



DRAFT AGENDA

MONDAY, FEBRUARY 23, 2026, 10:30 AM

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

1 Oakwood Boulevard, Suite 250

Hollywood, FL 33020

954-924-3653

VIRTUAL / PHYSICAL MEETING

Join Zoom Meeting

<https://us06web.zoom.us/j/85428158908?pwd=B8lz0hVOQ25Wnxbn1KdFNEwkY8fclH.1>

Meeting ID: 854 2815 8908

Passcode: 507101

I. Pledge of Allegiance and Roll Call

Recognition and thank you to David Dech, Executive Director, South Florida Regional Transportation Authority

II. Presentation: SFRPC Benefit / Cost Analysis Tool for Gray / Green Infrastructure and Q&A (*Time Approximate: 11:15 AM*)

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

III. Action Items

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



Proposed

- Broward County 26-01ESR
- City of Fort Lauderdale 26-01ESR
- City of Margate 26-01ESR

Public Hearing

Adopted

- 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 Doral 25-01ESR
- City of Florida City 25-01ESR
- City of Hollywood 25-01ESR
- City of Key Colony Beach 25-01ER *
- City of Pompano Beach 25-01ESR
- City of Sunny Isles Beach 25-03ESR
- City of Weston 25-01ER *

*Property Rights Amendment

Public Hearing

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. Proposed 2026 SFRPC Meeting Dates and Locations (UPDATED)
- F. Board Conversation: SFRPC Meeting Topics for 2026

Public Comments

IV. Program Reports and Activities

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

V. Discussion Items

- A. Executive Director’s Report
- B. Legal Counsel Report
- C. Council Members Report
- D. Ex-Officio Report

VI. Announcements and Attachments

A. Attendance Form

B. Upcoming Meetings

- 1) Monday, March 16, 2026, 10:30 am (SFRPC)
- 2) Friday, April 10, 2026, SFRPC / TCRPC Joint Board Meeting (Time / TCRPC Location: TBD)
- 3) Monday, April 20, 2026, 10:30 am (SFRPC)
- 4) Monday, May 18, 2026, 10:30 am (SFRPC)
- 5) Thursday, June 4, 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.

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://sfrpc.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.



DAVID DECH

Executive Director,
South Florida Regional Transportation Authority

David Dech is the executive director of the South Florida Regional Transportation Authority / Tri-Rail. An executive with 30 years in the rail industry, Dech has management experience in both freight and commuter rail service, including commuter rail operations, field operations, system and division level leadership, leading public-private partnerships, and negotiating and managing contracts with host and tenant railroads. Dech was chosen to oversee the SFRTA at a pivotal time for the agency, as it prepared to expand Tri-Rail service into Downtown Miami; he brings experience in designing, constructing and opening rail yards.

David Dech is a self-motivated, self-starter with a willingness to listen to the people who perform the work as the key to the success of any project. He operates with the guiding principle that all people in an organization are entitled to be treated with dignity and respect.

A frequent guest and strong supporter of the South Florida and Treasure Coast Regional Planning Councils, David recently was hired as the third president and general manager of the Northern Indiana Commuter Transportation District, effective March 16, 2026. Please join the Council Board and staff in wishing David and his family every success in his new position with gratitude for the great work he, his staff, and SFRTA Board have advanced over his brief tenure of less than four years. We will miss him and his leadership!

PARTIAL LIST OF ACCOMPLISHMENTS

August 2022 – February 2026

Service Expansion & Ridership Growth

- Successfully led the expansion of Tri-Rail into downtown Miami, culminating in the launch of service to MiamiCentral Station in January 2024 through a landmark partnership with Florida East Coast Railway and Brightline.
- Expanded service levels dramatically:
 - Weekday trains increased from 50 to 76
 - Weekend trains increased from 30 to 53
- Introduced Tri-Rail express service between West Palm Beach and MiamiCentral, reducing travel time by more than 30 minutes.
- Achieved full ridership recovery post-pandemic, with Tri-Rail reaching:
 - 4.4 million riders in 2024
 - More than 4.5 million rides in calendar year 2025, the highest in system history.
- Set new weekend and special-event ridership records with highest Saturday during Tri-Rail's 2024 Rail Fun Day and Lake Worth Beach Street Painting Festival, and highest Sunday during Ultra Music 2024, with special train service added to accommodate concertgoers.



Capital Investment & Federal Funding

- Secured \$71.7 million to replace 30% of the passenger fleet, leveraging over \$200 million in total investment with matching funds.
- Advanced major infrastructure planning, including:
 - Northern Layover and Maintenance Facility design in Riviera Beach.
 - Feasibility study of the Proposed Tri-Rail Extension to West Palm Beach Veterans Affairs Medical Center.
- Completed 12 crossing rehab projects, 15 signal upgrade projects and 11 Onsite Signal Safety Improvement (OSSI) upgrade projects.
- Ordered seven new Siemens Charger locomotives to modernize the fleet.

Safety, Security & Operations

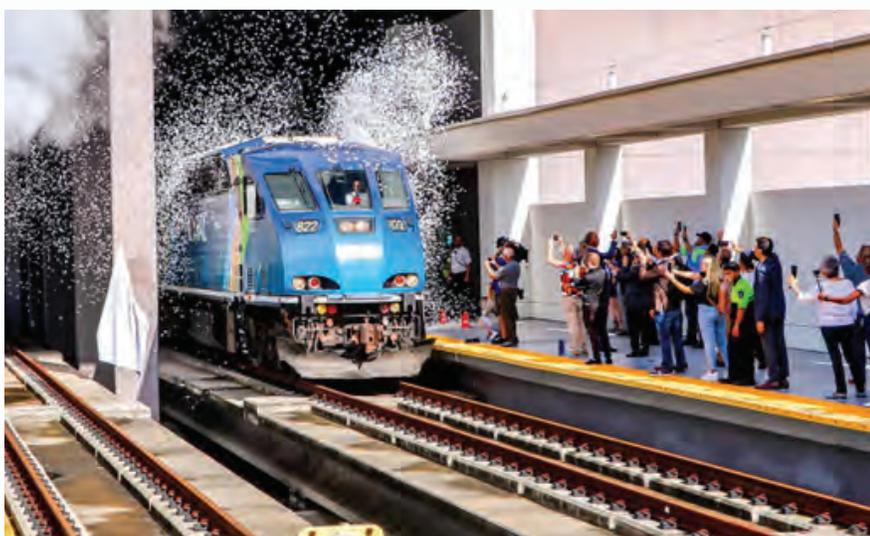
- Oversaw completion of all federally required safety and operating plans.
- Earned the TSA Gold Standard Award in 2026, marking SFRTA's second time receiving the honor.
- Completed extensive corridor and maintenance-of-way improvements, including rail replacement, signal upgrades, crossing rehabilitations, and vegetation management.
- Coordinated multi-agency emergency response efforts, earning recognition from the Palm Beach County Board of County Commissioners.

Regional Collaboration & Innovation

- Established three advisory committees to strengthen coordination with county partners on operations, budgeting, and capital projects.
- Launched SoFloGO, a first-of-its-kind regional mobility app integrating trip planning and fare payment across Tri-Rail, Palm Tran, Broward County Transit, and Miami-Dade Transit.
- Expanded partnerships with local governments, transit agencies, and community organizations, including workforce job fair and community benefit programs in Overtown.

Financial Stewardship & Governance

- Maintained strong financial oversight, earning continued recognition from the Government Finance Officers Association for budgeting and financial reporting excellence.
- Managed 74 active contracts valued at \$1.4 billion, while advancing new procurements and maintaining project delivery.
- Delivered the agency's first Strategic Plan, along with updated Transit Development, 5-Year Strategic, and 20-Year Capital Plans.



SFRTA (Tri-Rail) Miami
Central Station Inauguration
(January 13, 2024)

BUSINESS

Outgoing Tri-Rail chief: 'We're in a good place' to recapture funding, serve more commuters



David Dech, outgoing executive director of Tri-Rail's governing body, the South Florida Regional Transportation Authority, says the agency is actively seeking ways to ease the cost burden on the state of Florida and three counties served by the commuter line. (Carline Jean/South Florida Sun Sentinel)



By **DAVID LYONS** | South Florida Sun Sentinel

PUBLISHED: February 16, 2026 at 6:50 AM EST

In 2022, after veteran railroader David Dech took his new job as executive director of the South Florida Regional Transportation Authority, he and his wife elected to take a Tri-Rail train from the commuter line's headquarters in Pompano Beach to the airport.

"It was July," he recalled. "It was very warm in the [rail] car. There was a pungent odor in the car. You couldn't see out the windows. The windows were all fogged up. There was a fellow in a hospital gown sitting on the end of the platform."

Later, Dech would find the existing 18 stations in Palm Beach, Broward and Miami-Dade counties — from north of West Palm Beach to Miami International Airport — "were in need of real TLC." The rail corridor that Tri-Rail shares with Amtrak and the CSX freight railroad west of Interstate 95 was lined with trash and homeless camps.

These days, the [outgoing executive](#) told the South Florida Sun Sentinel, Tri-Rail is a rail line he'd "put up against any railroad in the country."

"Over the last three years we've changed 850 windows. We've replaced air conditioning — sometimes more than once on the cars," he said. "We have cleaners at both ends. Top to bottom on the railroad we've cleaned the garbage out and worked with the counties on relocating homeless camps.

"Today the cars ride better. They're not perfect. They're old. We re-wrapped them, we changed the windows, we changed the air conditioners, we replaced the bathrooms in the cab cars.

"I'm just exceptionally proud of the efforts between our team and our contractors to really turn this railroad and make it into where I think I can put this railroad up against any railroad in the country," he said. "It's a good-looking railroad. It's clean. Stations are cleaner, we've increased security, we've increased fare collections."

Tri-Rail also completed an extension project that allows regional rail riders to travel to and from downtown Miami at Brightline's MiamiCentral station.

"We're in a good place," Dech said on Thursday, after saluting the start of the rail authority's first [Transit Oriented Development](#) project called Link at Boca, adjacent to Tri-Rail's station in Boca Raton.

Two SFRTA board members have told the Sun Sentinel that a national search is likely for Dech's replacement. An interim appointee will be named to fill the post immediately after Dech departs in March.

Dech is leaving for a new job to run a 90-mile commuter line that serves a string of cities from South Bend, Ind., to Chicago. His resignation is set for mid-March. The move, Dech said, will position him to maximize his railroad retirement benefits.

"I'm not going to better weather, that's for sure," he said. "This opportunity came up and they don't come up often."



David Dech, outgoing executive director of Tri-Rail's governing body, the South Florida Regional Transportation Authority, says the agency is actively seeking ways to ease the cost burden on the state of Florida and three counties served by the commuter line. One way is to foster Transit Oriented Development projects such as the one launched at the rail line's Boca Raton station. (Carline Jean/South Florida Sun Sentinel)

In fact, there are only 28 commuter rail systems in the U.S., according to Tri-Rail's website. And the "South Shore" line operated by the Northern Indiana Commuter Transportation District is one with which Dech, an Ohio native, became familiar as an engineer for CSX.

"Up there — that's where I started running trains," Dech said.

In the meantime, he has continued to spearhead Tri-Rail's lobbying effort in Tallahassee to restore a multi-million dollar annual subsidy cut by the state last year, a move that left Tri-Rail with the prospect of running out of money by the summer of 2027.

"I feel really good with the conversations I've been having in the counties and the state level," Dech said. "We're really in as good a place as we can possibly be going forward."

Started in January 1989 as a public utility to ease burgeoning traffic on I-95, Tri-Rail operates mostly on subsidies from the state and the three counties it serves.

A veteran of the giant CSX freight railroad and a transit system in Austin, Texas, Dech joined Tri-Rail and embarked on multiple tasks that included activating the extension to downtown Miami, and literally cleaning up a railroad operation not known for stellar customer service.

Last year, his third full year, Tri-Rail served more than [4.5 million passengers](#), a system record.

During his visits to state lawmakers, he's made that figure a top-of-mind point while walking the halls of the Legislature. The railroad has also signed a deal for seven new locomotives, and intends to replace "about a third of our coaches."

“The reception in Tallahassee for us has been warm,” he said. “There is very strong support from elected officials in this area. There is active support in Tallahassee. I don’t know what’s said behind closed doors. From what I see there is great support for rail in Florida.”

Value proposition

The trash and aging rail cars and engines aside, Tri-Rail’s reputation as a reliable mode of inter-county transportation has not always been favorable among the millions of commuters who cross over county lines.

“I think once people come down and understand we had 4.5 million people ride this train last year, and when you start thinking about that, you start putting it in perspective,” Dech said, “You really have to sit on I-95 and then come over here and ride the train to understand the real value.”

He asserted that elected officials who have ridden the train ride it again.

“They’re advocates,” he said. “I don’t think there is any more room to expand I-95, so you’ve got to do something. The answer is to put more people on the train.”

But many critics have argued that trains that do not turn a profit probably shouldn’t run at all.

“That’s a misconception nationwide — not just the public here,” Dech said. “I’ve heard people say if they can’t pay for themselves don’t run it. That would eliminate 99.9% of the railroads in the world. Because there is not a public railroad — a passenger railroad — in the world outside of, probably, Japan that turns a profit.

“They’re all subsidized by the government — it’s just a matter of at what level,” Dech added. “When you look at police and fire departments and utilities like that, they’re not expected to make a profit. But they are necessary. This is a necessary product that we have here.”

Acting like a business

Still, the critics’ arguments were not lost on either Dech or the South Florida Regional Transportation Authority board, which consists of elected local politicians from each county, as well as private sector and community leaders.

Since last year, they have opted to find ways to show the Florida Department of Transportation and county governments that Tri-Rail is capable of acting like a business with an eye toward easing costs to the taxpayer.

Among other things, Tri-Rail cut service that was sparsely used, such as late-night trains to and from the Miami airport. The board also voted to [end rideshare partnerships](#) that it determined had delivered nominal numbers of passengers to and from Tri-Rail stations.

On the revenue side, the board this month will be weighing ticket price [increases for fares](#) that have not been raised since 2019.

As for Thursday's groundbreaking of the "[Link at Boca](#)," a mixed-use development at Tri-Rail's station in Boca Raton, Dech acknowledged the revenue flow in leasing dollars to Tri-Rail will be helpful.

"It's not going to hurt," he said. "We'll get rents from this for the next 99 years. The people who live here will have very quick and easy access to the station."

Moreover, the retail element of the project "makes it a destination."

"It's going to be one more reason to use the train," Dech said. "Individually these [projects] are small slices. But when you start putting them together ... Boynton Beach will probably be next. We have some properties down south."

"We want to demonstrate to everybody we are willing and able to get these things done," he added. "I don't think you are going to be able to strictly fund the railroad on TODs."



During a nearly four-year run as executive director of Tri-Rail's governing authority, David Dech said the rail line cleaned up its operating act, which led to record ridership of more than 4.5 million passengers last year. (Mike Stocker/South Florida Sun Sentinel file)

But the greater SFRTA goal, he said, is to ease the expenses covered by the local and state governments.

"What we can do is have cost sharing between the state and the counties," he said. "Our job now is to try to generate as much as we can to lessen the burden on the counties and the state."

"Every bit that we can do, whether it be advertising, whether it be rents and TODs [Transit Oriented Development] ... makes it easier for them," he said. "We feel like we have skin in the game as well."

The ultimate bottom line

The reason Tri-Rail started in the first place was to serve as a relief outlet for I-95.

Even if a daily motorist has no intention of riding a train or a bus, Dech said, “you want every person around you to ride that bus or train.”

“I don’t think anyone wants to see an additional 4.5 million people on I-95,” he added. “I hope we don’t play chicken long enough to get there. That would be horrible for everybody.”

“This is a really rare occasion where our success benefits everybody,” he added.

Full circle

In Indiana, Dech expects to face familiar issues akin to an aging railroad.

“We’re going to start working on new equipment,” he said.

There will be trips to Indianapolis, the state capital, to lobby for funds for a rail operation whose heritage can be traced to the early 1900s.

“It’s a little romantic for me to kind of take it full circle and finish off where I started,” he said.

But there will be something new for Dech to learn. Along the South Shore Line, the trains are powered by electric engines.

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
JANUARY 26, 2026**

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 10:37 a.m. Councilmember Allbritton led in the Pledge of Allegiance. The recording of this meeting can be found here: <https://www.youtube.com/watch?v=iCHQ0HzMwEs>

I. Pledge of Allegiance and Roll Call

Chair Michelle Lincoln
Councilmember Jim Allbritton
Councilmember Frank Caplan
Councilmember Craig Cates (VP)
Councilmember Joseph Corradino *
Councilmember Beam Furr
Councilmember René García (VP)
Councilmember Steve Geller *
Councilmember Oliver Gilbert, III (A)
Councilmember Cary Goldberg (VP)
Councilmember Samuel Kaufman *
Councilmember Kionne McGhee (A)
Councilmember Maria Rodriguez (VP)
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 has a quorum.

Chair Lincoln welcomed newly appointed Southwest Ranches Councilmember Jim Allbritton as the

Broward League of Cities, on the Council. Chair Lincoln thanked Councilmember Horland for her service on the SFRPC Board and expressed regret that Councilmember Horland had to step down from the Council for the time being. She mentioned Councilmember Allbritton's professional history, long-standing interest, and attendance at the SFRPC meetings, and welcomed him as an official member of the Board. Councilmember Allbritton stated that he was happy to be part of the Board.

II. Presentation

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) by Sam Goren, Legal Counsel.

III. Action Items

A. Minutes of the Previous Meeting

Chair Lincoln motioned to approve the Meeting Minutes of the Previous Meeting. Councilmember Caplan moved the motion, Councilmember Furr seconded the motion, which was adopted by unanimous vote.

B. Financial Report

The Director of Finance and IT, Leo Braslavsky Soldi, explained the Financials in detail.

Chair Lincoln motioned to approve the Financial Report. Councilmember Caplan moved the motion, Councilmember Furr seconded the motion, which was adopted by unanimous vote.

C. Consent: Comprehensive Plan Amendment Reviews

Mrs. Cosio Carballo explained that the lengthy list of Comprehensive Plan Amendments includes amendments from November and December when the Council did not meet. Council Staff commented on these amendments to preserve the Council's opportunity to comment on them in the future. There were no amendments with controversial issues.

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

Proposed

November

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

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 Caplan moved the motion, and Councilmember Allbritton seconded it. The motion was adopted by unanimous vote.

Councilmember Furr questioned the City of Hollywood's proposed amendment 25-03ESR regarding the Commercial Recreation Category (CREC). Cameron Palmer, Planning Manager for the City's Planning and Urban Design Division, explained that the category was created to align the City's Future Land Use Plan and the BrowardNext Comprehensive Plan. While the designation can be used citywide, it currently applies only to the Orangebrook Golf and Country Club.

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

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 Caplan moved the motion, and Councilmember Allbritton seconded it. The motion was adopted by unanimous vote.

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. Proposed SFRPC Meeting Dates and Locations – 2026

Mrs. Cosio Carballo explained that the Council meetings are usually on the third Monday of the month, unless there is an observed secular holiday or religious observance. She noted the SFRPC Regional Conference and SFRPC / TCRPC Joint Conferences' prospective dates, locations, and subject matters. Following further review and comments by Council Members, staff will bring to the February meeting an updated proposed meeting schedule.

Chair Lincoln motioned to approve the Proposed SFRPC Meeting Dates and Locations - 2026. Councilmember Furr moved the motion, and Councilmember Caplan seconded it. The motion was adopted by unanimous vote.

- F. Nominating Committee Report / Election of Officers

Chair Lincoln stated that the Nominating Committee consisted of Past Chair Steve Geller, Secretary Frank Caplan, and Chair Lincoln, who represent the three counties. The Committee met on January 9th and developed a recommended slate of officers. Following this meeting, Councilmember Horland notified Mrs.

Cosio Carballo that she would need to resign due to her many obligations. An additional Nominating Committee meeting was held this morning, and an updated slate is presented to the Board for consideration.

It follows:

Chair	Senator René García, Miami-Dade County
1 st Vice Chair	Councilmember Cary Goldberg, Broward County Ex Officio
2 nd Vice Chair	Councilmember Frank Caplan, Miami-Dade County, municipal
Treasurer	Councilmember Beam Furr, Broward County
Secretary	Councilmember Maria Rodriguez, Broward County, municipal
Past Chair	Councilmember Michelle Lincoln, Monroe County

Chair Lincoln motioned to approve and accept the Nominating Committee slate as proposed. Councilmember Caplan moved the motion, and Councilmember Furr seconded it. The motion was adopted by unanimous vote.

Immediate Past Chair Lincoln virtually handed the gavel to newly elected Chair Senator García. Chair Senator García thanked Immediate Past Chair Lincoln and stated that he appreciated her leadership and her success in keeping the dialogue moving among the three respective counties/municipalities, not only at the SFRPC but also at the Florida Association of Counties. He looks forward to her involvement as Immediate Past Chair. Immediate Past Chair Lincoln stated that she is looking forward to the leadership Chair Senator García will provide with his background as a past Senator and vast knowledge and skills that will aid the SFRPC in future endeavors. Mrs. Cosio Carballo thanked Immediate Past Chair Lincoln for driving to the meetings from Marathon and for her contributions to the Council. Immediate Past Chair Lincoln stated that she appreciated the SFRPC staff for making her job easy and all the hard work they do for the Council.

Chair Garcia assumed leadership of the meeting.

The agenda was taken out of order and moved to the Legal Counsel Report.

Program Reports and Activities

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

There were no presentations regarding the RLF Programs. The update is in the packet.

- 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

Mrs. Cosio Carballo provided an update on the Southeast Florida Clean Cities Coalition (SEFCCC). She reported that Ms. Lopez left the Council to pursue other opportunities. She reviewed the Department of Energy program's funding, its future, historical background, and the diversity of fuel options involved in the program. She will continue to coordinate with Councilmember Furr, Chair of the SEFCCC, to navigate the uncertain future of the SEFCCC.

Mrs. Cosio Carballo noted that the SFRPC is seeking candidates to fill several positions, including an Administrative Assistant to replace the Director of Administration upon her retirement, a second Administrative Assistant, and Regional Planners.

B. Legal Counsel Report

No Report

C. Council Members Report

Councilmember Furr gave an update on the Southeast Florida Regional Climate Change Compact. The coral reef information was very enlightening, and there was a conversation about how to increase the number and success of coral reef nurseries. Discussion ensued regarding the coral reef nurseries and the new reefs' development/reproduction. He also gave an update on the Solid Waste Authority of Broward. He stated that they are in conversation with Miami-Dade, Palm Beach, and, to a certain degree, Monroe counties.

Councilmember Caplan noted that he and Mrs. Cosio Carballo will be attending the Florida Regional Council Association meeting in Tallahassee. He will be presenting on regional mobility and economic benefit analysis.

Mrs. Cosio Carballo stated that the SFRPC will be forming a Membership Committee to explore future membership options, noting that other RPCs use different membership protocols. The item will be brought to the Council at a future meeting for discussion.

Mrs. Cosio Carballo stated she would like to create a compilation of past SFRPC and SFRPC/TCRPC resolutions as an expression of Council priorities for use in communications with elected officials and other regional stakeholders. Chair García agreed to the idea along with the other Councilmembers.

Councilmember Beam Furr reported that the management plan for the Kristin Jacobs Florida Aquatic Preserve, a long-time priority of the two RPCs, is finally in complete draft form and has been reviewed by the counties and municipalities. The document is now available for public review through public forums

and posting online by FDEP. He noted that the CS&F Study is under review. He mentioned the Northeast Corridor, its funding, and asked which Miami-Dade County Commissioner may be involved following the departure of Eileen Higgins. Chair García said he would look into the matter and believes that it may be Commissioner Raquel Regalado.

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.)

Sam Goren, Legal Counsel, provided a detailed history and overview of the Council's role in the Development of Regional Impact (DRI) process and the Florida Environmental Land and Water Management Act of 1972. He noted that "regional impact" is defined in the statute as any development that, due to its character, magnitude, or location, would substantially affect the health, safety, or welfare of citizens in more than one county. He also explained the concept of an area of critical state concern and its unique application in Monroe County. Mr. Goren explained the responsibilities of the Florida Land and Water Adjudicatory Commission (FLOAC), which is part of the Governor's Cabinet, and the meaning and importance of a Development Order (DO).

In 2018, CS/CS HB 1151 amended the statute to phase out the DRI Program, stating it was an interim process to be replaced by comprehensive planning and permitting. As a result, the RPCs lost their authority to appeal local government decisions on development orders, which it had previously held. The change also allowed projects already in progress to continue under the DRI process. At that time, dozens of DRIs had been submitted to the SFRPC. He cited the City Park DRI (formerly the ParklandKrome Groves DRI), which entered a review agreement in 2021. The City Park DRI was grandfathered and remains in process. Mr. Goren outlined the DRI review process—from pre-application through development order—explaining the roles of local government, state agencies, and reviewing partners, as well as sufficiency review requirements and public hearings. He stated that the Council's role is not to judge whether a project is good or bad, but to assess regional impacts, gather agency input, and identify mitigation steps, guided by the Strategic Regional Policy Plan.

Mrs. Cosio Carballo noted that many state, regional, and local agencies have provided comments on the proposed project. Council staff plans to hold the public hearings in Miami-Dade County, the area of the City Park DRI, to maximize public participation. Mr. Goren clarified that the County would make the final decision based on SFRPC's regional assessment report, which will be presented at a public hearing. He also stated that the City Park DRI is likely the last remaining grandfathered DRI.

Council staff reported the project is in the sufficiency review stage, with the applicant expected to submit additional information shortly, followed by a 45-day review period. Mr. Goren noted the strong cooperation among County staff, the applicant's team, and SFRPC staff.

Chair Senator García thanked Mr. Goren for explaining our role and responsibilities as it relates to the SFRPC.

D. Ex-Officio Report

Dat Huynh, representing the Florida Department of Transportation District 6, reported that last year the Florida Legislature enacted Florida Statute 334.63, requiring Project Development and Environment (PD&E) studies to be completed within 18 months. He noted that FDOT's updated Project Development Policy reflects this timeline and adds a requirement that PD&E projects must also have construction funding identified within eight years.

Chair Senator García thanked everyone for attending, including SFRPC staff, for their dedication to the Council. He also thanked Immediate Past Chair Lincoln for her consistent attendance—mostly in person—and her continued commitment to the SFRPC and its Councilmembers.

VI. **Announcements and Attachments**

A. Attendance Form

B. Upcoming Meetings

- 1) Monday, March 16, 2026, 10:30 am (SFRPC)
- 2) Friday, ~~March 20, 2026~~, SFRPC / TCRPC Joint Board Meeting (Time / TCRPC Location: TBD)
(STAFF NOTE: New date: Friday, April 10, 2026)
- 3) Monday, April 20, 2026, 10:30 am (SFRPC)
- 4) Thursday, ~~May 21, 2026~~, SFRPC Annual Conference (Time / Location: TBD)
(STAFF NOTE: New date: Thursday, June 4, 2026)
- 5) Friday, October 16, 2026, SFRPC / TCRPC Joint Conference - Topic: Blue Ocean Economy

VII. **Adjourn**

Chair Senator García 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 January 26, 2026, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, adopted on the 23rd day of February 2026.

Maria Rodriguez, Secretary
Commissioner, City of Pembroke Pines

Date



MEMORANDUM

AGENDA ITEM #III.B

DATE: FEBRUARY 23, 2026
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: FINANCIAL REPORT

Attached is a Financial Report comparing the months of November 2025 through January 2026 for your review and approval.

Recommendation

Approve the Financial Report.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924-3653 Phone, 954.924-3654 FAX
www.sfregionalcouncil.org

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

January 31, 2026

(unaudited)

	November	December	January	Increase (Decrease)
General Fund				
Assets:				
Cash GF	2,406,313	2,264,018	2,215,641	(48,377)
SBA - Investment Account	533,532	535,337	537,103	1,766
Accounts Receivable	1,060	(113)	13,633	13,745
Due From Other Funds	32,529	38,549	38,598	49
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	2,988,911	2,853,269	2,820,452	(32,817)
Liabilities and Fund Balance:				
Liabilities	17,248	4,286	14,467	10,181
Fund Balance	2,971,662	2,848,983	2,805,985	(42,998)
Total Liabilities and Fund Balance	2,988,911	2,853,269	2,820,452	(32,817)
Federal, State & Local				
Assets:				
Accounts Receivable	51,902	153,641	114,051	(39,589)
Total Assets	51,902	153,641	114,051	(39,589)
Liabilities and Fund Balance:				
Liabilities	2,381	(137)	996	1,134
Fund Balance	49,522	153,778	113,055	(40,723)
Total Liabilities and Fund Balance	51,902	153,641	114,051	(39,589)
Revolving Loan Funds				
Assets:				
Cash RLF	3,841,374	3,880,997	3,466,366	(414,631)
Accounts Receivable	9,202,798	9,164,199	9,588,699	424,499
Allowance for Loan Losses	(1,131,419)	(1,131,419)	(1,131,419)	-
Total Assets	11,912,753	11,913,778	11,923,646	9,868
Liabilities and Fund Balance:				
Accounts Payable	38	38	38	-
Due To Other Funds	38,309	38,549	38,598	49
Fund Balance	11,874,406	11,875,190	11,885,009	9,819
Total Liabilities and Fund Balance	11,912,753	11,913,778	11,923,646	9,868
Southeast Florida Regional Prosperity Institute				
Assets:				
Cash	66,670	66,786	66,901	115
Receivables	-	-	-	-
Total Assets	66,670	66,786	66,901	115
Liabilities and Fund Balance:				
Liabilities	205	27	27	-
Fund Balance	66,465	66,759	66,874	115
Total Liabilities and Fund Balance	66,670	66,786	66,901	115

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

January 31, 2026

(unaudited)

<u>Description</u>	November	December	January	Fiscal to Date	% Realized	Annual Budget	% of Budget	Remaining Budget
<u>REVENUE REPORT</u>								
Membership Dues	\$ -	\$ -	\$ -	\$ 1,360,630	100%	\$ 1,360,630	34%	\$ 1,360,630
Interest & Other Income	8,343	8,026	7,661	31,142	44%	\$ 70,000	2%	38,858
Federal Funded Projects	12,415	53,386	82,324	198,814	30%	\$ 667,617	17%	468,803
State Funded Projects	-	-	-	14,850	4%	\$ 387,650	10%	372,800
Local Funded Projects	722	118,701	52,004	192,795	49%	\$ 395,258	10%	202,463
Trust Funds	56,085	44,790	241,198	726,168	66%	\$ 1,108,014	28%	381,846
TOTAL Revenues	77,565	224,903	383,187	2,524,400	63%	3,989,169	100%	1,464,769
<u>EXPENSE REPORT</u>								
<u>Operating Expenses</u>								
Staff Compensation	\$ 139,410	\$ 147,160	\$ 140,964	\$ 667,720	33%	\$ 2,033,272	51%	\$ 1,365,552
Occupancy	9,343	9,695	9,650	38,032	31%	122,004	3%	83,972
Utilities Electric/Sanitation	537	398	380	1,887	27%	7,000	0%	5,113
Janitorial Services	-	802	802	2,406	24%	10,000	0%	7,594
Repairs & Maintenance	-	-	-	-	0%	7,000	0%	7,000
Storage	518	518	518	2,072	28%	7,500	0%	5,428
Office Automation	3,612	9,778	13,697	36,426	52%	70,000	2%	33,574
Advertising, Notices, Supplies, Postage & PR	3,414	2,686	4,967	20,518	24%	85,414	2%	64,896
Travel	20	32	226	306	3%	12,000	0%	11,694
Professional Development	-	-	878	878	5%	16,000	0%	15,122
Insurance	-	11,673	-	11,673	21%	55,000	1%	43,328
Miscellaneous Expenses	-	-	-	-	0%	1,000	0%	1,000
Legal Services (1)	2,718	2,210	1,495	9,706	15%	65,000	2%	55,294
Financial Services	148	142	146	583	1%	50,000	1%	49,417
Professional Consultants	770	300	2,970	4,040	24%	17,000	0%	12,960
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	253,066	185,395	176,694	796,246	31%	2,583,189	65%	1,786,942
Pass Through Expenses:	31,171	34,741	61,374	143,560	10%	1,383,786	34%	1,240,226
TOTAL Expenses	305,784	220,136	238,068	939,806	24%	3,966,975	99%	3,027,169
<u>OTHER REVENUES (Expenses)</u>								
Bad Debt- RLF Programs	-	-	-	-				
Excess (deficit) Revenues over Expenditures	\$ (30,584)	\$ 1,562,437	\$ 145,119	\$ 1,584,594		\$ 22,194	1%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 17,621				
Note: Percentage of Fiscal Year lapsed				33.33%				



MEMORANDUM

AGENDA ITEM #III.C

DATE: FEBRUARY 23, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: 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.

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

- **Broward County 26-01ESR**

Proposes an amendment to the Broward County Land Use Plan to amend the land use designation of a property in the City of Lauderhill from Commercial Recreation to Irregular (9) Residential. The property is approximately 132.6 acres and is generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard West and Rock Island Road. The amendment supports the redevelopment of the site into a residential community containing 888 dwelling units comprised of a mix of single-family detached and attached housing units and multi-family townhome units. In addition, a text amendment is included to update Broward County Land Use Plan Policy 2.23.2 regarding Environmentally Sensitive Lands.

- **City of Fort Lauderdale 26-01ESR**

Proposes an amendment to the City of Fort Lauderdale's Comprehensive Plan Future Land Use Element, Uptown Transit-Oriented Development designation, amending restriction on residential use east of Powerline Road, south of Cypress Creek Road, west of the Florida CSX Railroad. The amendment "Delet[es] Comment Note #7, which was a restriction on the location of residential uses to an area east of Powerline Road, north of Cypress Creek Road, and east of Andrews Avenue."

- **City of Margate 26-01ESR**

Proposes amendments to the City of Margate's Comprehensive Plan: amending Element III, "Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water, Aquifer Recharge"; Amending Part 1, "Potable Water" in order to adopt the updated Ten-Year Water Supply Facilities Work Plan. The update incorporates the 2025-2045 planning period, population and service adjustments, and water use permit modifications. The amendment emphasizes that additional withdraws from the Biscayne Bay Aquifer above the base condition water use are only permitted if the local entity secures water from an alternative water source. As such, the City of Margate noted the agreement to use 1.57 mgd of the contracted 2.00 mgd from the C-51 Reservoir as offset water to supply water demands through 2065.

ADOPTED AMENDMENTS

- **Broward County 25-03ESR**

Adopting (1) amending 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. The site is approximately 6.2 acres and is 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**

Amends the Miami-Dade Comprehensive Development Master Plan (CDMP) to (1) Amend the "Future Natural Resources" section of 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, and (2) Amend Policy CM-1A of the CDMP's Coastal Management Element to replace obsolete wording.

- **Miami-Dade County 25-05ESR**
Amends the Miami-Dade Comprehensive Development Master Plan (CDMP) to (1) Amend the “Agriculture” text in the Land Use Element to allow private wetland mitigation banks or conservation programs on land in Florida City, (2) Amend the “Open Land” text of the Land Use Element to allow private wetland mitigation banks on certain land in Florida City, and (3) Add new ‘Figure 5.2: Mitigation Bank and Conservation Program Area’ to the Land Use Element map series.
- **City of Coral Springs 25-01ESR**
Adopts an amendment to the City of Coral Springs’ Comprehensive Plan, amending the Potable Water Sub-Element and Water Supply Facilities Work Plan within the Comprehensive Plan.
- **Town of Cutler Bay 25-01ESR**
Adopts an amendment to the Town of Cutler Bay’s Water Supply Facilities Work Plan and adopts a Water Supply Work Plan, related amendments to the Town Growth Management Plan.
- **City of Doral 25-01ESR**
Adopts 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.
- **City of Florida City 25-01ESR**
Adopts a text amendment to the City’s Comprehensive Development Master Plan (CDMP) Future Land Use Element (FLUE) to permit wetland mitigation bank use in the Agriculture Land Use category.
- **City of Hollywood 25-01ESR**
Adopts an amendment to the City of Hollywood’s Comprehensive Plan by amending the Land Use Element to create the Commercial Recreation (“CREC”) Land Use Category.
- **City of Key Colony Beach 25-01ER ***
Adopts an amendment to the City of Key Colony Beach’s Comprehensive Plan, amending the Goals, Objectives, and Policies of the Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements, Elements of the Comprehensive Plan, adding a Property Rights Element and accompanying Goal, Objective, and Policies.
- **City of Pompano Beach 25-01ESR**
Amends the City of Pompano Beach Comprehensive Plan by adopting an Environmentally Sensitive Lands (ESL) Map amendment to remove four ESL-designated sites located on the Pompano Beach Air Park.
- **City of Sunny Isles Beach 25-03ESR**
Adopts an amendment of the City of Sunny Isles Beach, amending the text of the Future Land Use Element (FLUE) of the adopted Comprehensive Plan. The text amendment updated the City’s FLUE by modernizing outdated language and references and ensuring consistency between the comprehensive plan and land development regulations regarding maximum development allowances.

- **City of Weston 25-01ER ***

Adopts an amendment to the City of Weston’s Comprehensive Plan by adopting the Evaluation and Appraisal Report (EAR) Based Amendments to the Future Land Use, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement, Transportation, and Public School Elements, and adding a new Property Rights Element.

*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: FEBRUARY 23, 2026
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: PROPOSED 2026 SFRPC MEETING DATES AND LOCATIONS (UPDATED)

Please find the updated, proposed 2026 SFRPC meeting dates and locations (updated) for your review and approval. Also attached is a list of holidays for 2026.

Recommendation

For discussion and approval of a schedule for 2026.





DRAFT

2026 MEETING DATES AND LOCATIONS

3rd Monday of the Month at 10:30 AM
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
APRIL	Friday, April 10	SFRPC / TCRPC Joint Meeting	TBD, TCRPC Region
	Monday, April 20	Regular Council Meeting	SFRPC, Hollywood
MAY	Monday, May 18	Regular Council Meeting	SFRPC, Hollywood
JUNE	Monday, June 4	SFRPC Conference	TBD, South Florida Region
	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 28 *	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



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 # III.F

DATE: FEBRUARY 23, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: BOARD CONVERSATION: SFRPC MEETING TOPICS FOR 2026

The purpose of this conversation is to discuss the priority issues you would like the Council to focus on during the upcoming year at the Council's Monthly Meetings, SFRPC Regional Conference, and Joint SFRPC - TCRPC Meetings and Joint Regional Conference.

Upcoming Meetings

April 10, 2026: Joint SFRPC / TCRPC Council Meeting

SFRPC / TCRPC Staff proposed topics:

- Advanced Air Mobility
- Data Centers / Impacts on communities, water, power, cost
- Kristin Jacobs Florida Aquatic Preserve Management Plan / Coral Update
- SFWMD / Water & Studies
- Ron Book – Legislative Update
- SFRTA Update

June 4, 2026: SFRPC Regional Conference

- Topic?

October 16, 2026: SFRPC / TCRPC Regional Conference (SFRPC Region)

- Blue Ocean Economy (Aspects or a Particular Aspect)



The following is a partial list of the topics that the Council has worked on individually and/or in collaboration with the Treasure Coast Regional Planning Council in recent years and in 2026. A list of additional topics previously suggested by Councilmembers follows below.

Regional Conversations and Conferences

- Seven50 Sustainable Communities Initiative (2009 – 2014)
- Affordable Housing Roundtable with County Mayors (SFRPC / TCRPC, September 2022 and 2023)
- Closing the Gaps: Supporting Mental Health through a Continuum of Housing and Supportive Services, (SFRPC, May 2024)
- Coastal Link Regional Conversation (SFRPC, October 2016)
- Florida’s Coral Reef (SFRPC / TCRPC, multiple dating back to 2017)
- SFRPC / TCRPC Regional Conference: Recycling Right: Transforming Southeast Florida’s Waste Landscape (October 2023)
- SFRPC / TCRPC Regional Conference: Solid Waste Management “Challenges and Opportunities” (October 2022)
- SFRPC / TCRPC Regional Conference: Preparing for the Silver Tsunami – Planning and Policy Solutions for Southeast Florida’s Communities (Upcoming November 2024)
- Striding Forward: First & Last Mile Innovation in the Region (SFRPC, March 2023)
- South Florida Comprehensive Economic Development Strategy (2022, 2023, 2024)

SFRPC / TCRPC Joint Council Meeting Topics

- “One Region, One Water” (2021)
- Affordable Housing (2018, 2019, 2020, 2021, 2023)
- Autopsy Records Exemption Legislation (2018)
- Biscayne Bay Recovery Plan Case Study (2020)
- Biscayne Bay Reasonable Assurance Plan (2025)
- Brightline / Virgin Trains USA Update (2019)
- Central and Southern Florida Flood Risk Project / Restoration and Flooding Resilience Studies, Projects, and Timelines(2021, 2023, 2025)
- Comprehensive Environmental Restoration Program (CERP) (2021)
- Emerging Wastewater Treatment Technology (2021)
- Florida Transportation Plan 2020 (2019)
- Florida’s Water Infrastructure Challenge (2018, 2019, 2020, 2021, 2022)
- Management Alternatives for Human Wastewater Biosolids (2018, 2019, 2020, 2021)
- Marine Research Hub (2023)
- National Flood Insurance Program Reauthorization (2018, 2019)
- Property Insurance Crisis and Possible Solutions (2024)
- Regional Passenger Rail Update – SFRTA (2018)
- Resilience Initiatives (State, Counties, SFWMD) (2022)
- Septic to Sewer Conversion (2021)
- SFWMD Resiliency Efforts (2021)
- Southeast Florida Coral Reef Ecosystem Conversation Area Water Quality Monitoring Program (2020) (2025)
- Southeast Florida Coral Reef Tract (2017, 2018, 2019, 2020, 2021, 2022, 2023)

- Terrorism Preparedness and Prevention (2017)
- The Clean Waterways Act, Florida DEP, (2021)
- Tri-Rail Update and Future Plans (2024) (2025)
- U.S. Highway 27 Multi-Modal Corridor (2017, 2018)
- Water Supply for Southeast Florida (2020)

SFRPC Meetings (2024)

- Central & Southern Florida Flood Risk Study – Status and Timing
- Evaluation of Agricultural Land Use Trends and Outlook in Miami-Dade County
- Miami-Dade County Flood Response Plan
- South Florida Climate Tech Hub
- South Florida Military Installation Resilience Review
- South Florida Priority Climate Action Plan
- South Florida Salinity Control Structures Update

SFRPC Meetings (2025)

- Monroe County’s Artificial Reef Program (January)
- Roads to Resilience in the Florida Keys (January)
- SFRPC Work Program Update for the Council Member: “What the Hey-Hidey-Ho do they do?” (March)
- Addressing the Health and Economic Impact of Extreme Heat (Miami-Dade County) (May)
- Resilience Readiness – Preparing for Extreme Heat and Flood (Broward County) (May)
- Miami-Dade TPO Long Range Transportation Plan “Planning for the Future” (May)
- State Legislative Update (June)
- Affordable Housing Legislative Update (July)
- FDOT Agency and District Six Initiative (September)
- SFRPC CEDS Annual Update (October)
- State Legislative Update (October)

SFRPC Meetings (2026)

- SFRPC’s Role in the Florida Developments of Regional Impact DRI Process (January)
- SFRPC Benefit / Cost Analysis Toll for Gray / Green Infrastructure (February)
- Appreciation of David Dech, SFRTA Executive Director (February)

Additional Topics Suggested by SFRPC Council Members in past conversations

- Apprenticeship Programs / Job Development
- General Affordability / Home Insurance Affordability
- Mental Health / How to deviate mentally ill people from the criminal justice system into health intervention
- Quality of Life
- Rail transportation instead of truck transportation
- Condominiums

Recommendation: Provide Staff with input regarding preferred topics for future regular and special Council Meetings including SFRPC Monthly, SFRPC / TCRPC Joint Council Meetings and Regional Conference with the TCRPC, and the SFRPC Regional Conference.



MEMORANDUM

AGENDA ITEM # IV.A

DATE: FEBRUARY 23, 2026

TO: COUNCIL MEMBERS

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	253,398.68	01/01/26	0	01/02/26	02/01/26	01/08/04	09/01/39	Performing
1023	*****	301,586.50	301,586.50	120	0.0	350.00	161,715.88	01/01/26	0	01/02/26	02/01/26	07/19/06	03/01/29	Performing
1039	*****	125,000.00	125,000.00	84	0.0	200.00	119,582.53	03/01/25	305	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	30,650.91	01/01/26	0	01/02/26	02/01/26	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	6	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	136,669.30	01/12/26	0	01/12/26	02/12/26	07/31/09	03/31/39	Performing
4018	*****	119,598.00	150,000.00	120	6.0	1,327.78	111,567.76	01/01/26	0	01/02/26	02/01/26	07/12/13	08/01/20	Performing
4027	*****	149,500.00	149,500.00	120	0.0	1,590.98	19,392.95	09/01/25	122	09/04/25	10/01/25	12/15/15	12/15/25	Pending Collateral Sale
4028	*****	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2467	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	2467	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	*****	332,972.82	332,972.82	111	0.0	500.00	321,083.86	01/01/26	0	01/15/26	02/15/26	09/28/17	08/01/28	Performing
4032	*****	300,000.55	300,000.55	120	7.0	3,577.27	123,152.80	01/01/26	0	01/02/26	02/01/26	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	808	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	1248	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	9,521.57	01/01/26	0	01/02/26	02/01/26	03/05/19	10/01/33	Performing
4036	*****	549,223.30	549,223.30	84	0.0	375.00	474,219.60	01/01/26	0	01/02/26	02/01/26	03/05/19	10/01/33	Performing
4037	*****	173,904.64	173,904.64	84	5.0	1,000.00	94,257.62	01/01/26	0	01/02/26	02/01/26	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	1248	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	808	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	103,125.81	01/01/26	0	01/02/26	02/01/26	04/22/21	04/01/31	Performing
4044	*****	130,000.00	130,000.00	120	4.5	1,347.30	74,475.38	01/01/26	0	01/02/26	02/01/26	03/22/21	03/01/31	Performing
4046	*****	100,000.00	100,000.00	60	0.0	300.00	80,227.84	01/01/26	0	01/02/26	02/01/26	10/06/22	10/01/27	Modification
4048	*****	349,497.00	98,668.75	60	0.0	352.00	85,220.75	01/01/26	0	01/02/26	02/01/26	02/23/23	03/01/28	Performing
4049	*****	331,700.00	80,271.75	60	0.0	301.00	73,047.75	01/01/26	0	01/02/26	02/01/26	02/23/23	03/01/28	Performing
4050	*****	331,700.00	85,566.75	60	0.0	321.00	77,862.75	01/01/26	0	01/02/26	02/01/26	02/23/23	03/01/28	Performing
Totals		5,821,916.95	5,103,929.20			22,339.23	3,430,111.64							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
January 31, 2026

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	1/31/2026			\$ 1,750,472.01
Committed Funds				
Unfunded Loan Commitments	\$ 470,000			
Administrative Fees	7,807.44			
Total Committed Funds				\$ 477,807.44
Total Uncommitted Funds				\$ 1,272,664.57

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

February 2, 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. Since April, 2025, Chris Stearns of Johnson Anselmo has been representing SFRPC.

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.

Isabel Cosio Carballo, Executive Director

Page 2 of 2

February 2, 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. On January 26, 2026, Plaintiff filed a Response in Opposition to Defendant's 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)



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



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.



Phone 954-924-3653
Fax 954-924-3654
www.sfrplanningcouncil.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 jtart@sfrpc.com.

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





JANUARY 2026 EDITION



A former landfill becoming 2,000+ homes. A 100-year-old courthouse being replaced through Florida's first social infrastructure partnership. A soccer stadium anchoring Miami's next great neighborhood.

At our January 22nd Developers Forum, we explored the projects that aren't just changing South Florida's landscape; they're solving real community challenges.

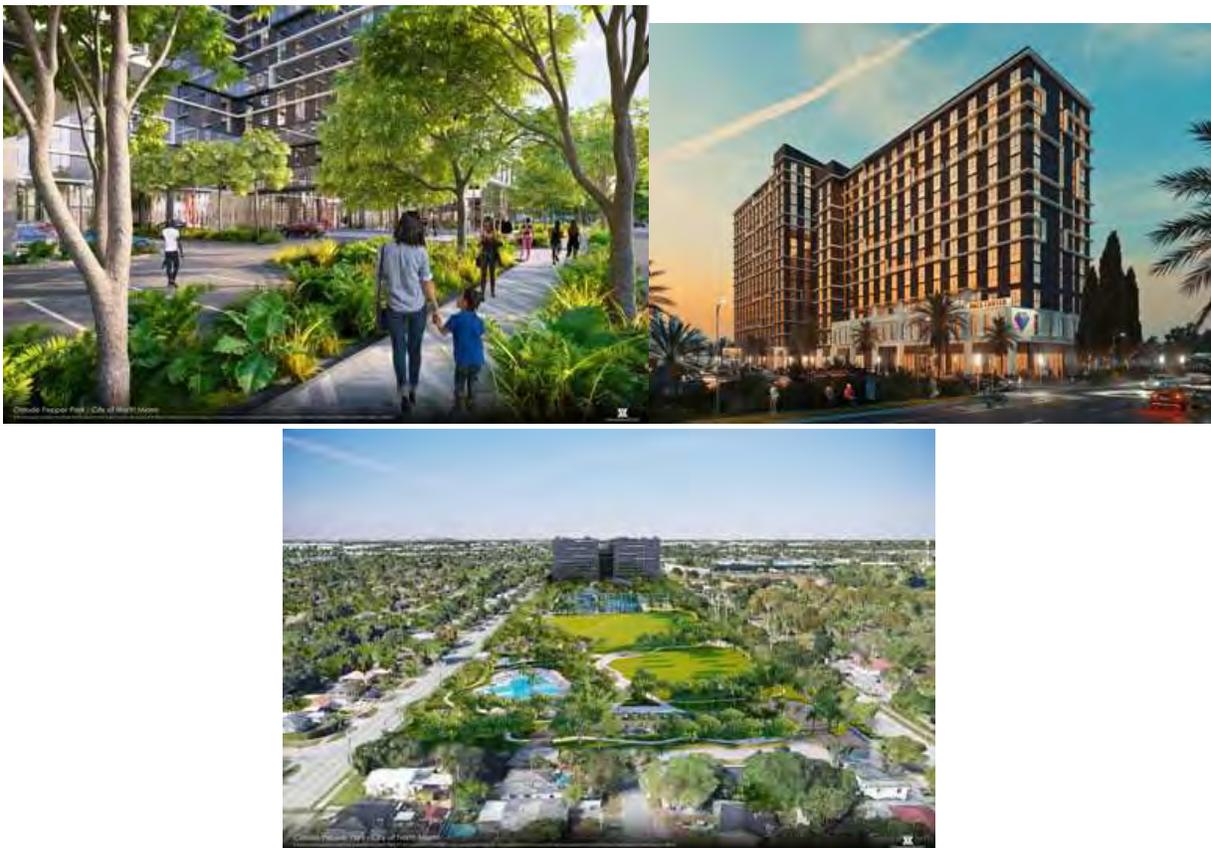
Claude Pepper Park Global District is proving that contaminated, unusable land can become thriving communities. Through public-private partnership, North Miami is delivering affordable housing, a medical campus, a renovated public park, grocery access, and infrastructure upgrades that benefit entire neighborhoods.



Building the Future: How Public-Private Partnerships and Master-Planned Communities Are Transforming South Florida

The January 22nd Greater Miami Chamber of Commerce Developers Forum showcased projects that aren't just reshaping our skyline, they're solving real community challenges and creating opportunities that will impact South Florida for generations.

This year's Developers Forum featured two sessions exploring the innovative approaches driving our region's growth: public-private partnerships tackling critical infrastructure and affordable housing needs, and master-planned communities redefining what mixed-use development can achieve.



Public-Private Partnerships: Turning Challenges Into Community Assets

The first session, moderated by Heather Jonczak of Carlton Fields, brought together David Burstyn of Redwood Dev Co and Joshua Coulter of Plenary Americas to discuss how

strategic partnerships between cities and private developers are accomplishing what neither could achieve alone.

In North Miami, the Claude Pepper Park Global District is transforming a former landfill into one of the city's most significant investments in affordable housing and public space. The scope is impressive. Approximately 2,000+ affordable residential units across eight buildings, over 120,000 square feet of commercial space, a comprehensively renovated park and community center, a Miami Jewish Health PACE medical campus, and neighborhood retail, including a full-service grocery store addressing food access gaps.

But the real story is how they're making it happen. The site came with serious challenges — contaminated soils, groundwater impacts, and methane gas emissions from its landfill past. Through Brownfield designation and CRA partnership, what was once unusable city-owned land is becoming a district that will serve residents for generations.

The project also includes major water, sewer, and drainage upgrades benefiting not just the development but surrounding neighborhoods, addressing long-standing infrastructure needs that represent permanent public benefit.

Financing affordable housing at this scale requires intricate coordination of Low-Income Housing Tax Credits, tax-exempt bonds, state funding, and local support. It's complex work, but the result delivers 100% affordable and mixed-income housing, healthcare access, community programming, jobs, and infrastructure improvements that strengthen the entire area.

The Project Everyone's Been Talking About (But Maybe Misunderstanding)

The afternoon session revealed why Miami Freedom Park is generating so much attention and why it's fundamentally different from typical sports developments.

Moderated by Jose Gonzalez of GLC Real Estate, the panel featured Terry Fraser-Reid of Miami Freedom Park, Michael Goldban of Magellan Realty Group, and Andrew Trench of Cushman & Wakefield.

Terry Fraser-Reid, Senior Real Estate Development Executive at Miami Freedom Park, had a message for the room: "Miami Freedom Park is not just a stadium, it's so much more than that." Since breaking ground in August 2023 on the former Melreese Golf Course site, strategically positioned just southeast of Miami International Airport, the project has been moving at a remarkable pace. The 27,000-seat stadium opens on April 4th for Inter Miami CF's first match.

But the stadium is just the beginning.

The full development encompasses over 200 million square feet, including 750+ hotel keys, up to 750,000 square feet of Class A office space, diverse retail and entertainment, and a 58-acre public park that will rank among the largest the city is building. The goal: a 365-day-a-year destination, not just a game-day venue. Miami Freedom Park is taking a different approach. Instead of building traditional retail around the stadium, they're creating an entertainment and community hub that happens to host world-class soccer.

The project's first retail announcement captures their philosophy perfectly. Popstroke, the Tiger Woods-backed entertainment golf concept, became the inaugural tenant for a specific reason. The appeal? A customer base that spans from 5 to 95 years old, at price points that don't exclude anyone. It's the kind of tenant that works whether there's a soccer match happening or not, whether you're bringing your kids for an afternoon out or meeting colleagues for a casual round. This accessibility isn't accidental; it's the core strategy.

A Hub Built for Miami's Future

For the business community, Miami Freedom Park offers something that has been difficult to find in South Florida: the walkable, street-level experience of a Central Business District combined with the accessibility of a regional hub.

Andrew Trench, Executive Managing Director at Cushman & Wakefield, outlined the office strategy: three phased buildings of roughly 250,000 square feet each, rather than one massive tower. The first breaks ground this year and is already being actively marketed.

"That allows us to engage the market progressively," Trench explained.

The location advantages are compelling — direct access to the Dolphin Expressway, Miami International Airport, and the Miami Intermodal Center. But it's the on-the-ground experience that sets it apart: outdoor wellness spaces, eclectic dining options, and world-class entertainment create an environment designed for the companies shaping Miami's future.

Michael Goldban, Founder, Magellan Realty Group, who previously worked on Miami Worldcenter, emphasized the opportunity: "Miami is truly one of the best markets in the country, if not the world, to develop from a retail and office standpoint."

Building Miami's Next Great Neighborhood

The 58-acre public park isn't just amenity space; it's a statement of intent. With playgrounds, walking trails, and soccer fields, it's designed to invite neighbors in and give locals genuine reasons to visit beyond match days.

The development team emphasized throughout the session that while tourists will certainly be welcome, the primary focus is on creating something for locals. Miami Freedom Park aims to become the city's next great district, one that understands Miami's character as a city of neighborhoods, each with its own distinct personality.

It's about creating something authentically Miami that serves the community 365 days a year, not just when there's a game on the schedule. The park, the entertainment options, the dining experiences — all designed to function as a real neighborhood, not just a stadium complex.

What This Means for South Florida

Both sessions highlighted how South Florida is tackling complex challenges through innovative approaches, whether through public-private collaboration delivering affordable housing and critical infrastructure, or master-planned communities creating genuine neighborhoods with year-round activation.

With the Justice Center under construction, Claude Pepper Park phases delivering housing and amenities, and Miami Freedom Park's stadium opening in weeks, these aren't distant concepts — they're reshaping our region right now.

For our business community, these projects represent the kind of forward-thinking development that creates lasting value and opportunity. They show what's possible when vision meets execution, when public and private sectors align, and when developers commit to creating places that truly serve our communities.

South Florida's transformation is happening in real time and these projects are leading the way.

The Greater Miami Chamber of Commerce's Developers Forum continues to showcase the visionary projects and leaders shaping South Florida's real estate landscape. For more information about upcoming programs and events, visit miamichamber.com/events.



MEMORANDUM

AGENDA ITEM # IV.B

DATE: FEBRUARY 23, 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-nine (39) new CARES ACT RLF loans totaling \$9,060,077 and saved and/or created 350 related jobs.



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

**CARES ACT REVOLVING LOAN FUND
PAYMENT STATUS REPORT - FEBRUARY 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	155,648.47	02/01/26	0	02/02/26	03/01/26	11/20/20	11/01/30	Performing
5110	*****	500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	331,476.87	02/01/26	0	02/02/26	03/01/26	01/13/21	01/01/31	Performing
5111	*****	560,000.00	560,000.00	120	3.5000	12	4,713.59	4,713.59	455,077.29	02/01/26	0	02/02/26	03/01/26	12/31/20	07/31/35	Performing
5112	*****	500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	269,000.86	02/01/26	0	02/02/26	03/01/26	12/28/20	01/01/31	Performing
5114	*****	150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	83,245.70	02/01/26	0	02/02/26	03/01/26	02/24/21	02/01/31	Performing
5115	*****	100,000.00	100,000.00	60	0.0000	12	200.00	200.00	73,921.09	01/01/26	1	01/15/26	02/01/26	02/02/21	02/01/28	Performing
5117	*****	394,000.00	394,000.00	120	3.5000	12	3,033.80	3,033.80	289,411.69	02/01/26	0	02/02/26	03/01/26	05/13/21	05/01/35	Performing
5118	*****	500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	388,288.05	02/01/26	0	02/02/26	03/01/26	06/15/21	07/01/36	Performing
5119	*****	150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	95,828.66	02/01/26	0	02/02/26	03/01/26	08/12/21	08/01/31	Performing
5120	*****	295,000.00	295,000.00	120	4.1490	12	3,258.10	3,258.10	213,747.00	02/01/26	0	02/02/26	03/01/26	08/09/21	08/01/31	Performing
5121	*****	175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	103,683.56	02/01/26	0	02/02/26	03/01/26	08/24/21	08/01/31	Performing
5122	*****	500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	415,715.39	02/01/26	0	02/02/26	03/01/26	08/25/21	08/01/31	Performing
5123	*****	250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	164,253.25	02/01/26	0	02/02/26	03/01/26	10/15/21	10/01/31	Performing
5125	*****	500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	395,822.82	02/01/26	0	02/02/26	03/01/26	01/13/21	10/01/31	Performing
5126	*****	128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	30,295.55	02/01/26	0	02/02/26	03/01/26	02/15/22	02/01/27	Performing
5127	*****	200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	137,178.77	02/01/26	0	02/02/26	03/01/26	06/09/22	06/01/32	Performing
5129	*****	600,000.00	600,000.00	180	6.0000	12	5,300.00	5,300.00	569,331.87	02/01/26	0	02/02/26	03/01/26	06/22/23	07/01/38	Performing
5131	*****	500,000.00	70,918.85	36	7.0000	12	427.47	427.47	70,915.88	02/01/26	0	02/02/26	03/01/26	10/16/25	10/01/28	Performing
5132	*****	500,000.00	149,895.51	240	5.5000	12	298.85	298.85	149,895.51	02/01/26	0	02/02/26	03/01/26	11/21/25	12/01/45	Performing
Totals		6,802,000.00	6,037,814.36				51,771.98	51,771.98	4,392,738.28							

LIST OF COMMITTED CARES RLF FUNDS
February 1, 2026

Loan #	Company Name	Committed	Commitment Date	Total 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	\$149,895.00	1/21/2026	\$ 350,105.00
TOTAL		\$1,000,000.00		\$149,895.00		\$ 778,337.05

Cash Available to Lend				
Bank Balance as of	1/31/2026			\$ 1,383,360.48
Committed Funds				
Unfunded Loan Commitments	\$778,337.05			
Administrative Fees	11,345.95			
Total Committed Funds				\$ 789,683.00
Total Uncommitted Funds				\$ 593,677.48

Portfolio Analysis

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

Cutoff Date: 2/2/2026
Run Date: 02/02/2026
Run Time: 12:49:53 pm
Page 1 of 1

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	18	4,318,817.19	98.32%
Past due 1-30 days	1	73,921.09	1.68%
Past due 31-60 days	0	0.00	0.00%
Past due 61-90 days	0	0.00	0.00%
Past due 91-120 days	0	0.00	0.00%
Past due 121-150 days	0	0.00	0.00%
Past due 151-180 days	0	0.00	0.00%
Greater than 180 days	0	0.00	0.00%
Total Portfolio	19	4,392,738.28	100.00%

Contaminated Portfolio 0 0.00 0.00%

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

Delinquent Loans 0 0.00 0.00%

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

Default Loans 0 0.00 0.00%

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

Write-off Loans 0 0.00 0.00%

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: 02/01/2026

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 #VI.A

DATE: FEBRUARY 23, 2026
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: ATTENDANCE FORM

Information only.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954.924.3653 Phone, 954.924.3654 FAX
www.sfrregionalcouncil.org

2025/2026 ATTENDANCE RECORD

COUNCILMEMBERS	MDC TPO 5/19	6/16	7/21	** 8/27	** 9/22	MDC TPO 9/22	10/20	1/26/26
ALLBRITTON, Jim Councilmember Southwest Ranches	-	-	-	-	-	-	-	P
CAPLAN, Franklin <i>2nd Vice Chair</i> Council Member, Key Biscayne	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, Treasurer Broward County Commission	P	P	*			VP	*	P
GARCIA, René, Chair Miami-Dade Co. Commission	D/VP	D/VP	P	VP	*	*	D/VP	VP
GELLER, Steve Broward County Commission	P	P	P	P	P	P	P	*
GILBERT, III, Oliver G. Miami-Dade Co. Commission	A	A	A			*	A	A
GOLDBERG, Cary <i>1st Vice-Chair</i> Governor's Appointee, Broward	*	VP	VP	P	P	P	VP	VP
HORLAND, Denise Commissioner, Plantation	P	P	*	P	*	*	P	-
KAUFMAN, Samuel Commissioner, Key West	VP	*	VP			VP	VP	*
LINCOLN, Michelle <i>Past Chair</i> Monroe County Mayor	P	P	P	VP	VP	VP	VP	P
McGHEE, Kionne L. Miami-Dade Co. Commission	A	A	A		A	A	A	A
RODRIGUEZ, Maria, <i>Secretary</i> Commissioner, Pembroke Pines	P	VP	VP			*	A	VP
UDINE, Michael Broward County Commission	*	VP	*		VP	VP	*	*



2025/2026 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	MDC TPO 5/19	6/16	7/21	** 8/27	** 9/22	MDC TPO 9/22	10/20	1/26/26
DAVILA, Sirena Florida Dept. of Environmental Protection	D/VP	D/VP	VP	VP		VP	VP	VP
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	P	D/VP	VP	VP	P	P	VP	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