/24/21	08/01/31	Performing
5122	*****	500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	417,357.32	01/01/26	0	01/02/26	02/01/26	08/25/21	08/01/31	Performing
5123	*****	250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	166,143.47	01/01/26	0	01/02/26	02/01/26	10/15/21	10/01/31	Performing
5125	*****	500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	398,105.13	01/01/26	0	01/02/26	02/01/26	01/13/21	10/01/31	Performing
5126	*****	128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	32,540.78	01/01/26	0	01/02/26	02/01/26	02/15/22	02/01/27	Performing
5127	*****	200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	138,714.02	01/01/26	0	01/02/26	02/01/26	06/09/22	06/01/32	Performing
5129	*****	600,000.00	250,000.00	180	6.0000	12	2,109.64	2,109.64	223,129.04	01/01/26	0	01/02/26	02/01/26	06/22/23	07/01/38	Performing
5131	*****	500,000.00	70,918.85	36	7.0000	12	441.25	441.25	70,915.88	01/01/26	0	01/02/26	02/01/26	10/16/25	10/01/28	Performing
5132	*****	500,000.00	8,280.64	240	5.5000	12	53.13	53.13	8,280.64	01/01/26	0	01/02/26	02/01/26	11/21/25	12/01/45	Performing
Totals		6,802,000.00	5,546,199.49				48,349.68	48,349.68	3,939,530.99							

LIST OF COMMITTED CARES RLF FUNDS
January 1, 2026

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
5131	*****	500,000.00	1/16/2024	\$71,767.95	10/16/2025	\$ 428,232.05
5132	*****	500,000.00	5/20/2025	\$8,280.64	11/21/2025	\$ 491,719.36
5129	*****	350,000.00	12/23/2025	\$0.00	n/a	\$ 350,000.00
	TOTAL	\$1,350,000.00		\$8,280.64		\$ 1,269,951.41

Cash Available to Lend				
Bank Balance as of	12/31/2025			\$ 1,832,737.93
Committed Funds				
Unfunded Loan Commitments	\$1,269,951.41			
Administrative Fees	11,345.95			
Total Committed Funds				\$ 1,281,297.36
Total Uncommitted Funds				\$ 551,440.57

Portfolio Analysis

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

Cutoff Date: 1/2/2026
Run Date: 01/05/2026
Run Time: 11:51:07 am
Page 1 of 1

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	18	3,865,209.90	98.11%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	1	74,321.09	1.89%
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	19	3,939,530.99	100.00%

Contaminated Portfolio	1	74,321.09	1.89%
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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%
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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%
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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.

CARES ACT RLF FUNDING UPDATE

AS OF: 01/01/2026

Loan #	LOAN AMOUNT	COUNTY	CITY
1	\$25,000.00	Monroe	Key Largo
2	\$30,000.00	Monroe	Islamorada
3	\$500,000.00	Broward	Pompano Beach
4	\$85,000.00	Palm Beach	Palm Springs
5	\$300,000.00	Miami- Dade	Miami
6	\$35,000.00	Broward	Hollywood
7	\$210,000.00	Broward	Miramar
8	\$150,000.00	Monroe	Key West
9	\$500,000.00	Monroe	Key West
10	\$500,000.00	Miami- Dade	Miami Beach
11	\$50,000.00	Broward	Hollywood
12	\$150,000.00	Broward	Davie
13	\$50,000.00	Broward	Lauderhill
14	\$243,000.00	Broward	Sunrise
15	\$394,000.00	Palm Beach	Boca Raton
16	\$300,000.00	Broward	Plantation
17	\$75,000.00	Broward	Fort Lauderdale
18	\$80,000.00	Miami- Dade	Miami
19	\$175,000.00	Palm Beach	West Palm Beach
20	\$500,000.00	Miami- Dade	Miami
21	\$150,000.00	Broward	Plantation
22	\$250,000.00	Miami- Dade	Miami Beach
23	\$500,000.00	Broward	Coconut Creek
24	\$128,000.00	Broward	Hollywood
25	\$365,000.00	Monroe	Key West
26	\$200,000.00	Broward	Plantation
27	\$75,000.00	Broward	Fort Lauderdale
28	\$200,000.00	Broward	Fort Lauderdale
29	\$100,000.00	Broward	Plantation
30	\$50,000.00	Broward	Lauderhill
31	\$462,036.20	Palm Beach	Riviera Beach
32	\$100,000.00	Miami- Dade	Miami
33	\$63,041.60	Broward	Sunrise
34	\$250,000.00	Broward	Sunrise
35	\$500,000.00	Palm Beach	Riviera Beach
36	\$115,000.00	Miami- Dade	Miami
37	\$350,000.00	Broward	Miramar
38	\$500,000.00	Broward	Sunrise
39	\$350,000.00	Broward	Sunrise

TOTAL FUNDED: **\$9,060,077.80**



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JANUARY 26, 2026

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: PRESENTATION: SFRPC ROLE IN THE FLORIDA DRI PROCESS FOLLOWING PASSAGE OF CS/CS/HB 1151 (CH. 2018-158, LAWS OF FLORIDA) IN 2018

In 2021, the SFRPC executed a multi-party agreement with the Department of Economic Opportunity (now known as Florida Commerce), Miami-Dade County, and the Applicant of the “Parkland / Krome Groves” Development of Regional Impact (DRI), now known as City Park, located in southwest Miami-Dade County. Developments of Regional Impact (DRIs) are defined as “any development which, because of its character, magnitude, or location, would have a substantial effect on the health, safety, or welfare of citizens of more than one county.” (Section 380.06, F.S.). The purpose of the DRI Review Process is to determine if proposed project impacts state or regional resources and facilities and what steps must be taken to mitigate the impacts. There is no judgement on the merits of a particular development proposal.

The purpose of today’s presentation by Sam Goren, SFRPC Legal Counsel, is to familiarize the Council Board with the DRI Process and Council’s role as it exists today following the passage of CS/CS/HB 1151 (ch.2018-158, Laws of Florida (LOF)). Today’s conversation is **not** about the Parkland / Krome Groves DRI. It is about process only.

Background

The DRI Program was created in 1972 (Chapter 72-317, Laws of Florida) for jurisdictions that adopted a zoning ordinance pursuant to Chapters 163 or 176, Fla. Stat, and Areas of Critical State Concern. It also was authorized in jurisdictions which failed to adopt a zoning ordinance within 90-days of a developer’s request to the jurisdiction and State Land Planning Agency.

There have been numerous amendments to the DRI Statutes since 1972 with the last in 2018. In 2018, the Florida Legislature eliminated state and regional review of existing Developments of Regional Impact (DRIs) and the Florida Quality Development (FQD) programs and transferred “... responsibility for the

implementation of, and amendments to, DRI and FQD development orders to the local government in which the developments are located.”¹ (CS/CS/HB 1151; Ch. 2018-158, LOF) There were two exemptions related to DRIs: Section 380.06(12)(b)1. and 2., Florida Statutes:

1. Amendments to a development order governing an existing development of regional impact.
2. An application for development approval filed with a concurrent plan amendment application pending as of May 14, 2015, if the applicant elects to have the application reviewed pursuant to this section as it existed on that date. The election shall be in writing and filed with the affected local government, regional planning council, and state land planning agency before December 31, 2018.

With statutory exemption 2., the “Parkland / Krome Groves” DRI, also referred to as “City Park” was grandfathered into the DRI Process. Additionally, the review of the proposed City Park DRI is governed by the 2015 versions of §380.06, F.S., as well as Rules 28-24 and 73C-40, F.A.C. On September 20, 2021, the Council Executive Director received correspondence from the Applicant to request recommencement of the “Parkland”/ Krome Groves” DRI process (DCA No. 11-07-005) following a pause in the process in 2008. Additional information is provided in Attachment C.

The following is an overview of Florida’s Developments of Regional Impact (DRI) Program as well as the SFRPC’s duties and responsibilities by the §380.06, Florida Statutes (Fla. Stat.) and Rule 73C-40, Florida Administrative Code (F.A.C.)

The DRI Review Program has the following stages:

- i. Pre-Application, during which the Developer provides information about its proposed development plan (uses, densities and intensities) and site-specific details. The RPC and review partners review the information in order to establish the methodologies, data sources, and assumptions to be used as well as which questions will be answered in the DRI’s Application for Development Approval.

The parties’ consensus is then codified in an Agreement to Delete, executed by the Developer and the RPC Executive Director.

- ii. Application for Development Approval: The Developer has one-year after executing the Agreement to submit its ADA.

Once the ADA is submitted, the RPC coordinates with the review parties to determine if the ADA is Sufficient. Sufficiency means the required questions are included, the answers used the required methodologies, and answers are complete allowing the ability to determine if the DRI adversely impacts any state or regional resources or facilities. If the ADA is not Sufficient, the RPC will provide the Developer a Statement of Information Needed, and the responses to which will be used to resubmit the ADA.

¹ [House of Representatives Final Staff Analysis CS/CS HB 1151; Ch. 2018-158, LOF](#)

- iii. Regional Impact Assessment Report: Once the ADA is Sufficient, Council staff will prepare a Regional Impact Assessment Report and schedule a Board Meeting during which the Members will consider its staff's Report. The Report is an assessment of the proposed DRI and its consistency with §380.06, Fla. Stat., Rule 73C-40, F.A.C., and the Strategic Regional Policy Plan. The Report also identifies any potential adverse impacts to any state or regional resources or facilities and recommended mitigation measures. Finally, the Report includes a draft DRI Development Order.
- iv. Council Board Action: The Council will consider the Regional Impact Assessment Report at a Council Board meeting.
- v. Transmittal of the Report to the host jurisdiction.
- vi. Review of Rendered DRI Development Order: If the host jurisdiction approves the DRI and adopts a D.O., it then renders the D.O. to the RPC and FloridaCommerce. FloridaCommerce solely is authorized to appeal a D.O. based on inconsistency with §380.06, Fla. Stat., Rule 73C-40, F.A.C. The RPC will schedule a Board Meeting at which it will take action to recommend to FloridaCommerce to appeal or not appeal the D.O.

Recommendation:

Information Only.

Attachments

A: Stages of the DRI Process

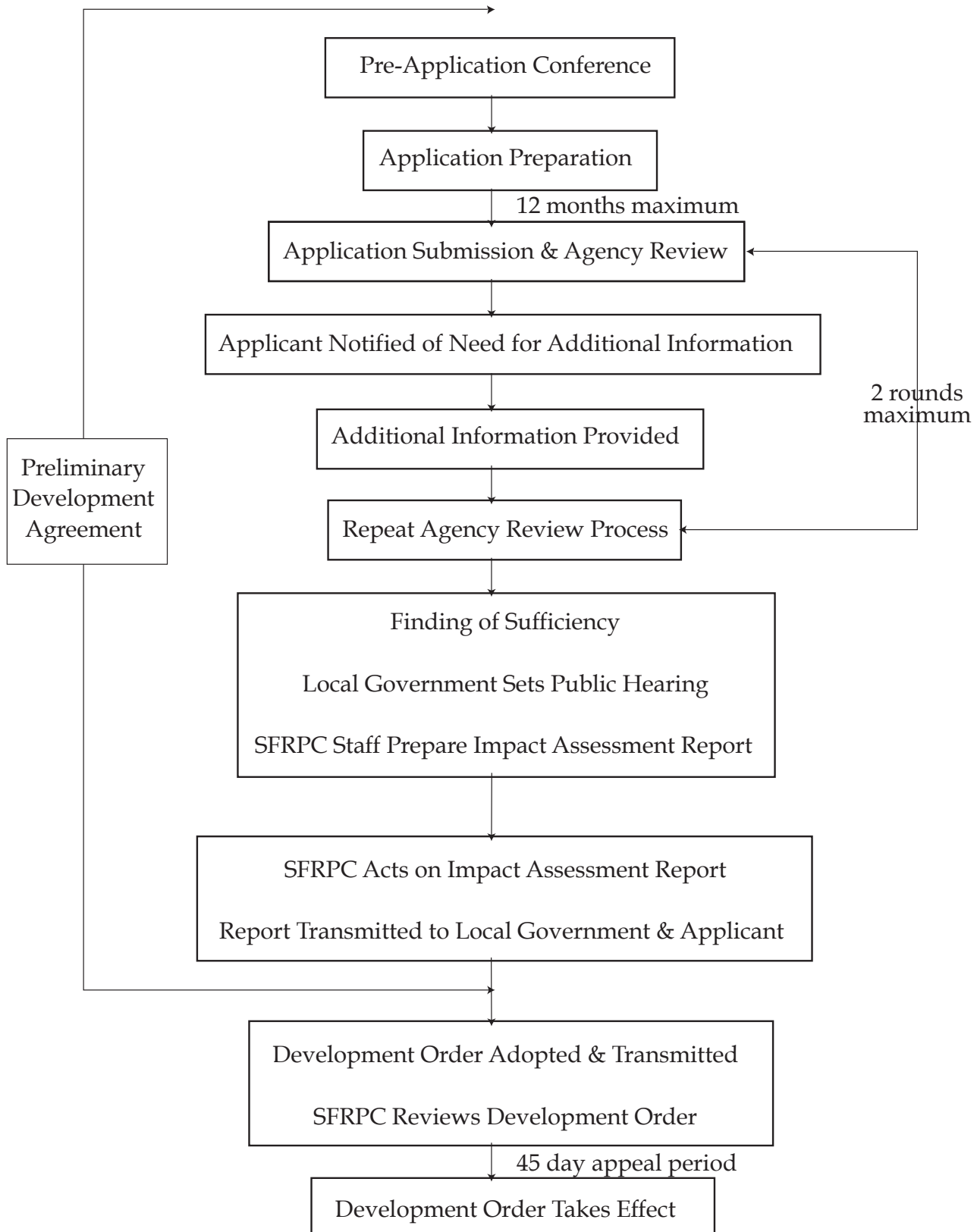
B: DRI Coordination Chart

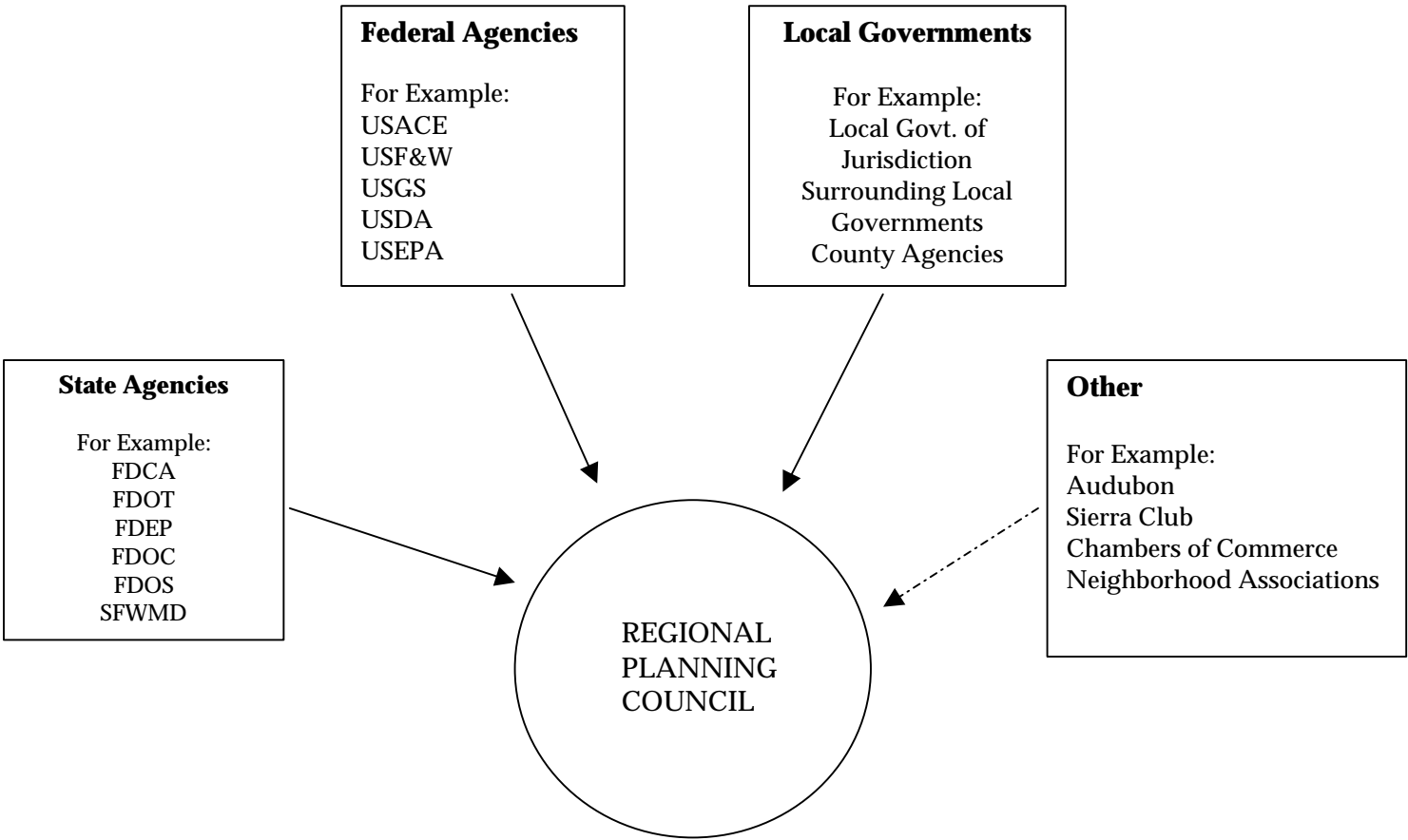
C: September 20, 2021 Letter_Recommencement of the Parkland / Krome Groves DRI Process

D: House of Representatives Final Staff Analysis CS/CS HB 1151; Ch. 2018-158, LOF



GENERAL STAGES OF THE DRI PROCESS







200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6229 office

305.377.6222 fax

gpenn@brzoninglaw.com

Attachment C

September 20, 2021

VIA ELECTRONIC MAIL

Isabel Cosio Carballo, MPA
Executive Director
South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250
Hollywood, Florida 33020

RE: Recommendation of "Parkland"/"Krome Groves"
Development Regional Impact Process (DCA No. 11-07-
005).

Dear Ms. Carballo:

We represent Krome Groves Land Trust (the "Applicant"), the proposed developer of the Development of Regional Impact ("DRI") project previously known as "Parkland" in Miami-Dade County. Please consider this letter the Applicant's formal notification of its intent to recommence the processing of the DRI application for development approval (the "Application") and request to schedule a pre-application conference with Council staff.

Initial Filing and Hold. After a pre-application and transportation methodology conference in 2005, the Applicant filed the Application with the Council on August 10, 2006. Under the terms of the Miami-Dade County regulations, the DRI development required a companion Comprehensive Development Master Plan ("CDMP") amendment. The CDMP amendment proceeded through the County's public hearing process in advance of the Application. The Applicant deferred the CDMP application indefinitely in late 2008, which served to place a hold on both the CDMP change and the Application.

DRI Process and Authority. At the time of the initial Application filing, a DRI application was initiated through a pre-application process managed by the SFRPC (FAC 9J-2.021). The pre-application process contemplated one or more scoping meetings through which the SFRPC, Miami-Dade County, and Applicant would enter into an

"Agreement to Delete Questions."

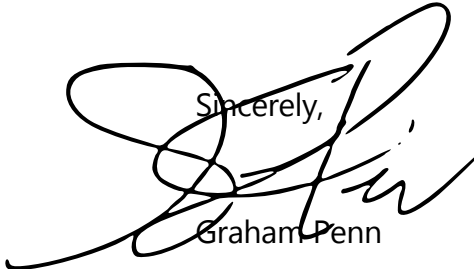
Once the lengthy pre-application process was complete, an Applicant would file an "Application for Development Approval" (ADA) simultaneously with the SFRPC, DCA, and Miami-Dade County (FAC 9J-2.021). The application would thereafter enter a period of "sufficiency" review by the SFRPC (FAC 9J-2.022). No action on the ADA could take place prior to the SFRPC issuing a sufficiency determination, and the SFRPC was required to "keep all affected agencies informed of the progress of the DRI review process and otherwise coordinate reviews of DRIs."

Statutory Changes. The DRI system in the State of Florida went through major changes in the last decade. First, through the Community Planning Act, the State removed the requirement to process a DRI within a "Dense Urban Land Area," of which Miami-Dade County was one. Second, in 2018 the State removed the requirement to seek DRI approval for any development. The DRI process was retained for: (1) amendments to existing DRIs; and (2) applications pending as May 14, 2015 that provide notice of an intent to continue with the application to the state, regional planning council, and local government by December 31, 2018.

Parkland Notification and Amendment. The Parkland DRI Application met the statutory requirement as it was pending on May 14, 2015. On July 11, 2018, Parkland's representatives sent certified letters to the Department of Economic Opportunity, the SFPRC, and Miami-Dade County notifying each agency of the Applicant's intent to continue to process the DRI ADA. The SFRPC's response, through which the Council noted it stood ready to resume its coordinator role, is attached. The Applicant is now prepared to move forward and we have informed Miami-Dade County that we will be communicating with the Council. Accordingly, the Applicant hereby requests the Council to schedule a pre-application conference and transportation methodology meeting at the earliest available date.

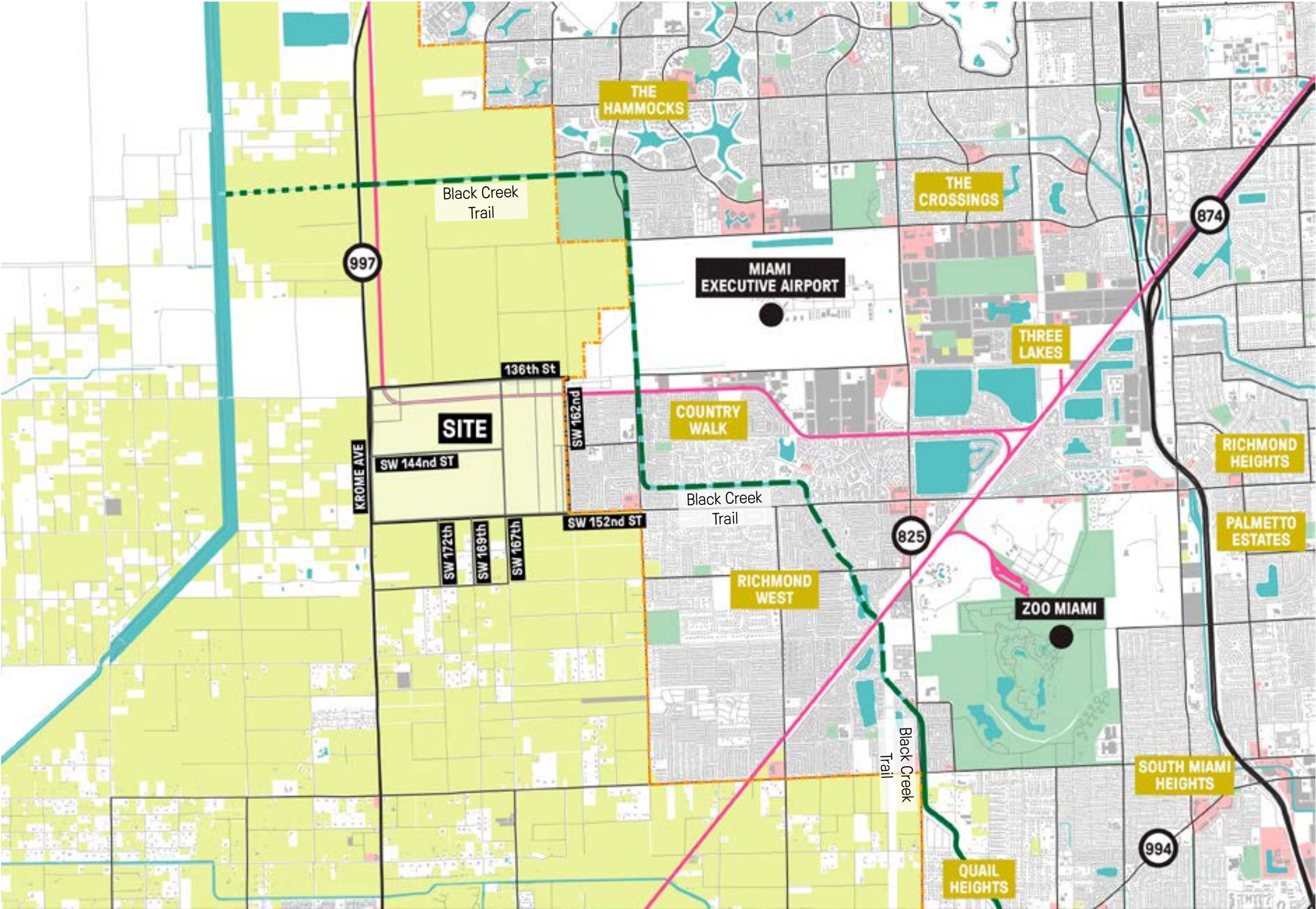
Summary of the Project. The Applicant, with the assistance of SWA Group, an internationally known community planning and urban design firm, has revised the conceptual plan for the project, currently known as "Krome Groves." The Krome Groves project is proposed on the same approximately 961 acres located west of SW 162 Avenue and east of SW 177 Avenue, between SW 136 Street and theoretical SW 152 Street. The revised project contemplates the development of a mixed-use community, including residential, commercial, civic and institutional, and industrial uses, designed to comply with applicable Miami-Dade County CDMPC policies and zoning code provisions. The Applicant will develop Krome Groves in a manner that will provide all needed infrastructure to mitigate all impacts. The current conceptual plan is attached for staff review.

Conclusion. The Applicant fully understands that significant work will need to be undertaken to amend the pending Application, including, but certainly not limited to, the preparation of updated and new impact analyses and modifications to the development program. We look forward to your response regarding the pre-application process. If you have any questions or concerns regarding this letter, please do not hesitate to phone my direct line at (305) 377-6229 or email at gpenn@brzoninglaw.com.

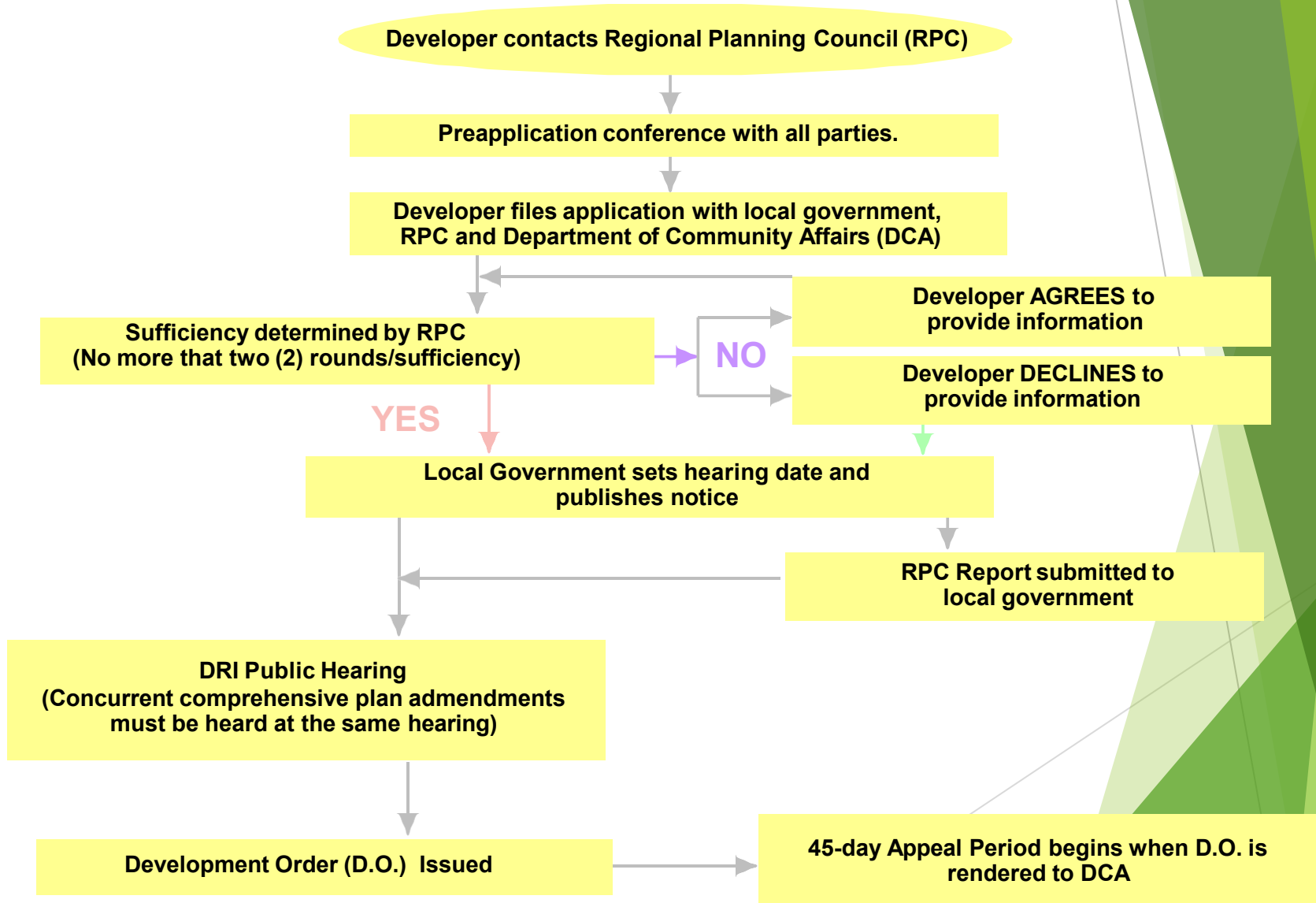
Sincerely,

Graham Penn

cc: Lourdes Gomez, Miami-Dade County RER
Nathan Kogon, Miami-Dade County RER
Jerry Bell, Miami-Dade County RER
James D. Stansbury, DEO
Carlos Gonzalez
Jeffrey Bercow, Esq.
Juan Mayol, Esq.

Local Context



DRI Review Process



HOUSE OF REPRESENTATIVES FINAL BILL ANALYSIS

BILL #:	CS/CS/HB 1151	FINAL HOUSE FLOOR ACTION:		
SUBJECT/SHORT TITLE	Developments of Regional Impact	110	Y's 1	N's
SPONSOR(S):	Commerce Committee; Agriculture & Property Rights Subcommittee; La Rosa	GOVERNOR'S ACTION:		Approved
COMPANION BILLS:	CS/CS/SB 1244			

SUMMARY ANALYSIS

CS/CS/HB 1151 passed the House on March 2, 2018, and subsequently passed the Senate on March 9, 2018. Developments of Regional Impact (DRIs) are defined as “any development which, because of its character, magnitude, or location, would have a substantial effect on the health, safety, or welfare of citizens of more than one county.” Given their size, DRIs are subject to a special review process and often require an amendment to a comprehensive plan. The DRI program was initially created in 1972 as an interim program intended to be replaced by comprehensive planning and permitting programs.

The bill eliminates state and regional review of existing Developments of Regional Impact (DRIs), eliminates the Florida Quality Development (FQD) program, and transfers the responsibility for implementation of, and amendments to, DRI and FQD development orders to the local governments in which the developments are located.

The bill preserves existing DRI letters, development orders, agreements, and vested rights.

The bill transfers the DRI exemptions and partial exemptions currently found in s. 380.06, F.S., to s. 380.0651, F.S., which contains the statewide guidelines and standards for determining whether a proposed development is a DRI-sized development subject to state coordinated review.

The bill deletes the criteria for determining when two or more developments must be “aggregated” and treated as a single development for the purposes of DRI review and deletes the substantial deviation criteria for development order changes.

The bill ends all DRI appeals to the Florida Land and Water Adjudicatory Commission except for decisions by local governments to abandon an approved DRI. However, no changes are made regarding the authority of the Commission to review development orders in areas of critical state concern.

The bill repeals the Department of Economic Opportunity’s DRI and FQD rules in Chapter 73C-40, F.A.C., and Administration Commission rules related to DRI aggregation.

The bill has no fiscal impact on state or local funds.

The bill was approved by the Governor on April 6, 2018, ch. 2018-158, L.O.F., and became effective on that date.

This document does not reflect the intent or official position of the bill sponsor or House of Representatives.

STORAGE NAME: h1151z1.APR

DATE: April 9, 2018

I. SUBSTANTIVE INFORMATION

A. EFFECT OF CHANGES:

Background

Developments of Regional Impact (DRIs) are defined as “any development which, because of its character, magnitude, or location, would have a substantial effect on the health, safety, or welfare of citizens of more than one county.”¹ Given their size, DRIs are subject to a special review process and often require an amendment to a comprehensive plan.

The DRI program was initially created in 1972 as an interim program intended to be replaced by comprehensive planning and permitting programs.² The program provided a process to identify regional impacts stemming from large developments and appropriate provisions to mitigate impacts on state and regional resources.

In 2015,³ the Legislature amended the DRI law to provide that new proposed DRI-sized developments must be approved by comprehensive plan amendment in lieu of the review process in s. 380.06, F.S. The Legislature also amended the comprehensive plan law to require that such plan amendments to be reviewed under the state coordinated review process.⁴

Further changes were made to the DRI statutes in 2016 that, in part, specified a proposed development, or amendments thereto, otherwise requiring a DRI review, must follow the state coordinated review process if the development or amendment to the development requires an amendment to the comprehensive plan.⁵

Present Situation

Developments of Regional Impact Application and Review

Under current law, only existing DRIs that received local government development orders prior to July 1, 2015, and have not been abandoned or rescinded are subject to the provisions of s. 380.06, F.S., including the application and pre-application processes for reviewing proposed DRIs, binding letters, and clearance letters. Other DRI-sized projects must be reviewed and approved by the local government pursuant to a comprehensive plan amendment processed under the state coordinated review process.

Exemptions and Partial Exemptions

The DRI statute includes a number of exemptions and partial exemptions of projects from DRI review. The most recent and significant exemption was created in 2009 for Dense Urban Land Areas (DULAs) characterized by certain population densities.⁶ The following list, although not comprehensive, illustrates the various statutory DRI program development exemptions:⁷

- Proposed hospital, electrical transmission line, or electrical power plant;

¹ s. 380.06(1), F.S.

² The Florida Senate, Committee on Community Affairs, Interim Report 2012-114, September 2011, citing: Thomas G. Pelham, *A Historical Perspective for Evaluating Florida's Evolving Growth Management Process*, in Growth Management in Florida: Planning for Paradise, 8 (Timothy S. Chapin, Charles E. Connerly, and Harrison T. Higgins eds. 2005).

³ Ch. 2015-30, Laws of Fla.

⁴ s. 163.3184(2)(c), F.S.

⁵ Ch. 2016-148, Laws of Fla.

⁶ s. 380.06(29), F.S.

⁷ s. 380.06(24), F.S.

- Proposed addition to existing sports facility complex meeting specific characteristics or conditions;
- Certain expansion to port harbors, port transportation facilities, and intermodal transportation facilities;
- Facilities for the storage of any petroleum product or any expansion of an existing facility;
- Renovation or redevelopment within the same land parcel which does not change land use or increase density or intensity of use;
- Development within a rural land stewardship area created under s. 163.3248, F.S.; and
- Establishment, relocation, or expansion of any military installation as defined in s. 163.3175, F.S.

Substantial Deviation

Any proposed change to a previously approved DRI development order that creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency, constitutes a “substantial deviation” and requires such proposed change to be subject to further DRI review.⁸ To determine whether a proposed change requires further DRI review, Florida law establishes the following:

- Certain threshold criteria beyond which a change constitutes a substantial deviation;⁹
- Certain changes in development that do not amount to a substantial deviation;¹⁰
- Scenarios in which a substantial deviation is presumed;¹¹ and
- Scenarios in which a change is presumed not to create a substantial deviation.¹²

In addition, Florida law directs the Department of Economic Opportunity (DEO) to establish by rule standard forms for submittal of proposed changes to a previously approved DRI development order.¹³ At a minimum, the form must require the developer to provide the precise language that the developer proposes to delete or add as an amendment to the development order.¹⁴ The developer must submit the form to the local government, the regional planning agency, and DEO.¹⁵ Applicable review and notice deadlines are outlined in statute for regional planning agencies, DEO, and public hearings to consider the change.¹⁶

At the public hearing, the local government must determine whether the proposed change requires further DRI review based on the thresholds and standards set out in law.¹⁷ The local government may also deny the proposed change based on matters relating to local issues, such as if the land on which the change is sought is plat restricted in a way that would be incompatible with the proposed change, and the local government does not wish to change the plat restriction as part of the proposed change.¹⁸

If the local government determines that the proposed change does not require further DRI review and is otherwise approved, the local government must issue an amendment to the development order incorporating the approved change and conditions of approval relating to the change.¹⁹ If, however, the

⁸ s. 380.06(19)(a), F.S.

⁹ s. 380.06(19)(b), F.S.

¹⁰ s. 380.06(19)(e), F.S.

¹¹ s. 380.06(19)(c), F.S.

¹² s. 380.06(19)(d), F.S.

¹³ s. 380.06(19)(f), F.S.

¹⁴ *Id.*

¹⁵ s. 380.06(19)(f)2., F.S.

¹⁶ s. 380.06(19)(f)3-4., F.S.

¹⁷ s. 380.06(19)(f)5., F.S.

¹⁸ *Id.*

¹⁹ s. 380.06(19)(f)6., F.S.

local government determines that the proposed change does require further DRI review, the local government must determine whether to approve, approve with conditions, or deny the proposed change as it relates to the entire development.²⁰

The owner, developer, or state land planning agency are authorized to file an administrative challenge to the adopted development order or a development order amendment with the Florida Land and Water Adjudicatory Commission on the ground that it is not consistent with statutory requirements of ch. 380, F.S., and applicable rules governing DRIs.²¹

Aggregation of Developments

Section 380.0651, F.S., directs the Administration Commission²² to adopt statewide guidelines and standards for developments to undergo DRI review. As part of such guidelines and standards, the law addresses when two or more developments must be “aggregated” and treated as a single development.²³

Specifically, two or more developments must be aggregated when they are determined to be part of a unified plan of development and are physically proximate to one other.²⁴ Three of the following four criteria must be met to determine that a “unified plan of development” exists:

1. The same person has retained or shared control of the development, the same person has ownership or a significant legal interest in the developments, or the developments share common management controlling the form of physical development or disposition of parcels of the development;
2. There is reasonable closeness in time between the completion of 80 percent or less of one development and the submission to a governmental agency of a master plan or series of plans or drawings for the other development which is indicative of a common development effort;
3. Master plan or series of plans or drawings exists covering the developments sought to be aggregated which have been submitted to certain government bodies; and
4. There is a common advertising scheme or promotion plan in effect for the developments.²⁵

However, despite the finding of physical proximity and the existence of a unified plan, Florida law also provides for circumstances in which aggregation is not applicable.²⁶

Florida Quality Development Program

The Legislature created the Florida Quality Development (FQD) program to encourage development which has been thoughtfully planned to take into consideration protection of Florida’s natural amenities, the cost to local government of providing services to a growing community, and the high quality of life Floridians desire. The law intended for the developer to be provided, through a cooperative and coordinated effort, an expeditious and timely review by all agencies with jurisdiction over the proposed development.²⁷

²⁰ s. 380.06(19)(g), F.S.

²¹ s. 380.07, F.S.

²² The Administration Commission is part of the Executive Office and is composed of the Governor and Cabinet, s. 14.202, F.S.

²³ s. 380.0651(4), F.S.

²⁴ *Id.*

²⁵ s. 380.0651(4)(a), F.S.

²⁶ s. 380.0651(4)(c), F.S.

²⁷ s. 380.061(1), F.S.

To be eligible for a designation under the Florida Quality Developments program the developer must comply with certain requirements if applicable to the site of qualified development, including, but not limited to:

- Donating or entering into a binding commitment to donate the fee or a lesser interest sufficient to protect, in perpetuity, the natural attributes of certain types of lands such as wetlands, beaches, and lands with protected animals or plant species;
- Downtown reuse or redevelopment program to rehabilitate a declining downtown area;
- Include open space, reaction areas, Florida-friendly landscaping and energy conservation and minimize impermeable surfaces as appropriate to the location and type of project; and
- Design and construct the development in a manner consistent with the adopted state plan, the applicable strategic regional policy plan, and the applicable adopted local government comprehensive plan.²⁸

In 2002, DEO issued the last Florida Quality Development order. The department has not received any further development order requests since that time.²⁹

Effect of Proposed Changes

The bill eliminates state and regional review of existing Developments of Regional Impact (DRIs) and transfers the responsibility for implementation of, and amendments to, DRI development orders to the local governments in which the developments are located.

The following existing letters, development orders, and agreements are preserved in the bill:

- Binding letters;
- Clearance letters issued by the state land planning agency as to whether a proposed development is subject to DRI review;
- Agreements with respect to an approved DRI previously classified as essentially built out;
- Capital contribution front-ending agreements between a local government and a developer as part of a DRI development order to reimburse the developer for voluntary contributions paid in excess of his or her fair share;
- Any previously granted extensions of time for DRI development orders;
- Agreements previously entered into by a developer, a regional planning agency, and a local government regarding a project that includes two or more DRIs; and
- Approvals of an authorized developer for an area wide DRI.

Upon request by the developer, the bill authorizes a local government to amend a binding letter of vested rights based on standards and procedures in the adopted local comprehensive plan or the adopted local land development code.

The bill provides that, notwithstanding any comprehensive plan or land development regulation, an amendment to a DRI development order by a local government may not amend to an earlier date, the date currently agreed to by the local government not to impose downzoning, unit density reduction, or intensity reduction on the development.

If a local government rescinds a development order for a DRI, the bill authorizes the developer to record notice of the rescission.

The bill provides that, notwithstanding any comprehensive plan or land development regulation, the adoption of an amendment to a DRI development order does not diminish or otherwise alter any credits

²⁸ s. 380.061(3)(a), F.S.

²⁹ Department of Economic Opportunity, Agency Analysis of 2018 SB 1244, p. 3 (Dec. 22, 2017).

for a development order exaction or fee against impact fees, mobility fees, or exactions when based upon the developer's contribution of land or a public facility.

The bill removes the requirement for a developer to submit a report on the DRI to the local government, the regional planning agency, the state land planning agency, and all affected permit agencies unless required to do so by the local government that has jurisdiction over the development.

Substantial deviation criteria for development order changes are deleted by the bill and replaced with the authorization for local governments to review proposed changes based on the standards and procedures in its adopted local comprehensive plan and local land development regulations including procedures for notice to the applicant and the public. However, if a change to a DRI has the effect of reducing the originally approved height, density, or intensity of the development and if the revised development would have been consistent with the comprehensive plan in effect when the development was originally approved, the local government may approve the change.

For the abandonment of a DRI, the bill provides that abandonment will be deemed to have occurred when the required notice is filed by the local government with the county clerk. If requested by the owner, developer, or local government, the DRI development order must be abandoned by the local government if all required mitigation related to the amount of development which existed on the date of abandonment has been or will be completed under an existing permit or authorization enforceable through an administrative or judicial remedy.

The bill transfers the DRI exemptions and partial exemptions currently found in s. 380.06, F.S., to s. 380.0651, F.S., which contains the statewide guidelines and standards for determining whether a proposed development is a DRI-sized development subject to state coordinated review.

The bill deletes the criteria for determining when two or more developments must be "aggregated" and treated as a single development for the purposes of DRI review.

The bill amends the DRI appeals process to the Florida Land and Water Adjudicatory Commission to include only appeals from decisions by local governments to abandon an approved DRI. However, no changes are made regarding the authority of the commission to review development orders in areas of critical state concern.

The Florida Quality Developments program of s. 380.061, F.S., is amended by the bill, ending the program and requiring local governments with a currently approved Florida Quality Development within its jurisdiction to set a public hearing and adopt a local development order to replace and supersede the development order adopted by the state land planning agency. Thereafter, the Florida Quality Development must follow the same procedures established for DRI-sized development projects.

The term "master development plan" is defined within the bill as a planning document that integrates plans, orders, and other documents used to guide development, including authorized land uses, the amount of horizontal and vertical development, and public facilities such as local and regional water storage for water quality and water supply. The purpose of this definition is to alleviate tax implications with recently changed provisions of the Federal Tax Code. Under the recently changed provisions of the Federal Tax Code, amounts received by a corporation from a governmental entity are taxable income unless payments are part of a "master development plan" approved by the governmental entity before December 22, 2017.

The bill repeals the Department of Economic Opportunity's DRI and FQD rules in Chapter 73C-40, F.A.C., and Administration Commission rules related to DRI aggregation.

The bill makes various conforming and cross-reference changes.

The bill has an effective date of upon becoming a law.

II. FISCAL ANALYSIS & ECONOMIC IMPACT STATEMENT

A. FISCAL IMPACT ON STATE GOVERNMENT:

1. Revenues:
None.

2. Expenditures:
None.

B. FISCAL IMPACT ON LOCAL GOVERNMENTS:

1. Revenues:
None.

2. Expenditures:
None.

C. DIRECT ECONOMIC IMPACT ON PRIVATE SECTOR:

None.

D. FISCAL COMMENTS:

The bill eliminates the remaining responsibilities of DEO related to the review of DRI development order amendments and preparing FQD development order amendments. The time required for these functions has been minimal over the past few years according to the department.³⁰ Consequently, the bill should have a minimal fiscal impact on the department.

³⁰ Department of Economic Opportunity, Agency Analysis of 2018 SB 1244, p. 3 (Dec. 22, 2017).



MEMORANDUM

AGENDA ITEM # IV.D

DATE: JANUARY 26, 2026
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

REFLECTING ON 2025: UPDATES FROM THE SFRPC



As 2025 draws to its conclusion, the SFRPC Board and Staff would like to take this opportunity to thank you for your continued support of the South Florida Regional Planning Council (SFRPC). Your support and contributions of time, expertise, and resources continue to advance regional planning, collaboration, and progress on issues of regional concern throughout South Florida.

As we reflect on this last year and the progress made in South Florida, the SFRPC continues to advance key initiatives in regional planning, economic



and workforce development, data research and analysis, environmental and community resilience, environmental management restoration, improved water quality, solid waste management, affordable housing, regional mobility, and emergency preparedness. This year's highlights include the construction of new affordable housing in partnership with our local governments and community lenders, significant new EPA funding to support Brownfields assessment and cleanup throughout the region, expanded resilience and hazard mitigation efforts, increased training for emergency preparedness and response, and continued support of entrepreneurs and small businesses by means of the SFRPC's Revolving Loan Fund programs.

The SFRPC is pleased to be engaged with renewed regional efforts that are underway to advance and support restoration of Florida's Coral Reef and expansion of the Blue Ocean Economy. The SFRPC's September 2025 Regional Conference, "The Business Case for Transit-Oriented Development with Affordable and Workforce Housing," brought together public, private, and non-profit leaders from across Southeast Florida. The Conference provided a vital regional forum for



policy makers and community and business leaders to discuss how Transit-Oriented Development and Transit-Oriented Communities can provide pathways to a more robust regional economy, improved mobility, enhanced access to opportunity for all residents, and increased housing affordability as a key components of a regional economic and community development strategy.

In this edition, we share recent highlights from the SFRPC's work over the past few months and outline key initiatives continuing into the new year. Thank you again for your continued partnership and support in advancing regional goals across South Florida.

NEW ECONOMIC AND RESILIENCE STUDIES SUPPORTING FLORIDA'S OCEAN ECONOMY, RESILIENT INFRASTRUCTURE BENEFIT-COST ANALYSIS TOOL, AND RAIL EXPANSION

The SFRPC is leading several key initiatives at the intersection of economic development, regional planning, and resiliency. Working in partnership with Florida Atlantic University (FAU), the SFRPC is preparing the 2026 Florida's Ocean Economy Annual Update for the State of Florida Office of the Ocean Economy hosted at FAU. The Office of the Ocean Economy was created by the Florida Legislature to connect the state's ocean and coastal resources to economic development strategies that will grow and enhance the ocean economy. This Annual Update provides a legislatively required economic analysis of the state's ocean economy and outlines initiatives to support its growth while keeping the Governor and Legislature informed of its importance and opportunities for continued investment in this sector. The SFRPC also is engaged with and supports the work of the Marine Research Hub and Florida Ocean Alliance, organizations supporting the Blue Ocean Economy.



With support from the Florida Department of Environmental Protection (DEP) Resilient Florida grant program, the SFRPC is expanding the South Florida Resilient Infrastructure Benefit-Cost Analysis Tool for use statewide working in partnership with our sister regional planning councils. The Resilient Infrastructure Benefit Cost Analysis tool was originally funded by DEP to help South Florida's local governments and technical consultants approach decisions about green, gray, and hybrid infrastructure in a standardized framework by assembling cost of construction data, comparative benefits of those infrastructure mixes, and a social impact scorecard so nonmonetary or community amenity impacts may be considered in a decision making framework. It is a planning level or 'sketch' tool so that various scenarios for tackling flood and storm surge challenges can be compared in a financially sound modeling environment.

With a second year of funding from DEP the SFRPC is expanding the functionality of the tool and making it available statewide by incorporating local construction costs. This process involves substantial outreach to broaden peer review of the model and its intended functionality. The SFRPC's sister RPCs are assisting in the identification of local users within their respective regions to learn about and help refine the model. Part of the consultants' task is to also develop training materials and a train-the-trainer session. The resulting framework may help DEP assess resiliency investments across Florida.

In partnership with our sister agency the Treasure Coast Regional Planning Council (TCRPC), the SFRPC is also conducting an Economic Analysis for the proposed Brightline extension to Stuart, evaluating potential impacts on Stuart and surrounding areas in support of a Federal Railroad Administration grant application.



COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY COMMITTEE APPROVED KEY ACTIONS FOR 2025 AND FINAL ANNUAL UPDATE REPORT

The Comprehensive Economic Development Strategy (CEDS) Committee, a high-level committee of the region's top private, public, non-profit, and academic leaders chaired by Immediate-past Chair Senator Steve Geller, held its final 2025 meeting on October 22nd, where members approved key economic development initiative for 2026 and the 2025 CEDS Annual Update Report. The report serves as an important foundation for securing federal and state funding to support economic development across the region.



A 30-day public comment period on the draft report was held from October 22nd to November 22nd with community input incorporated as appropriate. The final CEDS 2025 Annual Update has now been approved. Through its work as the U.S. Department of Commerce designated Economic Development District of South Florida and board membership on the Greater Fort Lauderdale Alliance and Beacon Council, the SFRPC supports and advances the economic development priorities of the region's Economic Development Organizations, county/municipal economic development agencies, academic institutions, and leading Chambers of Commerce comprised of region's business community.

SOUTH FLORIDA LEPC ADVANCES EMERGENCY PREPAREDNESS EFFORTS

In October and November, the South Florida Local Emergency Planning Committee (LEPC) continued its work to support regional emergency preparedness, response, and compliance with local, state, and federal regulations. On October 29th, the LEPC virtually hosted the Emergency Planning and Community Right-to-Know Act (EPCRA) Workshop 2025, providing an overview of the EPCRA, and together with Florida Division of Emergency Management offered EPCRA training to help emergency personnel and facilities prepare for the upcoming reporting season.

On November 12th, the LEPC held its Quarterly Meeting in a hybrid format at the SFRPC office, bringing together members and stakeholders to share updates, approve new member nominations, set 2026 meeting dates, review State Emergency Response Commission (SERC) updates, and discuss ongoing projects and priorities.

SFCDFI EXPANDS AFFORDABLE HOMEOWNERSHIP IN FORT LAUDERDALE AND RIVIERA BEACH

Through the Southeast Florida Community Development Fund, Inc. (SFCDFI), the SFRPC is supporting new affordable homeownership opportunities in Broward and Palm Beach counties. In partnership with the Broward County Minority Builders Coalition, SFCDFI is providing construction financing for four new energy-efficient, three-bedroom homes in Fort Lauderdale as part of the county's in-fill lot development program.

In Riviera Beach, the SFCDFI is partnering with the Riviera Beach Community Redevelopment Agency on the Renaissance Riviera Beach project, which will deliver seven affordable homes, including three initial three-bedroom units now entering construction. As an independent 501(c)(3), SFCDFI promotes community and economic development, expands access to capital, and provides financing for first-time minority homebuyers and disadvantaged small businesses across Southeast Florida.



ADVANCING REGIONAL PLANNING, MOBILITY, AND RESILIENCE

Over the past few months, the SFRPC advanced several key initiatives across resiliency, mobility, and regional planning. This includes the SFRTA Transit-Oriented Development (TOD) Outreach Program, which promotes TOD around Tri-Rail and future Coastal Link stations through education, technical assistance, and planning support, as well as work through the North Miami Beach TOD Study Steering Committee to move forward station-area recommendations for the planned Northeast Corridor Station, including land use, zoning, and station-area planning. The SFRPC conducted a Sun Trail Economic Impact Study in Miami-Dade County, and Miami-Dade TPO Pedestrian and Bicycle Infrastructure Study, updating mobility elements to better align land use, multimodal transportation, and major corridor investments. The SFRPC is also kicking off a Mobility Update to the Strategic Regional Policy Plan (SRPP) that will be conducted in the upcoming year.

The City Park Development of Regional Impact (DRI) Sufficiency Review continued, evaluating regional impacts related to transportation, community services, and plan consistency. The City Park DRI, the last DRI under review in the State of Florida, is a proposed master-planned development encompassing approximately 954 acres of agricultural land within the jurisdictional boundaries of Miami-Dade County. City Park is bounded on the north by SW 136 Street, on the east by SW 162 Avenue, on the south by Coral Reef Drive/SW 152 Street, and on the west by Krome Avenue/SW 177 Avenue. City Park is proposed immediately adjacent to and west/outside of the adopted CDMP 2030 Urban Development Boundary which serves as the County's urban service area boundary.

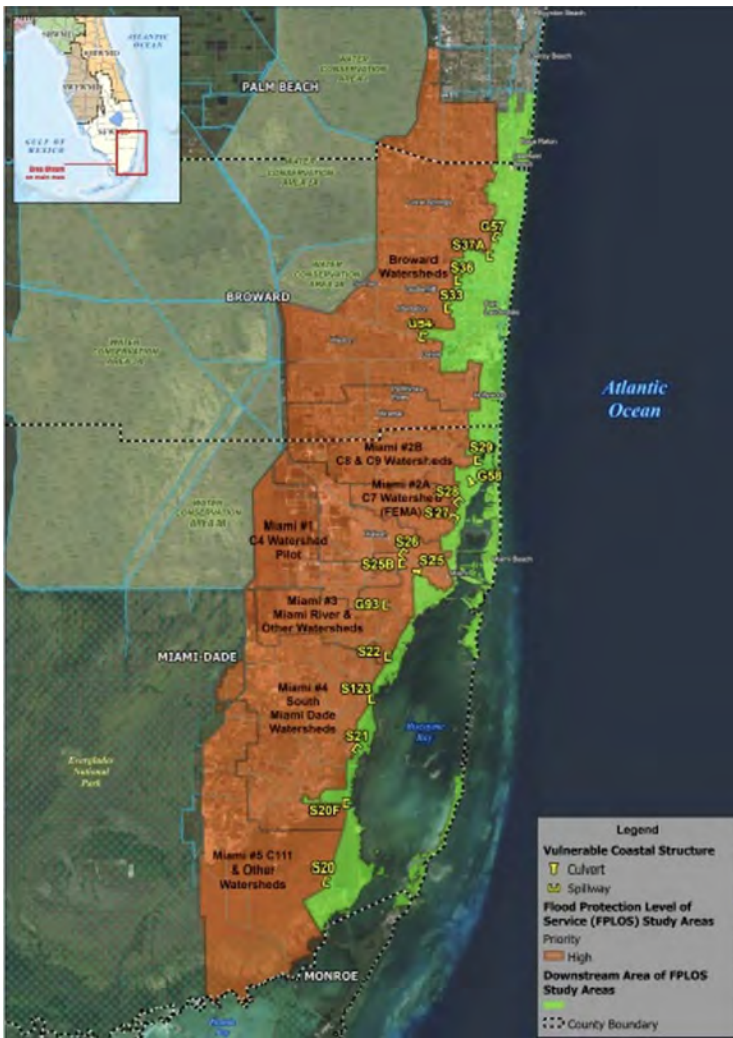
Safety and long-range planning efforts progressed through the Council's participation in the Miami Lakes Vision Zero Safety Action Plan, a data-driven initiative aimed at eliminating traffic deaths and serious injuries, and the Miami-Dade County Evaluation, Appraisal and Review (EAR) Task Force, which is reviewing and recommending updates to the County's Comprehensive Development Master Plan for the 2050 planning horizon.

Additional mobility work included engagement on the SR 9A/I-95 PD&E Study (FDOT), evaluating corridor alternatives and improvements to address congestion, safety, and mobility needs. The South Florida and Treasure Coast Regional Planning Councils support and provide planning support to the region's transportation planning organizations in their respective regions including the Miami-Dade TPO, Broward MPO, and Palm Beach MPO, SFRTA, FDOT Districts 4 and 6, and the Southeast Florida Transportation Council. The SFRPC and TCRPC staff serve on the Regional Transportation Technical Advisory Committee (RTTAC), SFRTA Planning Technical Advisory Committee (PTAC), and provide direct planning support to the SFRTA. Through regular SFRPC/TCRPC Joint Council Meetings, the Councils elevate issues of regional importance, most recently advocating for the restoration of state funding for the SFRTA Tri-Rail Systems and New Starts Program.



SFRPC support includes land-use planning, data collection and analysis, trail planning, and economic and property value analysis to strengthen regional transportation planning. A major focus of this work is developing a long-term vision for community-supported density and intensity along transit corridors, along with longitudinal modal-split analysis that integrates land use and behavioral factors into transportation planning.

The SFRPC Executive Director serves on numerous planning committees including the Broward County Climate Change Task Force, Broward County Water Advisory Board and Technical Advisory Committee, and supports the South Florida Water Management District in its regional resiliency planning and implementation efforts including the advancement of studies and improvements related to the Central and Southern Florida (C&SF) System Section 216 Flood Resilience Study.



In addition to the Miami-Dade County Miami-Dade County Evaluation, Appraisal and Review (EAR) Task Force, which is reviewing and recommending updates to the County's Comprehensive Development Master Plan for the 2050 planning horizon, the Executive Director also serves on the Coordinating Council of Broward County (CCB). The CCB brings together monthly business, government, and nonprofit leaders to advocate for and coordinate health and human services in the community to enhance quality of life, care, and services for community residents.

The SFRPC is currently exploring the opportunity to work with the CCB and other South Florida stakeholders to study of the issue of food insecurity in South Florida.

Resiliency efforts are also moving forward through the South Florida Military Resilience Review (MIRR) with support focused on roadway flooding near the Naval Surface Warfare Center Carderock Division's South Florida Ocean Measurement Facility in Dania Beach, Broward County, assessing impacts to inform resilience and access strategies.

SFRPC EXECUTIVE DIRECTOR HONORED BY MIAMI TODAY NEWS IN BOOK OF LEADERS 2025



We are proud to share that Council Executive Director Isabel Cosio Carballo has been named a 2025 honoree in *Miami Today's Book of Leaders*, the publication's annual Hall of Fame recognizing 52 individuals shaping Greater Miami. Now in its 29th edition, the *Book of Leaders* features Achievers profiled throughout the year and celebrates sustained leadership and impact across the region's civic, business, and nonprofit communities. "I am grateful for this great honor by *Miami Today News* as it recognizes the great work of the SFRPC Board and Staff," said Isabel Cosio Carballo, SFRPC Executive Director.

LOOKING FORWARD TO 2026!

In addition to the aforementioned priority regional issues, planning has begun for the 2026 SFRPC/TCRPC Joint Council Meeting and seven-county Regional Conference which will bring together elected officials and other regional leaders to explore regional opportunities and address the pressing issues facing Southeast Florida. Stay tuned!

In closing, the SFRPC Board and Staff wish everyone a blessed, prosperous, and healthy New Year in 2026! Thank you again for your support and contributions of time, talent, and resources that advance regional planning and the multidisciplinary, regional partnerships needed to create an improved quality of life, prosperous economy, healthier environment, and vibrant communities in South Florida.





MEMORANDUM

AGENDA ITEM #VI.A

DATE: JANUARY 26, 2026
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: ATTENDANCE FORM

Information only.



South Florida Regional Planning Council
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954.924.3653 Phone, 954.924-3654 FAX
www.sfrationalcouncil.org

2025 ATTENDANCE RECORD

COUNCILMEMBERS	3/17	** 4/24	MDC TPO 5/19	6/16	7/21	** 8/27	** 9/22	MDC TPO 9/22	10/20
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	*			VP	*
GARCIA, René, 1st Vice-Chair Miami-Dade Co. Commission	D/VP	P	D/VP	D/VP	P	VP	*	*	D/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	VP
HORLAND, Denise, Treasurer Commissioner, Plantation	*	*	P	P	*	P	*	*	P
KAUFMAN, Samuel Commissioner, Key West	VP	VP	VP	*	VP			VP	VP
LINCOLN, Michelle <i>Chair</i> Monroe County Commission	P	*	P	P	P	VP	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	VP	VP			*	A
UDINE, Michael Broward County Commission	VP	VP	*	VP	*		VP	VP	*



2025 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	3/17	** 4/24	MDC TPO 5/19	6/16	7/21	** 8/27	** 9/22	MDC TPO 9/22	10/20
DAVILA, Sirena Florida Dept. of Environmental Protection	VP	VP	D/VP	D/VP	VP	VP		VP	VP
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	VP	VP	P	D/VP	VP	VP	P	P	VP
VILABOY, Armando L. South Florida Water Management District	*	VP	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