

**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