



DRAFT AGENDA

MONDAY, APRIL 20, 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/84879220121?pwd=Lbltgpv75dpfzYoy5i7Cr1k6rULIG1.1>

Meeting ID: 848 7922 0121

Passcode: 557197

I. Pledge of Allegiance and Roll Call

II. Presentations:

Randy Deshazo, Deputy Director / Director of Economic Development & Research

Topic: South Florida's Demographic Transformation 2000 – 2024 (Time Approximate: 10:50 AM)

Craig P. Coughlin, E.I., Manager | Power Delivery – Grid Transformation & Integration, Florida Power & Light **(Time Approximate: 11:10 AM)**

Topic: Proposed Andytown-Oasis Transmission Lines in Broward and Miami-Dade Counties, by Florida Power & Light Company; PSC Docket 20260020-EI

III. Action Items

A. Minutes of the Previous Meeting

B. Financial Report



C. Consent: Comprehensive Plan Amendment Reviews

Proposed

- Broward County 26-02ESR
- Broward County 26-03ESR
- Town of Davie 26-01ESR
- City of Hallandale Beach 26-01ESR
- Islamorada, Village of Islands 26-01ACSC
- City of Marathon 26-01ACSC
- City of Miami Beach 26-01ER
- City of Miramar 26-01ER
- City of Pompano Beach 26-01ESR

Public Hearing

Adopted

- Broward County 25-04ESR
- Monroe County 25-06ACSC
- City of Fort Lauderdale 25-03ESR
- Islamorada, Village of Islands 25-05ACSC
- City of Key Colony Beach 25-01ER *
- City of Lauderdale Lakes 25-02ER
- City of Miami Beach 25-04ESR
- City of Oakland Park 25-02ESR
- City of Sunrise 25-01ESR
- City of Sweetwater 25-01ESR

*Property Rights Amendment

Public Hearing

D. Regional Issues: Comprehensive Plan Amendment Review – None

Public Comments

IV. Program Reports and Activities (Information Only)

- A. SFRPC Brownfields Cleanup Revolving Loan Fund Request for Qualifications (RFQ) for Qualified Environmental Consultants
- B. FPL / Proposed Andytown-Oasis Transmission Lines Project
- C. Opportunity Zones 2.0: Overview and Maps
- D. TCRPC / SFRPC Joint Council Meeting
- E. SFRPC Revolving Loan Funds Status Report
- F. 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, May 18, 2026, 10:30 am (SFRPC)
 - 2) July 2026, SFRPC Annual Conference (Date / Time / Location: TBD)
 - 3) Monday, June 15, 2026, 10:30 am (SFRPC)
 - 4) Monday, July 20, 2026, 10:30 am (SFRPC)
 - 5) August – Summer Break
 - 6) Monday, September 28, 2026, 10:30 am (SFRPC)
 - 7) Friday, October 30, 2026 (TBD), SFRPC / TCRPC Joint Conference - Topic: Blue Tech 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.

AN UPDATE ON SOUTH FLORIDA'S DEMOGRAPHIC TRANSFORMATION 2000 – 2024

Broward County · Miami-Dade County · Monroe County

Randy Deshazo, Marion Knowles, and Jordan Parker
South Florida Regional Planning Council (SFRPC)
(Council Meeting, April 20, 2026)



SFRPC Region at a Glance: 5 Million Residents

Three-county service area: 4.96 million residents | 20% growth since 2000

BROWARD COUNTY

2,037,472

POPULATION (ACS 2024)

Change since 2000: **+25.5%**

Ethnicity: **32.8% Hispanic**

Median HH Income: **\$81,488**
MHI (2024 ACS)

MIAMI-DADE COUNTY

2,838,461

POPULATION (ACS 2024)

Change since 2000: **+26.0%**

Ethnicity: **69.3% Hispanic**

Median HH Income: **\$76,184**
MHI (2024 ACS)

MONROE COUNTY

80,908

POPULATION (ACS 2024)

Change since 2000: **+1.7%**

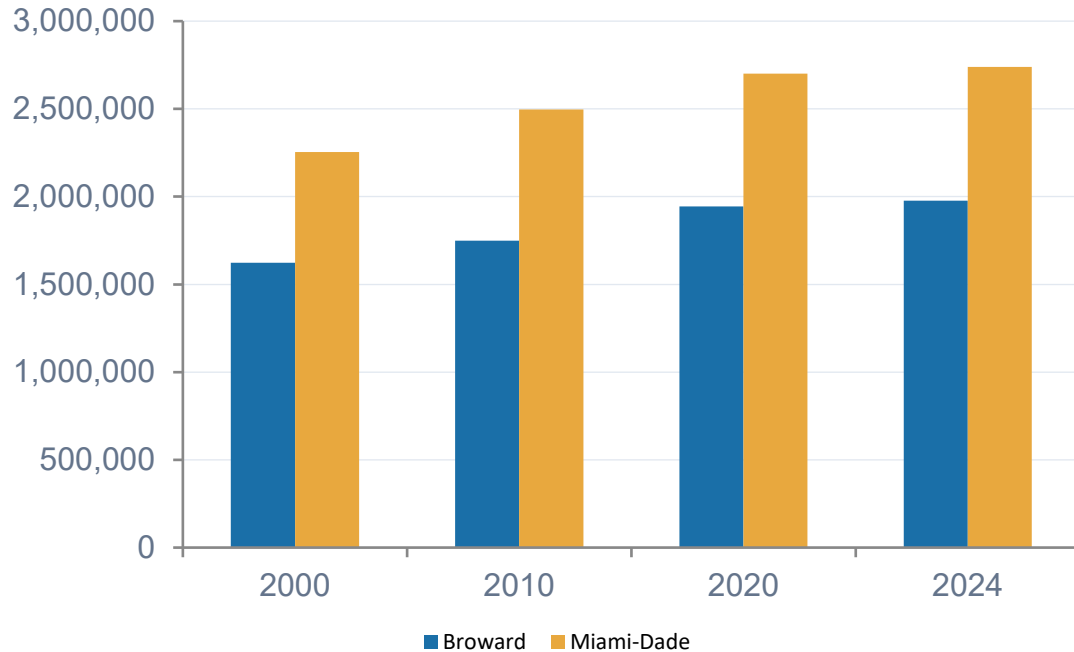
Ethnicity: **24.6% Hispanic**

Median HH Income: **\$100,256**
MHI (2024 ACS)

Population Growth Driven by International Immigration

All three counties grew, but Monroe experienced decade-long decline before recovering

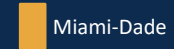
Population by County (2000–2024)



Monroe County		
Year	Population	Change
2000	79,589	—
2010	73,090	-8.2%
2020	82,874	+13.4%
2024	80,908	-2.4%

Monroe's 2000–2010 population decline reflects Keys housing costs and Hurricane Wilma (2005) displacement. The county is constrained by its Area of Critical State Concern designation.

The Region is Aging, Younger Residents are Leaving



Monroe is graying fastest, Miami-Dade aged the most in absolute terms, and Broward holds the middle ground

Metric	County	2000	2010	2020	2024 (ACS)
Median age	Broward	37.8	39.7	41.4	41.6 (±0.2)
	Miami-Dade	35.6	38.2	41.0	40.6 (±0.2)
	Monroe	42.6	47.5	49.7	50.5 (±0.8)
% under 18	Broward	23.6%	22.4%	20.5%	20.9%
	Miami-Dade	24.8%	21.9%	19.4%	20.1%
	Monroe	17.1%	15.6%	14.8%	15.6%
% 65+	Broward	16.1%	14.3%	17.2%	17.6%
	Miami-Dade	13.3%	14.1%	17.2%	16.8%
	Monroe	14.6%	19.1%	23.4%	24.3%

Sources: U.S. Census Bureau Decennial Census (2000/2010/2020 DP-1, P12, DHC); ACS B01001; Florida EDR county profiles.

Housing Units & Household Size Gains

Miami-Dade added 223K units since 2000; Monroe's stock is nearly frozen by state regulation

Total Housing Units

County	2000	2010	2020	2024
Broward	741,043	810,388	860,329	869,673
Miami-Dade	852,278	989,435	1,074,685	1,114,866
Monroe	51,617	52,200	53,961	54,500

Average Household Size (persons)

County	2000	2010	2020	2024
Broward	2.45	2.52	2.55	2.65
Miami-Dade	2.84	2.83	2.79	2.80
Monroe	2.23	2.18	2.25	2.40

Broward

+124K units since 2000 (+16.7%). Household size rising — multi-generational and immigrant households increasing.

Miami-Dade

+243K units since 2000 (+28.5%). One of the largest absolute housing expansions in the U.S. southeast.

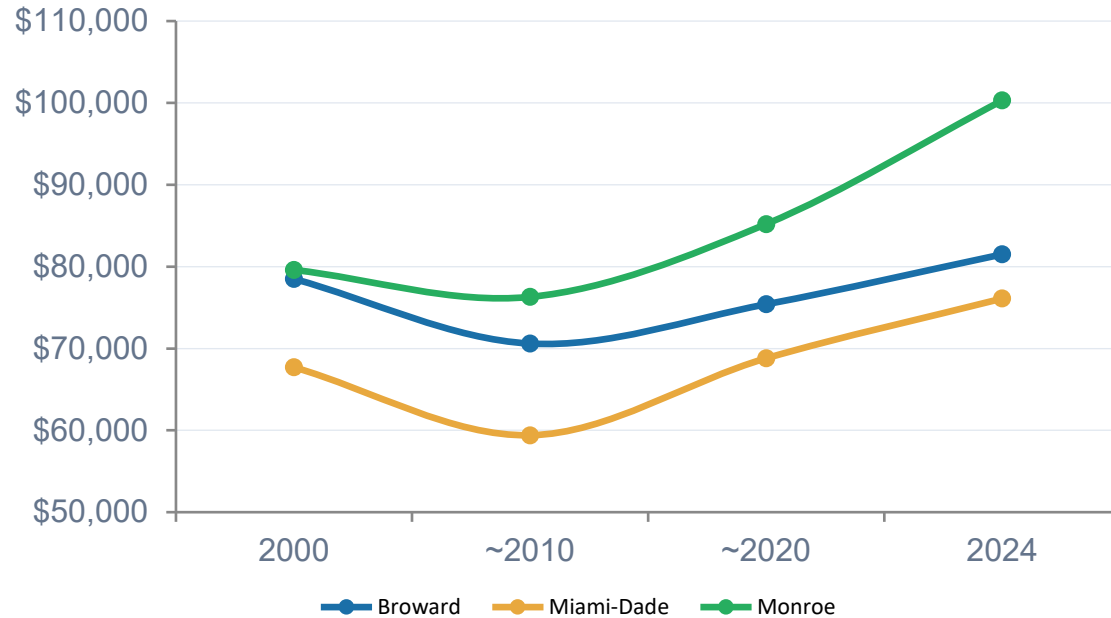
Monroe

+2,344 units since 2000 (+4.5%). Growth severely constrained by Area of Critical State Concern regulations limiting Keys development.

Median Household Income (Real 2024 Dollars) Growth Has Been Slow

Real incomes fell during the Great Recession but have now recovered. Broward barely ahead of 2000 levels

Real Median HH Income (2024\$) — ACS/SF3 Time Series



County	2000	2010	2020	2024
Broward	\$78.5K	\$70.6K	\$75.4K	\$81.5K
Miami-Dade	\$67.7K	\$59.4K	\$68.8K	\$76.1K
Monroe	\$79.6K	\$76.3K	\$85.2K	\$100.3K

Monroe leads the region with \$100.3K.

Recession trough: Miami-Dade real incomes fell to \$59,372 (2010 era), 12% below 2000 in real terms.

Broward's real income (\$81.5K) remains slightly above its 2000 level (\$78,504), a generation of nominal gains barely matching inflation.

Thank You! Questions?

Broward County · Miami-Dade County · Monroe County

Randy Deshazo, Marion Knowles, and Jordan Parker
South Florida Regional Planning Council (SFRPC)



COUNCIL MEETING GUEST SPEAKER



Craig P. Coughlin, E.I.

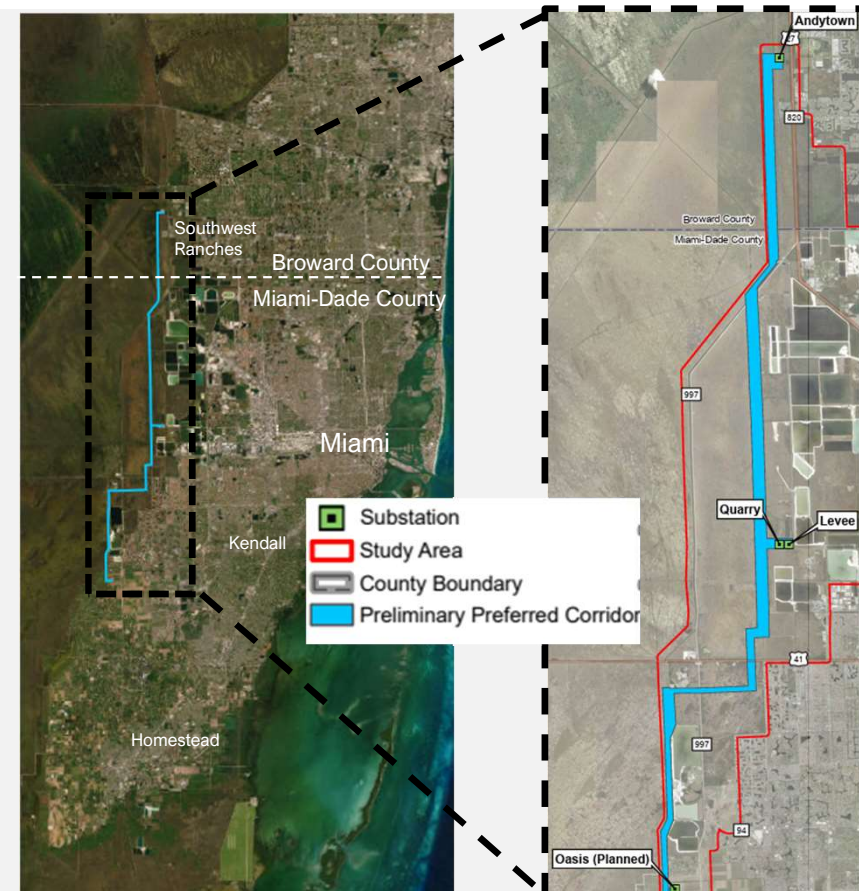
Craig Coughlin Manager of Project Management at Florida Power and Light. Craig graduated from University of Florida with a Bachelor's in Civil Engineering, and has been with Florida Power and Light for 19 years.

Andytown-Oasis Project (AOP)

- Project overview
- History
- Project schedule

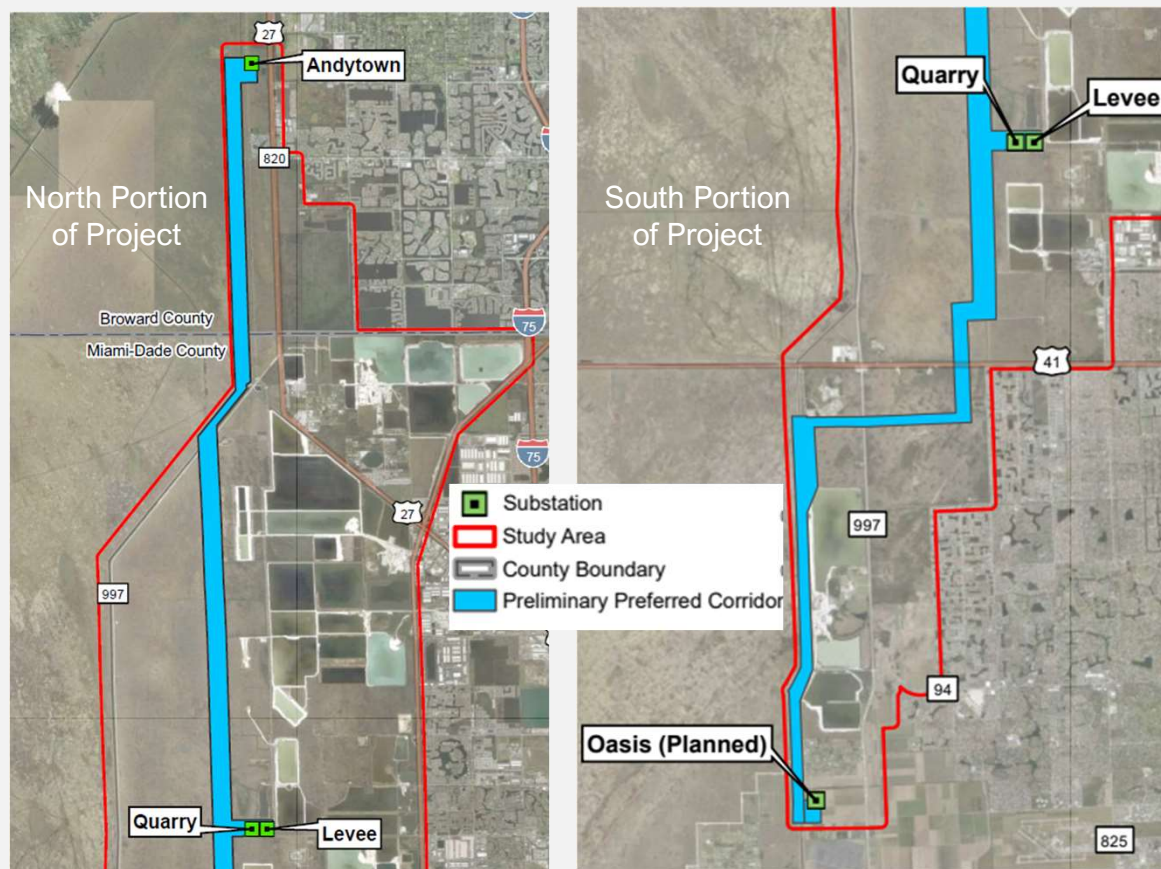
Project overview

- **FPL is proposing a transmission corridor from the existing Andytown Substation in Broward County to the new Oasis Substation in Miami-Dade County**
 - The corridor will also connect to the existing Quarry and Levee Substations
- **AOP meets the projected load growth in Miami-Dade County**
 - Reliability improvements required by 2033 to add capacity and increase power transfer
- **Project includes four new transmission lines:**
 - One 500 kV line from Andytown to Oasis (~30 miles)
 - One 500 kV line from Oasis to Quarry (~15 miles)
 - One 230 kV line from Oasis to Quarry (~15 miles)
 - One 230 kV line from Oasis to Levee (~15 miles)
- **FPL is seeking certification via the state's Transmission Line Siting Act**

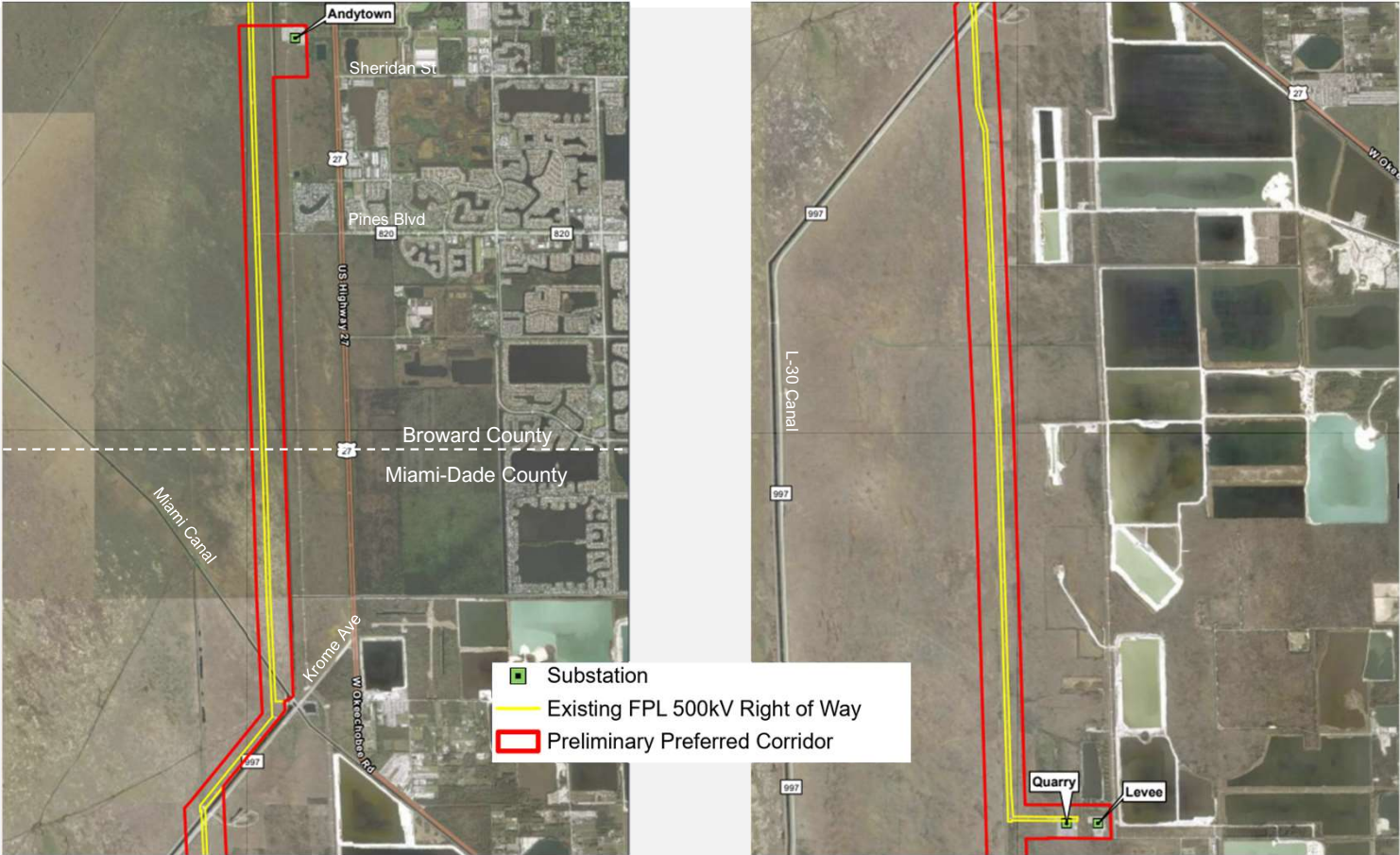


Preliminary preferred corridor

- A study area was identified within which various corridors were analyzed
- The analysis considered: environmental features, linear facilities, schools, current FPL owned rights of way, buildings, etc.
- The results of the analysis identified a preliminary preferred corridor
- The northern portion of the preliminary preferred corridor collocates with Levee-Midway 500kV line
- The southern portion of the preliminary preferred corridor utilizes a part of the previously certified West Consensus Corridor, which was a significant factor in the analysis



Northern portion of AOP



History of the West Consensus Corridor (WCC)

- A significant portion of the corridor identified as our preliminary preferred corridor utilizes the land approved as the WCC for the Turkey Point 6&7 certification
- 1960s-1970s: FPL acquired a linear strip of land for future use
- 1989: Everglades National Park (ENP) boundary was expanded to the east, encompassing FPL's property interests
- Mid-2000's: FPL began negotiations with the Department of the Interior (DOI), SFWMD, USACE, and TIITF for an exchange of lands
 - FPL would give its land to ENP and receive a strip of land on the new eastern edge of ENP
- 2009: FPL filed for the Turkey Point Units 6&7 Power Plant Siting Act certification
 - Filing included the development of two new nuclear generators at Turkey Point, along with associated transmission lines
 - Western corridors proposed for certification included FPL's exchanged lands



History continued

- **2014: After significant negotiations over a number of proposed corridors, the initial Final Order approving the project certified the WCC**
 - Siting Board found that the WCC had the “fewest adverse impacts relative to air and water quality, fish and wildlife, water resources, and other natural resources of the state” of all proposed corridors
 - Parties who ultimately provided support for the WCC included FDEP, SFWMD, MDC, FWC, ENGOs (NPCA), mining companies and developers
- **2016: ENP and FPL finalized the land exchange**
 - ENP boundaries remain in place until final ROW identified
 - FPL must prioritize siting transmission lines east of ENP in the WCC
 - Where FPL can remain east of the existing ENP boundary, FPL exchange lands will be reconveyed to ENP
- **2020: After several appeals, the order became final**

The Preliminary Preferred Corridor portion that is located between Oasis and Levee/Quarry is materially the same as the previously approved WCC



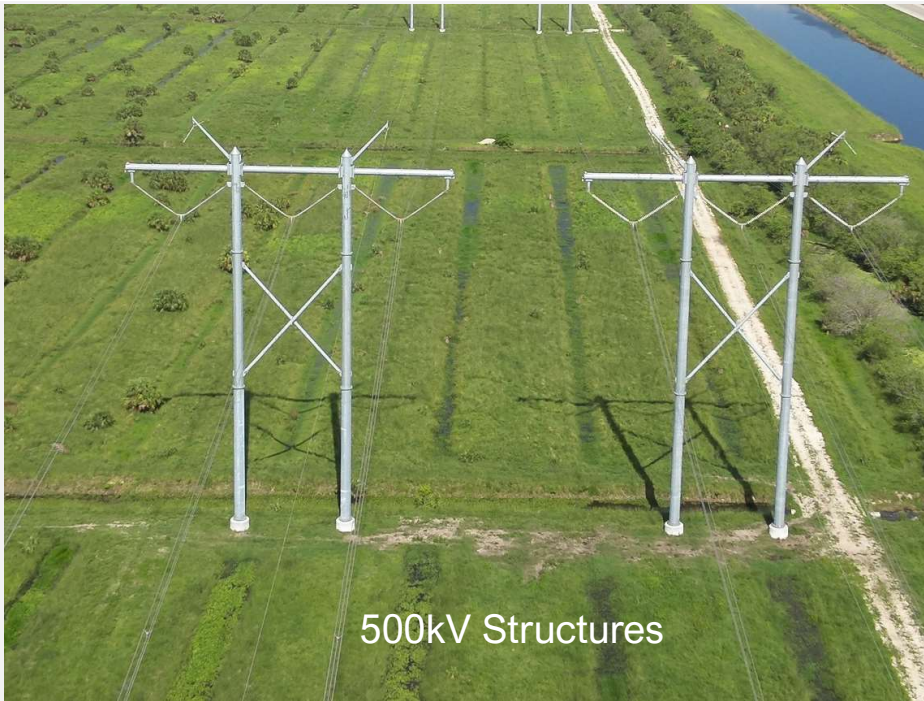
Project Schedule

- **Public outreach to obtain feedback on the preliminary preferred corridor has been initiated**
 - Open houses in Broward and Miami-Dade are anticipated in March 2026
- **TLSA application to be filed April 2026**
 - Need determination to be filed concurrently
- **Design and permitting to occur 2026-2028**
- **Projected construction start in 2029**

FPL looks forward to working with you during the TLSA process

Appendix

Typical Structures



**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
FEBRUARY 23, 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 García virtually welcomed everyone and called the meeting to order at 10:33 a.m. First Vice Chair Goldberg led the Pledge of Allegiance. Former Senator, Chair García then passed the gavel to First Vice Chair Goldberg, who assumed the role of Chair for the remainder of the meeting. Chair Goldberg presided thereafter. The recording of this meeting can be found here:

<https://www.youtube.com/watch?v=w3CeP7vMWNM>.

I. Pledge of Allegiance and Roll Call

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

A = Absent

D = Designee

* = Excused Absence

VP = Virtually Present

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

The following Ex-Officio Members were virtually present:

Sirena Davila, for the Florida Department of Environmental Protection

Ken Jeffries, representing Dat Huynh, of 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 physical quorum.

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

Chair Goldberg welcomed Mr. Dech, outgoing Executive Director of the South Florida Regional Transportation Authority. He congratulated him on his new endeavor, moving to the warmer state of Indiana. He thanked Mr. Dech for his support of the SFRPC over the years.

Mr. Dech replied that it has been a pleasure working with the SFRPC Board and Staff. He greatly appreciates the support that the SFRTA has received from the SFRPC over the past 3-4 years. He mentioned the funding discussion taking place in Tallahassee. Councilmember Furr stated that Mr. Dech has brought the SFRTA a long way in improving everything from timing, cleaning up the stations and cars, from bottom to top. He enjoys riding Tri-Rail and congratulates Mr. Dech on that progress. Councilmember Furr thanked him for all the improvements. Mr. Dech stated that he really appreciates his comments because they come from more than an accolade. He stated that he could not turn down this opportunity. Isabel Cosio Carballo thanked Mr. Dech on behalf of the Council and staff, along with the Treasure Coast Regional Planning Council's Executive Director, Tom Lanahan, and staff, who have a very high regard for you. You have always been very helpful to both Councils.

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

Randy Deshazo, Deputy Director and Director of Economic Development and Research, provided a PowerPoint presentation on the Council's Resilient Infrastructure Benefit-Cost Analysis (BCA) Tool. The Tool can be used by local governments and their consultants to prepare planning-level analyses of the comparative benefits and costs of traditional or grey infrastructure improvements to mitigate flood risks versus natural or other green infrastructure investments, such as living seawalls, to help mitigate flood risks. The model comes with a regionally specified cost schedule for many different types of grey and green infrastructure and an intuitive interface supported by a sophisticated methodology to support local decision making.

He explained that this is a follow-through project where this tool is being expanded statewide; originally, it was initiated for South Florida. He explained why smarter infrastructure decisions are needed, the BCA framework, resilience and mitigation strategies, collaboration, the reduction of flood risk, etc., the tools used and tool measures, the limitations and overview, modeling, community impact card, unit cost database, project alternatives comparison, and the case studies. Discussion ensued on the future infrastructure cost (funding, investments, etc.) to the county and the public. Alec Bogdanoff, Principal of Brizaga, gave an example of the specific cost-benefit requirements, stating how to build a tool that, with limited information, will help us get a number from a federal/state grant. It is about building a tool that can help leverage the

best projects to push those forward and bring more dollars to the region.

The presentation can be located on the SFRPC website: https://sfregionalcouncil.org/wp-content/uploads/2026/02/Resilient_BCA_Presentation_FRC_20250910_AD.pdf

III. Action Items

A. Minutes of the Previous Meeting

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

B. Financial Report

Randy Deshazo, Deputy Director and Director of Economic Development and Research, explained the Financials in detail. Mrs. Cosio Carballo stated that the Director of Finance & IT, Leandro Braslavsky Soldi, was not present because he welcomed his firstborn into the world this morning.

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

C. Consent: Comprehensive Plan Amendment Reviews

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

Proposed

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

Public Hearing

Chair Goldberg 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 Goldberg motioned to approve the Proposed Comprehensive Plan Amendments. Councilmember Geller moved the motion, and Councilmember Rodriguez seconded it. The motion was adopted by unanimous vote.

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

Chair Goldberg 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 Goldberg motioned to approve the Adopted Comprehensive Plan Amendments. Councilmember Geller moved the motion, and Councilmember Caplan seconded it. The motion was adopted by unanimous vote.

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

Mrs. Cosio Carballo explained that Council meetings are typically held on the third Monday of each month, unless there is an observed secular or religious observance. Due to several scheduling conflicts, the meeting calendar has been adjusted accordingly. She noted that the TCRPC / SFRPC Joint Council Meeting is scheduled for Friday, April 10, 2026, in West Palm Beach, and the SFRPC / TCRPC Regional Conference is scheduled for Friday, October 16, 2026, in Broward County. *(STAFF NOTE: This has changed to Friday, October 30th.)* However, the locations and subject matters have not yet been finalized. In addition, the SFRPC Regional Conference will be held on Thursday, June 4, 2026. *(STAFF NOTE: This has changed to July.)* She explained that if there were no matters of importance, the SFRPC Council Meeting in October may be cancelled.

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

F. Board Conversation: SFRPC Meeting Topics for 2026

Mrs. Cosio Carballo stated that there has been discussion about the topics for the April 10th TCRPC/SFRPC Joint Meeting. The compilation of regional topics from over the years is documented in the Agenda Item. Advanced Air Mobility, Data Centers, Coral discussion, SFRTA, schedule, etc., and other new items for conversation were discussed. A majority of the Councilmembers liked the topic of the data centers' pros and cons. Mrs. Cosio Carballo requested the Councilmembers' assistance with any resource information. For the June 4th Regional Conference, she suggested a shorter time frame and would like the Councilmembers' topic and length. Councilmember Geller congratulated Mrs. Cosio Carballo on the list of topics that the Council has addressed. He stated that it was very impressive. Suggested topics included condominium issues (legislative matters, affordability, governance, insurance, etc.), property insurance, public/private surveillance (phones, license plate readers, data sharing, etc.), and an update on U.S. 27. It was also suggested that information shared with the public be presented in a clearer, more understandable manner. Chair Goldberg requested that the Councilmembers send their requests to Mrs. Cosio Carballo.

Councilmember Geller suggested that for property insurance, the Council should ask Congressman Moskowitz, who introduced legislation aimed at reducing property insurance rates. For information on condominiums, the Council should reach out to Senators Bradley and Calatayud.

IV. Program Reports and Activities

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

Mr. Jeff Tart, Senior Loan Officer and Manager of the Revolving Loan Fund Programs, gave an update on the RLF Programs. Included in the Board Packet is various information (flyers/news articles) on the programs. He reported on the continued success of the CARES Act RLF Program, which has funded 39 loans totaling \$9.06 million across 18 municipalities since August 2020, supporting over 350 jobs, with approximately \$650,000 currently available. All initial funds were deployed within two years and continue to provide new lending. As the program progresses, new businesses can access funding as loans are repaid. Highlighted are the success stories from borrowers such as Paramount Communications, Fresh and Clean Coin Laundry, White Glove Linen, and Foot and Ankle Leg Vein Center. We are also underwriting a \$418,000 modification for the Foot and Ankle Leg Vein Center in Boca Raton.

The Economic Development Administration (EDA) awarded SFRPC an "A" rating, the highest possible, in its FY 2025 annual RLF Risk Analysis. The traditional RLF program has provided \$5.20 million to 29 businesses, with \$1.20 million available for lending.

Last year, the EPA Brownfields Clean Up RLF Program was awarded a \$1.2 million grant for the Miami Brownfields Assessment Coalition, in partnership with the South Florida Community Land Trust and Allapattah Collaborative CDC (Miami-Dade County Commissioners' Hardemon and Regalado Districts). A

news article, from the recently held Greater Miami Chamber of Commerce's Developers Forum, was provided on the Claude Pepper Park redevelopment project (the SFRPC is a collaborating partner). This project was the result of the SFRPC committing \$3.5 million in EPA funding to assess and remediate the park into much-needed affordable housing and commercial opportunities. (Miami-Dade County Commissioner Bastien's District).

In affordable housing, the Southeast Florida Community Development Fund (SFCDI) and the Riviera Beach CRA have initiated construction on the Renaissance Riviera Beach Project (seven single-family homes). They will be hosting a housing fair on June 13, 2026, at the Riviera Beach Marina. The second project is the Minority Builders Coalition Infill Lot Development Program, in collaboration with Broward County Housing Finance and Community Development Division, and the SFCDI. The Project consists of four affordable single-family homes being constructed in the Washington Park, Roosevelt Gardens, and Broward Park sections of Fort Lauderdale. As a result of ongoing housing efforts supporting approximately 64 homes (past and current), Broward County has extended its \$1 million line of credit with SFCDI for an additional two years. He thanked the Councilmembers for their support, and the SFRPC RLF Programs are making a considerable impact in our local communities.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo stated that she didn't have anything to add. She congratulated Leandro Braslavsky Soldi on the birth of his baby girl.

B. Legal Counsel Report

Mr. Goren gave a brief description of the pending litigation. He asked the Councilmembers to read the information provided since he cannot comment publicly on this matter. No other litigation to report, and he thanked Mr. Tart for his assistance with the loan procedure.

C. Council Members Report

Chair García updated the Council on the Solid Waste Advisory Board, to which he would like to include other counties for regional collaboration - whether it be recycling, bulk, composting, etc. Experts will be included to help guide us. He stated that he is not an expert and asked the Councilmembers to send any advice/information his way. Councilmember Furr stated that he would like us to work together on this issue. Mrs. Cosio Carballo stated that the SFRPC/TCRPC had conversations with the waste management departments of West Palm Beach, Broward, Miami-Dade, and Monroe counties. She offered to help organize more of those conversations for Councilmember Furr and Chair García (properly noticed meeting).

D. Ex-Officio Report

Ken Jeffries, FDOT District 6, stated that Huiwei Shen, Chief Planner, is retiring, and Alison Stettner will be replacing her. Allison has worked at the Turnpike for a long time and at the Office of Policy Planning.

VI. Announcements and Attachments

A. Attendance Form

B. Upcoming Meetings

- 1) Friday, April 10, 2026, SFRPC / TCRPC Joint Board Meeting (Time / TCRPC Location: TBD)
- 2) Monday, April 20, 2026, 10:30 am (SFRPC)
- 3) Monday, May 18, 2026, 10:30 am (SFRPC)
- 4) Thursday, June 4, 2026, SFRPC Annual Conference (Time / Location: TBD)*
- 5) Friday, October 16, 2026, SFRPC / TCRPC Joint Conference - Topic: Blue Ocean Economy*

*Staff Note: These dates have changed since the February meeting.

VII. Adjourn

Chair Goldberg 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 February 23, 2026, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, adopted on the 20th day of April 2026.

Maria Rodriguez, Secretary
Commissioner, City of Pembroke Pines

Date



MEMORANDUM

AGENDA ITEM #III.B

DATE: APRIL 20, 2026
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: FINANCIAL REPORT

Attached is a Financial Report comparing the months of January through March 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**

March 31, 2026

(unaudited)

	January	February	March	Increase (Decrease)
General Fund				
Assets:				
Cash GF	2,215,641	2,167,792	2,005,139	(162,654)
SBA - Investment Account	537,103	538,683	540,434	1,750
Accounts Receivable	13,633	13,633	13,633	-
Due From Other Funds	38,598	35,959	63,772	27,813
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	2,820,452	2,771,545	2,638,454	(133,091)
Liabilities and Fund Balance:				
Liabilities	14,467	20,573	30,297	9,724
Fund Balance	2,805,985	2,750,972	2,608,157	(142,815)
Total Liabilities and Fund Balance	2,820,452	2,771,545	2,638,454	(133,091)
Federal, State & Local				
Assets:				
Accounts Receivable	114,051	70,874	62,063	(8,811)
Total Assets	114,051	70,874	62,063	(8,811)
Liabilities and Fund Balance:				
Liabilities	996	426	3,691	3,265
Fund Balance	113,055	70,448	58,372	(12,076)
Total Liabilities and Fund Balance	114,051	70,874	62,063	(8,811)
Revolving Loan Funds				
Assets:				
Cash RLF	3,466,366	3,456,355	3,582,231	125,876
Accounts Receivable	9,588,699	9,598,040	9,482,606	(115,434)
Allowance for Loan Losses	(1,131,419)	(1,131,419)	(1,131,419)	-
Total Assets	11,923,646	11,922,977	11,933,419	10,442
Liabilities and Fund Balance:				
Accounts Payable	38	1,513	27,438	25,925
Due To Other Funds	38,598	35,959	63,772	27,813
Fund Balance	11,885,009	11,885,504	11,842,209	(43,296)
Total Liabilities and Fund Balance	11,923,646	11,922,977	11,933,419	10,442
Southeast Florida Regional Prosperity Institute				
Assets:				
Cash	66,901	67,000	67,115	115
Receivables	-	-	-	-
Total Assets	66,901	67,000	67,115	115
Liabilities and Fund Balance:				
Liabilities	27	127	137	10
Fund Balance	66,874	66,873	66,979	106
Total Liabilities and Fund Balance	66,901	67,000	67,115	115

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

March 31, 2026

(unaudited)

<u>Description</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>Fiscal to Date</u>	<u>% Realized</u>	<u>Annual Budget</u>	<u>% of Budget</u>	<u>Remaining Budget</u>
<u>REVENUE REPORT</u>								
Membership Dues	\$ -	\$ -	\$ -	\$ 1,360,630	100%	\$ 1,360,630	34%	\$ 1,360,630
Interest & Other Income	7,661	6,643	7,132	44,916	64%	\$ 70,000	2%	25,084
Federal Funded Projects	82,324	47,186	34,927	280,927	42%	\$ 667,617	17%	386,690
State Funded Projects	-	18,450	-	33,300	9%	\$ 387,650	10%	354,350
Local Funded Projects	52,004	33,732	14,612	241,140	61%	\$ 395,258	10%	154,118
Trust Funds	241,198	40,088	48,497	814,753	74%	\$ 1,108,014	28%	293,261
TOTAL Revenues	383,187	146,100	105,167	2,775,667	70%	3,989,169	100%	1,213,502
<u>EXPENSE REPORT</u>								
<u>Operating Expenses</u>								
Staff Compensation	\$ 140,964	\$ 139,469	\$ 136,912	\$ 944,101	46%	\$ 2,033,272	51%	\$ 1,089,171
Occupancy	9,650	9,650	9,650	57,332	47%	122,004	3%	64,671
Utilities Electric/Sanitation	380	648	502	3,037	43%	7,000	0%	3,963
Janitorial Services	802	802	-	3,208	32%	10,000	0%	6,792
Repairs & Maintenance	-	-	325	325	5%	7,000	0%	6,675
Storage	518	518	518	3,108	41%	7,500	0%	4,392
Office Automation	13,697	2,659	6,897	45,982	66%	70,000	2%	24,018
Advertising, Notices, Supplies, Postage & PR	4,967	17,101	4,141	41,760	49%	85,414	2%	43,653
Travel	226	2,243	504	3,053	25%	12,000	0%	8,947
Professional Development	878	-	-	878	5%	16,000	0%	15,122
Insurance	-	3,654	11,673	26,999	49%	55,000	1%	28,001
Miscellaneous Expenses	-	-	-	-	0%	1,000	0%	1,000
Legal Services (1)	1,495	6,050	2,526	18,283	28%	65,000	2%	46,718
Financial Services	146	132	1,239	1,954	4%	50,000	1%	48,046
Professional Consultants	2,970	213	-	4,253	25%	17,000	0%	12,748
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	253,066	183,139	174,886	1,154,272	45%	2,583,189	65%	1,428,917
Pass Through Expenses:	61,757	33,915	99,698	276,024	20%	1,383,786	34%	1,107,762
TOTAL Expenses	305,784	217,055	274,585	1,430,295	36%	3,966,975	99%	2,536,679
<u>OTHER REVENUES (Expenses)</u>								
Bad Debt- RLF Programs	-	-	-	-				
Excess (deficit) Revenues over Expenditures	\$ (30,584)	\$ 1,562,437	\$ (169,418)	\$ 1,345,371		\$ 22,194	1%	
(1) Additional legal YTD expenses included in "pass-through Expenses"				\$ 21,906				
Note: Percentage of Fiscal Year lapsed				50.00%				



MEMORANDUM

AGENDA ITEM #III.C

DATE: APRIL 20, 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 26-02ESR**

An amendment to the Broward County Comprehensive Plan to include a new Deepwater Port Component, as well as changes to Transportation Element Policies T4.2.7 and T4.2.8 to reference the 2024 Port Everglades Master Vision Plan.

- **Broward County 26-03ESR**

Amendments to the Broward County Comprehensive Plan: (1) Amendment to the Broward County Land Use Plan – City of Fort Lauderdale (2) Amendment to the Broward County Land Use Plan Text – City of Fort Lauderdale from 270.1 acres of Activity Center, 11.6 acres of Community, 5.8 acres of Low “5” Residential, and 2.4 acres of Commerce to Activity Center; approximately 289.9 acres; generally located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84. (3) Amendment to update the Wetlands Map of the Broward County Land Use Plan Natural Resource Map Series. (4) Text Amendment to modify Broward County Land Use Plan Policies 2.36.1 and 2.36.2 regarding land use policy and public infrastructure services and decisions.

- **Town of Davie 26-01ESR**

A proposed amendment of the Town of Davie, Florida, amending the Town’s Water Supply Facilities Work Plan and the following elements of the Town’s Comprehensive Plan: Infrastructure Element and Capital Improvements Element.

- **City of Hallandale Beach 26-01ESR**

A proposed amendment of the City of Hallandale Beach, Florida, amending the City of Hallandale Beach adopted Comprehensive Plan, Future Land Use Element, Part 2.3. “Permitted Uses in Future Land Use Categories,” Subpart A,- Residential Use, to provide for dashed-line areas as authorized in the Broward County Land Use Plan; amending the Future Land Use Map to change the designation of 17.5 net acres from Commercial Recreation to Commercial Recreation and Irregular Residential Within a Dashed Line Area, allowing a maximum density of 13.03 dwelling units per net acre.

- **Islamorada, Village of Islands 26-01ACSC**

A proposed amendment of Islamorada, Village of Islands, Florida, to amend the Village’s Future Land Use Map (FLUM) from Public/Semi-Public Services (PS) to Mixed Use (MU) for the subject property, located on Upper Matecumbe Key, at 83250 Overseas Highway, comprised of 32,000 square feet. This FLUM amendment has a companion application for a Zoning Map amendment, which proposes a change from a Public/Semi-Public Services (PS) District to a Highway Commercial (HC) District.

- **City of Marathon 26-01ACSC**

Proposes multiple amendments to the City of Marathon Comprehensive Plan, including but not limited to: (1) Modifications to the Chapter 1 Table 1-1, “Future Land Use Densities and Intensities,” (2) Chapter 2 Policy 2-1.1.3, “Affordable And Workforce Housing Report,” (3) Chapter Three, “Infrastructure Element,” And Intending To Modify Policy 3-3.4.1, “Pursue Funding Sources” (4) Chapter Four, “Conservation and Coastal Element,” And Intending To Modify Policy 4-1.2.14, “Establish And Coordinate Acquisition Programs,” (5) Chapter Five, “Intergovernmental Coordination Element,” And Intending To Modify Policy 5-1.2.4, “Coordinate All Transportation Improvements,” Modify Policy 5-1.2.10, “Render Appropriate Development Permits,” (6) Chapter Seven,

“Transportation Element,” And Intending To Modify Policy 7-1.1.3, “Address Short Term And Long Term Strategies To Reduce Clearance Time,” and (7) Chapter Nine, “Implementation and Review Element,” And Intending To Modify Policy 9-1.2.2, “Annual Work Program And Evaluation”.

- **City of Miami Beach 26-01ER**

An amendment to the City of Miami Beach’s Year 2025 Comprehensive Plan, pursuant to the State Coordinated Review process of Section 163.3184(4), Florida Statutes, by amending Goals, Objectives, Policies, and Document titles of the Comprehensive Plan, including the following elements: Resilient Land Use and Development, Transportation, Housing, Public School Facilities, and Capital Improvement.

- **City of Miramar 26-01ER**

Evaluation and Appraisal Review Based Amendments to the City of Miramar Comprehensive Plan, to reflect the required minimum ten-year and twenty-year planning periods and changes in state law and local conditions since the last Comprehensive Plan update, and to adopt by reference the 2025 Ten-Year Water Supply Facilities Work Plan.

- **City of Pompano Beach 26-01ESR**

Amendments of the City of Pompano Beach, Florida, adopting amendments to the Potable Water Sub-Element and the Conservation Element in the City’s Comprehensive Plan as required by Section 163.3177(6)(c), Florida Statutes, to be consistent with the South Florida Water Management District’s (SFWMD) 2023-24 Lower East Coast Regional Water Supply Plan.

ADOPTED AMENDMENTS

- **Broward County 25-04ESR**

Adopts an amendment to the Broward County Comprehensive Plan text related to the Water Management Element. The Water Management Element Policy amendment adopts the Broward County Water Supply Facilities Work Plan by reference.

- **Monroe County 25-06ACSC**

Amends the Monroe County Future Land Use Map (FLUM) from Residential Medium (RM) to Commercial (COMM), for property located at 106261, 106271, and 106281 Overseas Highway, Key Largo, described as Lots 18-20, Block 3, Ocean Isle Estates.

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

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

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

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

- **City of Key Colony Beach 25-01ER ***
Amends 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 Lauderdale Lakes 25-02ER**
Amends the City of Lauderdale Lakes’ Comprehensive Plan Future Land Use, Transportation, Housing, Conservation, and Capital Improvements Element based on the Evaluation and Appraisal Review (EAR). Encourages mixed-use, pedestrian-friendly design within six redevelopment areas across the City. Transportation Element updates include aiming for a 10% increase in transit ridership, expanding buffered bicycle facilities, assessing needed maintenance and improvements to the transportation system at least every five years, and transitioning the City fleet to electric or ultra-low emission vehicles by 2035.
- **City of Miami Beach 25-04ESR**
Amends the City of Miami Beach Year 2040 Comprehensive Plan by amending Goal RLU 1, entitled “Resilient Land Use and Development,” Objective RLU 1.1, entitled “Establishment of Future Land Use Categories,” Policy 1.1.7, entitled “High Density Multi Family Residential (RM-3),” to establish a 5,000-square-foot floor area ratio (FAR) bonus for the RM-3 Land Use Category for oceanfront properties within the Faena Overlay District that contain a contributing historic structure.
- **City of Oakland Park 25-02ESR**
Amends the City’s Comprehensive Plan to provide for the State mandated 2025 updates to the 10-year Water Supply Facilities Work Plan and by specifically holding a public hearing to consider an ordinance of the City Commission of the City of Oakland Park, Florida, amending the City’s Comprehensive Plan to provide for the State mandated updates to the Water Supply Facilities Plan and by specifically amending Section 4 “Infrastructure Element”.
- **City of Sunrise 25-01ESR**
Amends the 10-Year Water Supply Facilities Work Plan and the City’s Comprehensive Plan to strengthen coordination between water supply and local land use planning by amending the infrastructure, conservation, capital improvements, and intergovernmental coordination elements.
- **City of Sweetwater 25-01ESR**
Amends the City of Sweetwater’s Comprehensive Plan, Future Land Use Element – Policy 1.2 – to establish the Flagler Center District Land Use Category.

*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 #IV.A

DATE: APRIL 20, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC BROWNFIELDS CLEANUP REVOLVING LOAN FUND REQUEST FOR QUALIFICATIONS (RFQ) FOR QUALIFIED ENVIRONMENTAL CONSULTANTS

The South Florida Regional Planning Council (SFRPC) administers a Brownfields Cleanup Revolving Loan Fund (BCRLF) with funding from the U.S. Environmental Protection Agency (EPA). The loan funds are available to fund Brownfields remediation activities that will advance redevelopment projects. The resulting Brownfields redevelopment projects are expected to support job creation and/or housing development, stimulate the economy, and promote economic diversification in Monroe, Broward, and Miami-Dade counties.

The SFRPC has participated in Brownfield assessment, cleanup, and redevelopment since 2001. Loan recipients may also utilize SFRPC staff and environmental consultants to ensure compliance with EPA cleanup requirements.

As requested by the Environmental Protection Agency (EPA), on March 20, 2026, the SFRPC concluded a Request for Qualifications (RFQ) for Environmental Planning and Brownfields Services to identify and pre-qualify consultant firms that can augment Council staff and assist in securing and implementing contracts from multiple sources. The SFRPC previously completed an RFQ in July 2022 to comply with federal procurement standards.

Following the RFQ process, the SFRPC received eight (8) submissions. After a thorough evaluation, all eight firms were determined to be technically qualified, responsive, and suitable for future project assignments. The selected firms are: APTIM Environmental & Infrastructure; Geosyntec; Langan + Brizaga; Resource Environmental Solutions; SCS Engineers; Stantec; Terracon Consultants, Inc.; and WSP USA Inc.

Information only.



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



MEMORANDUM

AGENDA ITEM #IV.B

DATE: APRIL 20, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: FPL / PROPOSED ANDYTOWN-OASIS TRANSMISSION LINES PROJECT

Project Overview

The Andytown–Oasis Transmission Line Project, proposed by Florida Power & Light, is a regional electric transmission infrastructure project intended to enhance grid reliability and support projected electricity demand growth in South Florida. The project includes the construction of a new Oasis Substation and four new high-voltage transmission lines, consisting of two 500-kilovolt (kV) lines and two 230-kV lines that will connect the existing Andytown, Quarry, and Levee substations. The project is currently undergoing review through the state certification process under the Florida Transmission Line Siting Act, with a “Determination of Need” currently under consideration by the Florida Public Service Commission.

The proposed corridor extends approximately 30 miles between western Broward County and western Miami-Dade County. The northern terminus begins at the Andytown Substation near the City of Weston and proceeds south across the Broward–Miami-Dade County boundary through largely undeveloped areas located west of the Miami-Dade Urban Development Boundary (UDB) and east of Everglades conservation lands. The corridor generally follows or parallels existing utility infrastructure and transportation corridors, where feasible, to reduce potential environmental and land-use impacts.

Because the project crosses multiple local government jurisdictions and involves regionally significant energy infrastructure, it may be reviewed by the SFRPC for consistency with the Strategic Regional Policy Plan for South Florida (SRPP) related to infrastructure coordination, environmental protection, and growth management. State agency coordination is expected to include participation by the



Florida Department of Environmental Protection, South Florida Water Management District, and Florida Fish and Wildlife Conservation Commission as part of the consolidated certification process. Route alternatives and environmental constraints will be evaluated before a final corridor alignment is certified.

The figure below illustrates the preliminary preferred corridor for the Andytown–Oasis Transmission Line Project as identified by Florida Power & Light. The corridor extends from the existing Andytown Substation in western Broward County south into western Miami-Dade County, where the proposed Oasis Substation would be constructed. The figure shows the general north–south alignment of the corridor, the connection points to the existing Quarry and Levee substations, and the relationship of the project area to the Broward–Miami-Dade County boundary, major transportation facilities, and adjacent Everglades conservation lands.

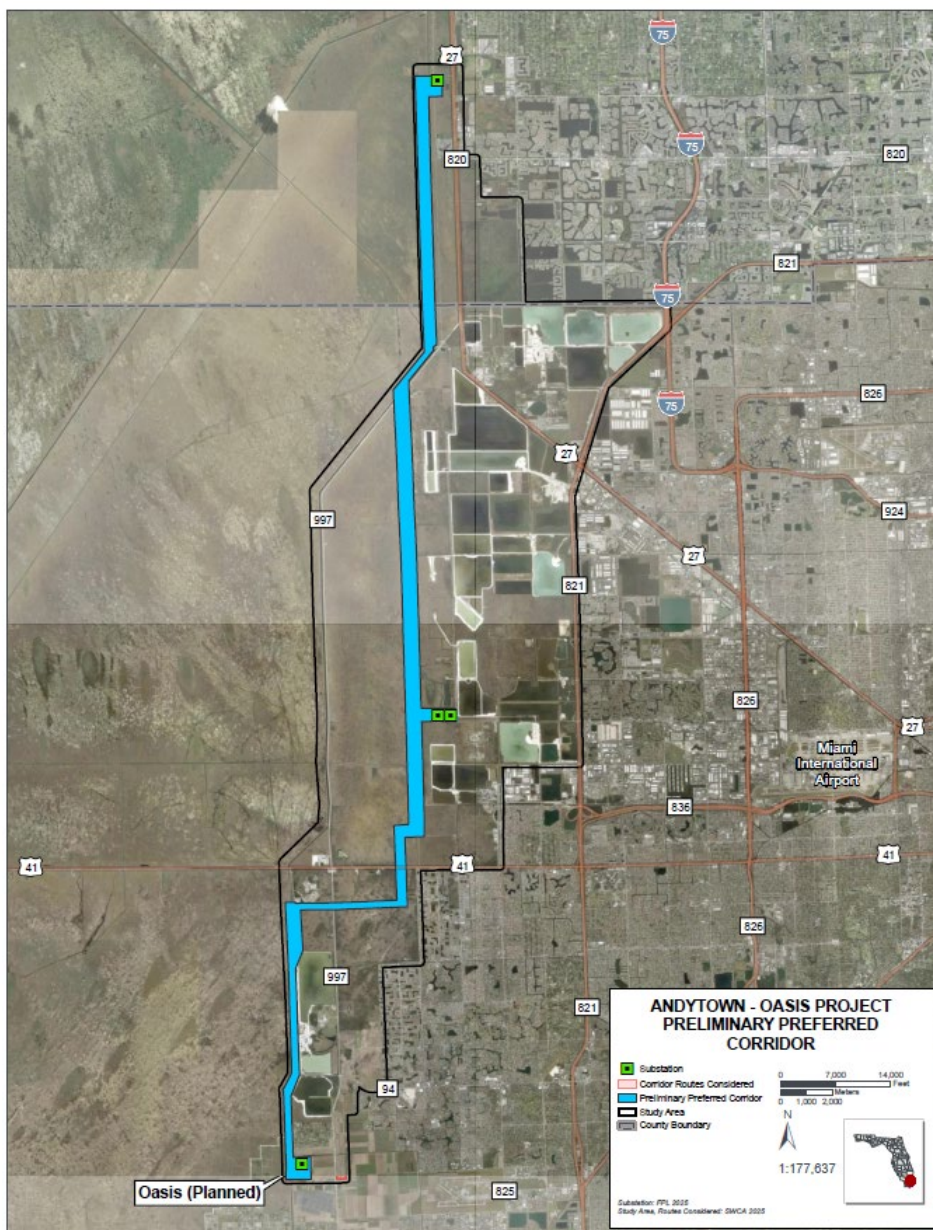


Figure: Preliminary Transmission Corridor for the Andytown–Oasis Project

SFRPC Review

Multiple Strategic Regional Policy Plan (SRPP) policies relating to the protection of Natural Resources of Regional Significance (NRRS) are applicable to the proposed Andytown–Oasis Transmission Line Project. This project represents a regionally significant infrastructure investment which extends approximately 30 miles between Broward and Miami-Dade counties, and traverses largely undeveloped lands situated between the Miami-Dade UDB and the Everglades conservation areas. The relevant Natural Resources of Regional Significance include the Everglades ecosystem, associated wetlands, and wildlife habitats such as the Florida Panther Focus Areas, which are shown for reference below. The map also provides regional context for the proposed transmission facilities and identifies the jurisdictions through which the corridor would pass.

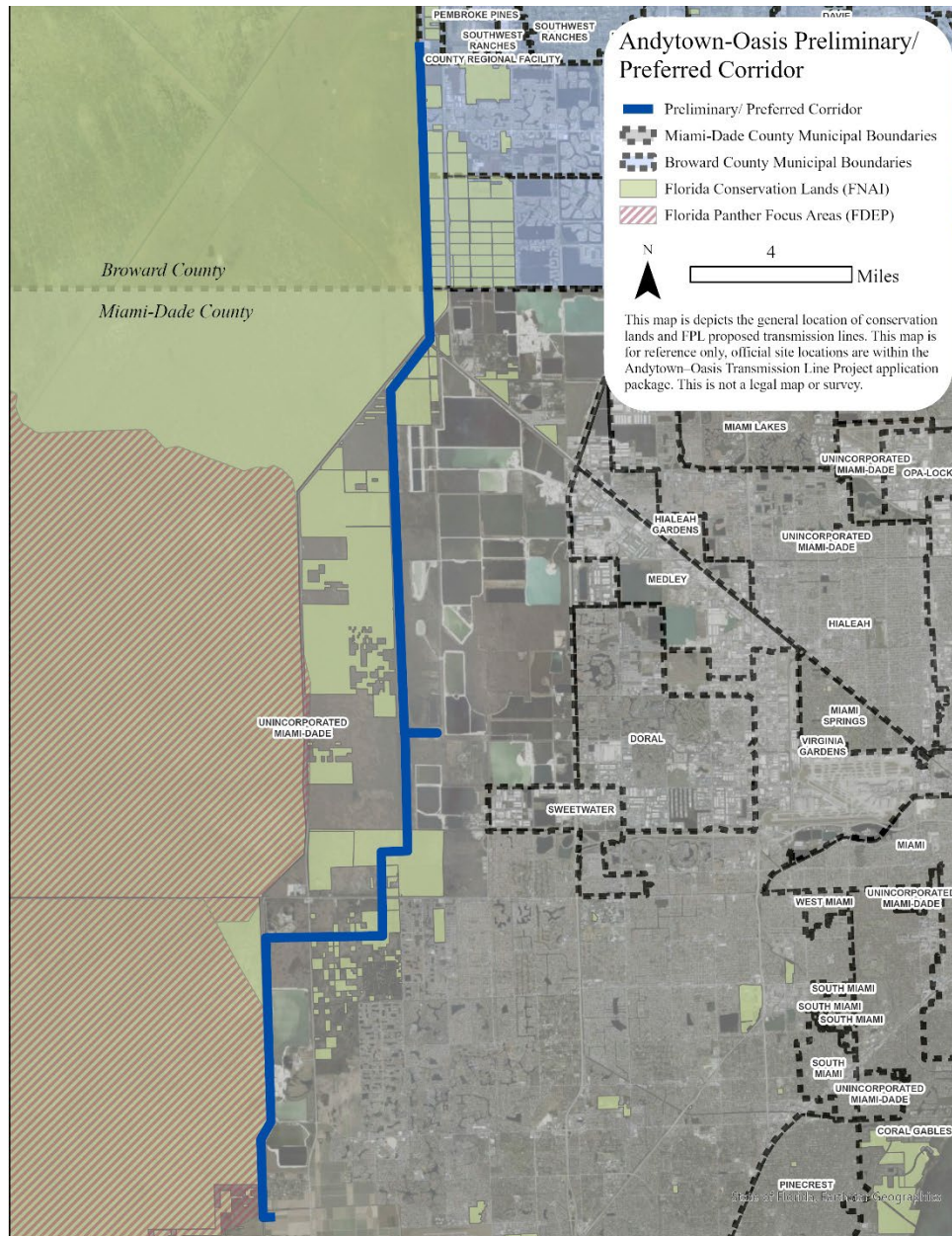


Figure: Preliminary Transmission Corridor for the Andytown–Oasis Project with Jurisdictions and Natural Resources of Regional Significance

SRPP Goal 14 – Natural Resources of Regional Significance

Preserve, protect, and restore Natural Resources of Regional Significance (NRRS), including wetlands, wildlife habitat, water resources, and ecological systems, to maintain regional environmental integrity and sustainability.

SRPP Goal 14 (Natural Resources of Regional Significance) is directly applicable, as the project corridor lies adjacent to and, in some segments, potentially influences sensitive ecological systems west of the Miami-Dade County Urban Development Boundary. Consistent with Goal 14, the project's preliminary siting approach, favoring alignment along or parallel to existing utility and transportation corridors, reflects a clear effort to avoid and minimize impacts to natural resources by reducing new disturbance footprints and limiting fragmentation of intact habitats. This approach aligns with SRPP policies that prioritize directing infrastructure away from high-value natural systems and maintaining protective buffers where feasible.

In addition, the Natural Resources Element policies emphasizing ecosystem preservation, restoration, and coordinated land management are relevant to the project's ongoing evaluation of route alternatives and environmental constraints. The requirement that environmental factors, including wetlands, wildlife habitat, and ecological communities, be assessed prior to final corridor certification is consistent with SRPP direction to ensure that development decisions incorporate "avoidance first, followed by minimization and mitigation" where impacts are unavoidable. Given the project's proximity to Everglades conservation lands, these policies underscore the importance of maintaining hydrologic integrity, habitat connectivity, and regional ecosystem function.

Summary

The Andytown–Oasis Transmission Line Project demonstrates general consistency with key SRPP policies through its corridor-based siting strategy, ongoing environmental evaluation process, and coordinated regional review framework. Continued adherence to SRPP principles, particularly avoidance of impacts to Natural Resources of Regional Significance, maintenance of ecological connectivity, and implementation of regionally meaningful mitigation, will be critical as the project advances toward final corridor certification.

Council staff will continue to monitor this proposal and coordinate with Broward and Miami-Dade counties, Florida Department of Environmental Protection, South Florida Water Management District, and Florida Fish and Wildlife Conservation Commission as this proposal moves forward.

Information only.



MEMORANDUM

AGENDA ITEM #IV.C

DATE: APRIL 20, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: OPPORTUNITY ZONES 2.0: OVERVIEW AND MAPS

Background

The Tax Credit and Jobs Act of 2017 created Opportunity Zones, areas designed to attract investors, businesses, developers, and financial institutions to low-income census tracts and spur job creation. Opportunity Zones are the largest federal community development tax incentive in the United States, influencing billions of dollars of investments. Once every decade, governors nominate one-quarter of low-income census tracts to become Opportunity Zones. Florida's Governor, Ron DeSantis, will use feedback gathered from a Florida Commerce survey to choose which census tracts are nominated, based on how each tract fits into the State's economic vision (i.e., housing, rural revitalization, downtown densification, or industrial reshoring, etc.). The survey closes May 1, 2026. New zones will be nominated by Governor Desantis on July 1, 2026, and qualified by the U.S. Treasury by December 31, 2026, to take effect on January 1, 2027.

Changes for Opportunity Zones 2.0

The One Big Beautiful Bill Act updated the Opportunity Zone program, refining income requirements, timeline, incentives, oversight, and providing for permanent Opportunity Zone designations. The updated requirements and structure are commonly referred to as OZ 2.0, whereas the original, temporary program, phasing out in 2028, is OZ 1.0. The goal of the new legislation is to broaden investments to include more operating businesses and rural areas. Investments in rural areas will receive a 30% basis step-up after five years, compared to the standard 10% for non-rural investments. The step-up in basis adjusts the tax basis of an investment to its fair market value after a period of five years, eliminating the capital gains taxes on the initial investment.

For OZ 2.0, eligible census tracts must have a median family income of less than 70% of the state or metro area, or a poverty rate of at least 20% when the median family income is less than 125%. Table 1 below summarizes the key differences between OZ-1.0 and OZ-2.0.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrplanningcouncil.org

Table 1: OZ 1.0 VS OZ 2.0

<i>Category</i>	OZ 1.0	OZ 2.0
<i>Applicability</i>	OZ 1.0 (2017-2028)	OZ 2.0 (2027-)
<i>Permanence</i>	Temporary (until 2028)	Permanent (decennial redesignation)
<i>Deferral of Capital Gains</i>	Until earlier of exit or December 31, 2026	Rolling 5-year deferral from investment date
<i>Basis Step-Up</i>	10% at 5 years, 15% at 7 years	10% at 5 years (standard), 30% at 5 years (rural)
<i>10-year Tax-Free Exit</i>	Yes, with deadline of 2047	Yes, with 30-year window
<i>Geographic Eligibility</i>	Broader, based on 2010 Census data	Tighter, lower median family income threshold, contiguous tracts eliminated
<i>Enhanced Rural Incentives</i>	No	Yes, including higher basis step-up and reduced substantial improvement test
<i>Transparency and Reporting</i>	Limited	Stronger requirements
<i>Result</i>	Primarily real estate investments	Goal is for more rural and commercial businesses

Source: Florida Commerce (2026). Opportunity Zone Program, <https://www.floridajobs.org/business-growth-and-partnerships/for-businesses-and-entrepreneurs/business-resource/opportunity-zones-program>

Eligible Census Tracts in South Florida

Utilizing the publicly available Opportunity Zone 2.0 Eligibility Map, the South Florida Regional Planning Council identified census tracts within Broward, Miami-Dade, and Monroe Counties eligible for OZ 2.0 designation. In total, there are 349 tracts eligible for OZ 2.0 designation with a total population of 1.4 million residents or 29% of the region’s population. Miami-Dade leads with 245 eligible tracts and 968,368 residents, followed by Broward at 100 or 466,137 residents, and Monroe County with 4 or 5,443 residents. Cities with the greatest number of eligible tracts include Miami (82), Hialeah (40), Hollywood (25), and Fort Lauderdale (22).

Miami Dade County’s 245 eligible tracts have a median poverty rate of 22.51%, with 20.0% of tracts at or above 30% poverty and 6.9% at or above 40%; median unemployment is 4.86%, and 14.3% of tracts exceed 10% unemployment.

Broward County’s 100 eligible tracts show a similar median poverty rate (22.98%) but a lower share above 30% poverty (13.0%) and 40% poverty (5.0%); median unemployment is higher at 6.91%, with 24.0% of tracts exceeding 10% unemployment.

Monroe County has 4 eligible tracts with a higher median poverty rate (28.53%) (with 50% above 30% poverty), very low median unemployment (0.195%), and limited Median Family Income (MFI) availability. Across counties, most tracts with available income data fall below the MFI threshold ratio (Tract MFI must be 70% or lower than the surrounding metropolitan area if inside one, or state MFI if not), with Miami-Dade at 82.6% and Broward at 71.4% of tracts qualifying, consistent with widespread income-based eligibility.

Because some census tracts intersect multiple municipal boundaries, city-level tract counts will not sum to the regional total. In the underlying dataset, about 42% of eligible tracts are associated with more than one city, creating 558 tract–city assignments across 349 unique eligible tracts: underscoring the importance of interlocal coordination when prioritizing nominations.

Table 2: Census Tract Eligibility Overview

<i>County</i>	Eligible Tracts	Median Poverty Rate (%)	Tracts with Poverty Rate ≥30% (%)	Tracts with Poverty Rate ≥40% (%)	Median Unemployment rate (%)	Tracts with Unemployment ≥10% (%)	Median Family Income (MFI) (\$)	Tracts with MFI <0.70 (%)
<i>Miami-Dade</i>	245	22.51	20	6.9%	4.86	14.3	\$55,035	82.6
<i>Broward</i>	100	22.98	13	5%	6.91	24	\$57,320	71.4
<i>Monroe</i>	4	28.53	50	25%	0.195	0	\$55,678	50

Table 3.1: Top 10 Most Eligible Census Tracts by Poverty Rate and Median Family Income (MFI)

<i>Rank</i>	<i>County</i>	<i>Census Tract</i>	<i>City</i>	<i>Population</i>	<i>MFI Ratio</i>	<i>Poverty Rate (%)</i>	<i>MFI (\$)</i>	<i>Unemployment Rate (%)</i>
1	Miami-Dade County	Census Tract 9807	Homestead	1125	0.09	87.68	\$7,969	21.59
2	Miami-Dade County	Census Tract 113.02	Florida City	5784	0.34	42.46	\$30,250	7.89
3	Miami-Dade County	Census Tract 18.03	Unincorporated Miami-Dade	3161	0.34	41.2	\$30,000	3.92
4	Miami-Dade County	Census Tract 112.03	Homestead	6638	0.35	58.96	\$30,878	0
5	Miami-Dade County	Census Tract 108.05	Unincorporated Miami-Dade	6205	0.35	29.74	\$31,488	7.23
6	Miami-Dade County	Census Tract 138.02	Hialeah Gardens	4506	0.36	28.03	\$32,021	4.43
7	Broward County	Census Tract 603.06	Lauderdale Lakes	2073	0.36	20.69	\$32,188	13.04
8	Broward County	Census Tract 603.03	Lauderdale Lakes	7157	0.37	42.97	\$32,872	11
9	Miami-Dade County	Census Tract 19.01	Miami	4690	0.37	42.07	\$33,241	11.08
10	Miami-Dade County	Census Tract 9.03	Unincorporated Miami-Dade	3671	0.38	45.63	\$33,527	3.86

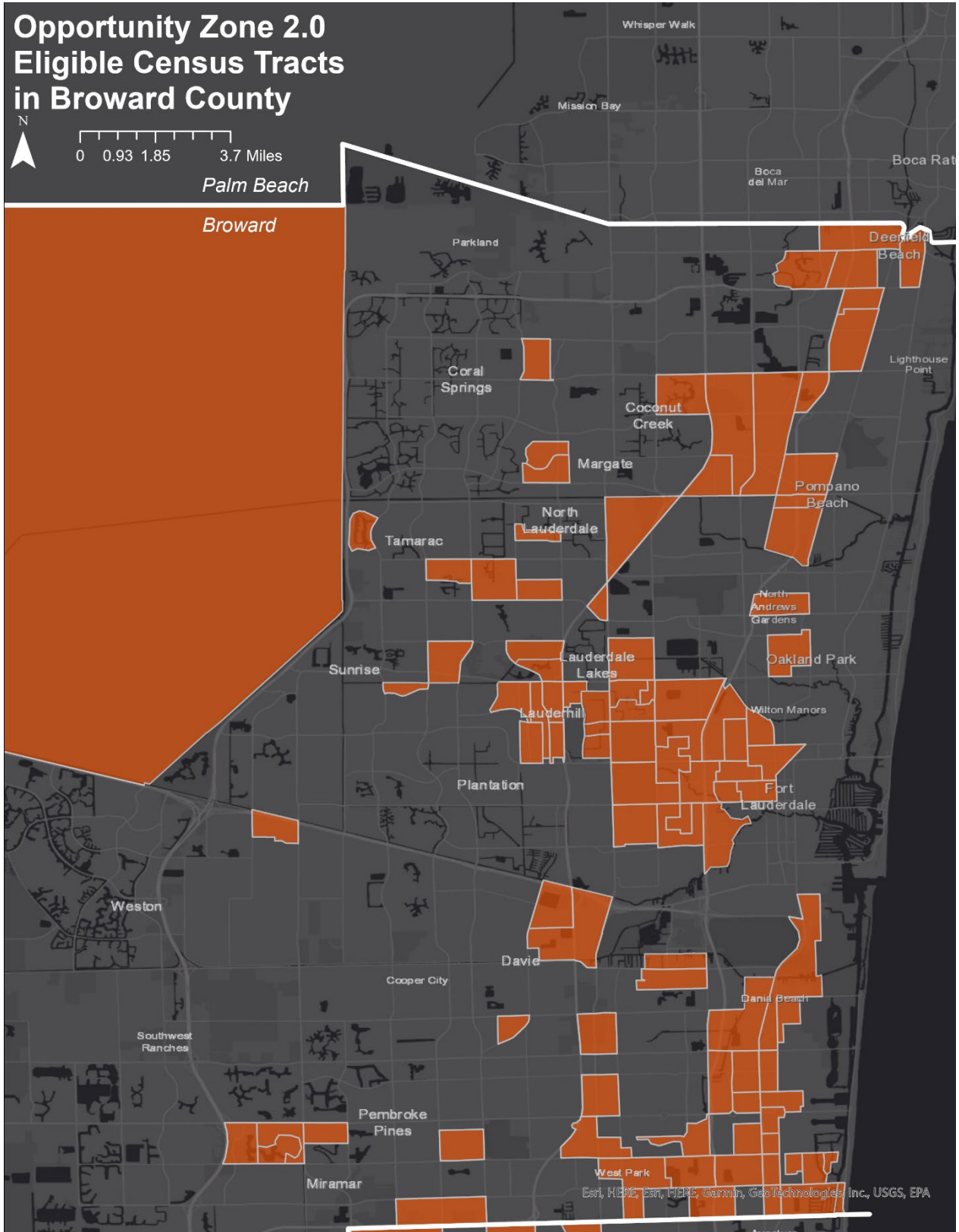
Opportunity Zone 2.0 Eligible Census Tracts in Broward County



0 0.93 1.85 3.7 Miles

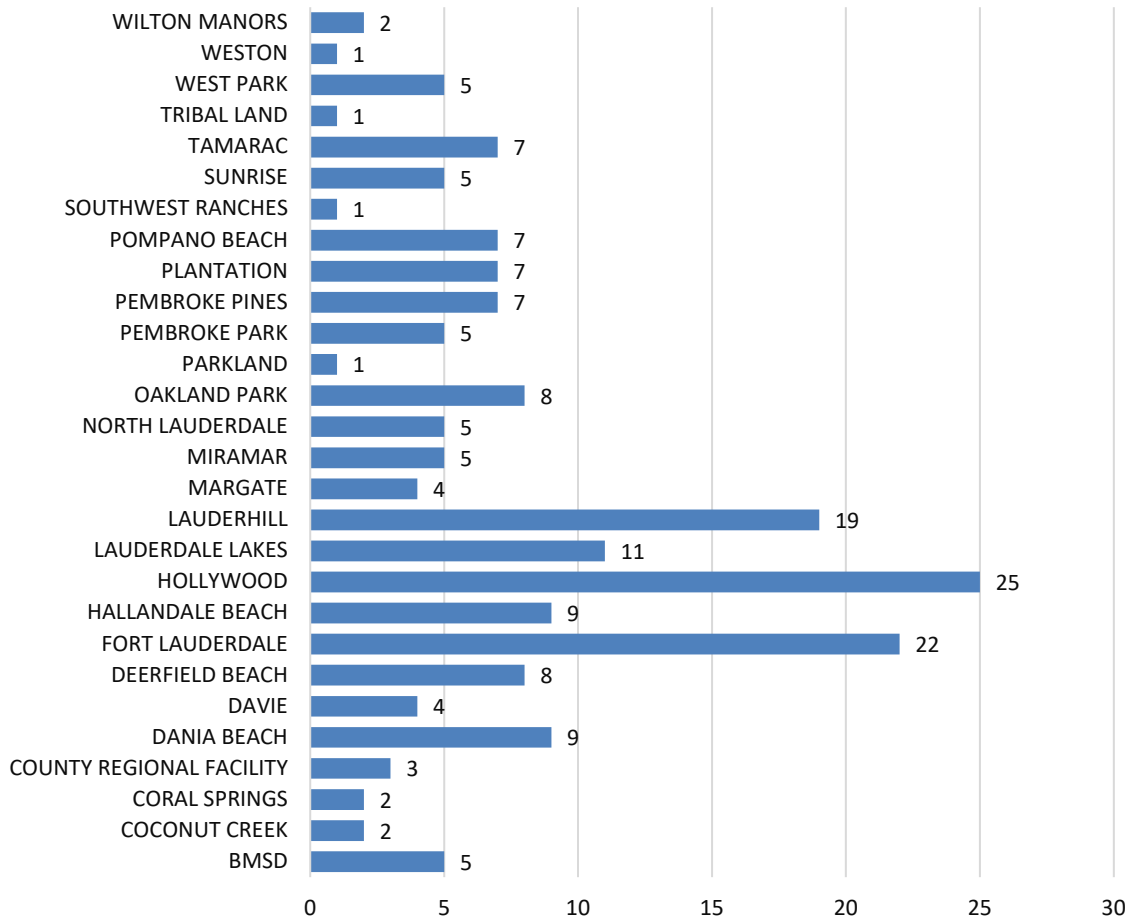
Palm Beach

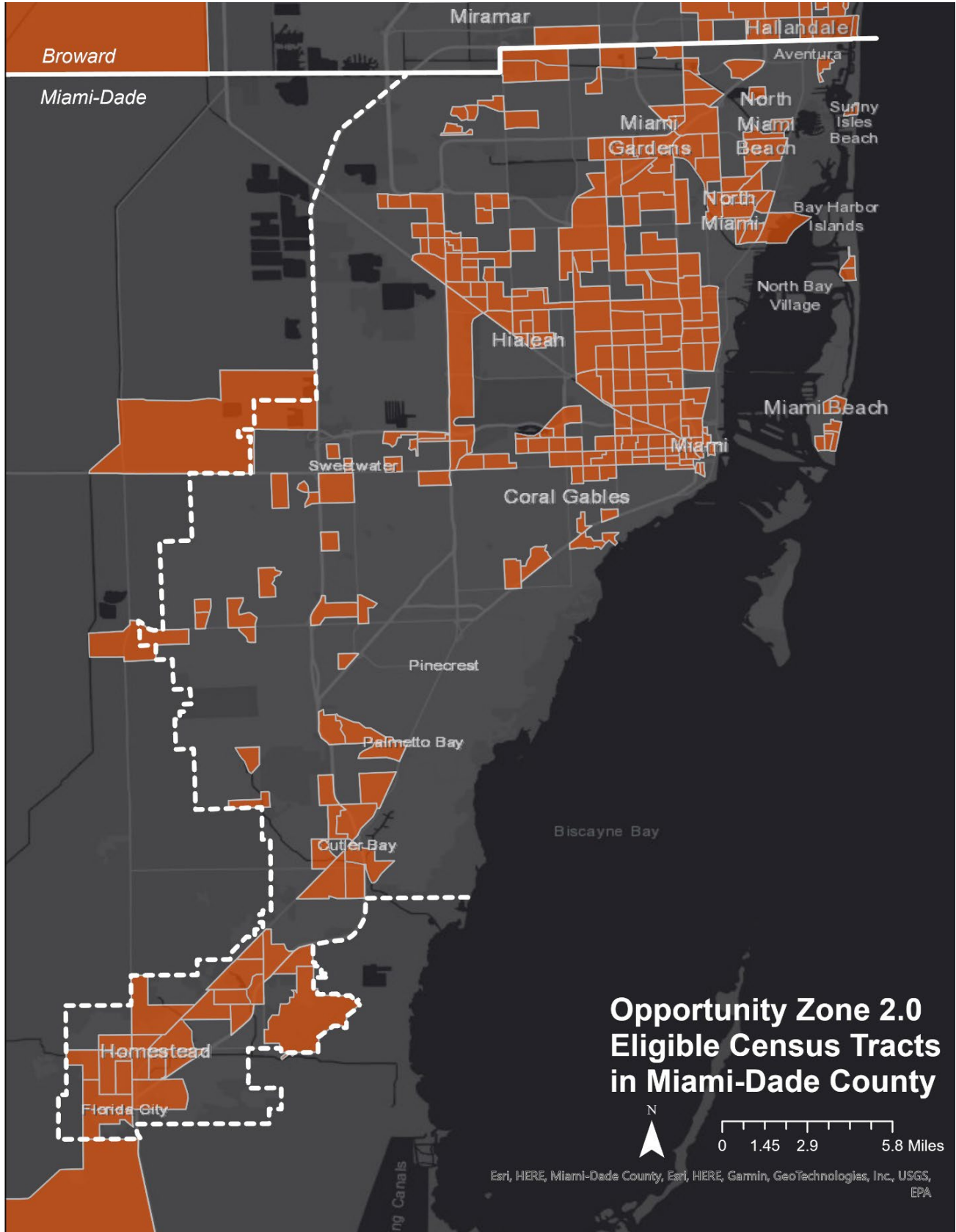
Broward



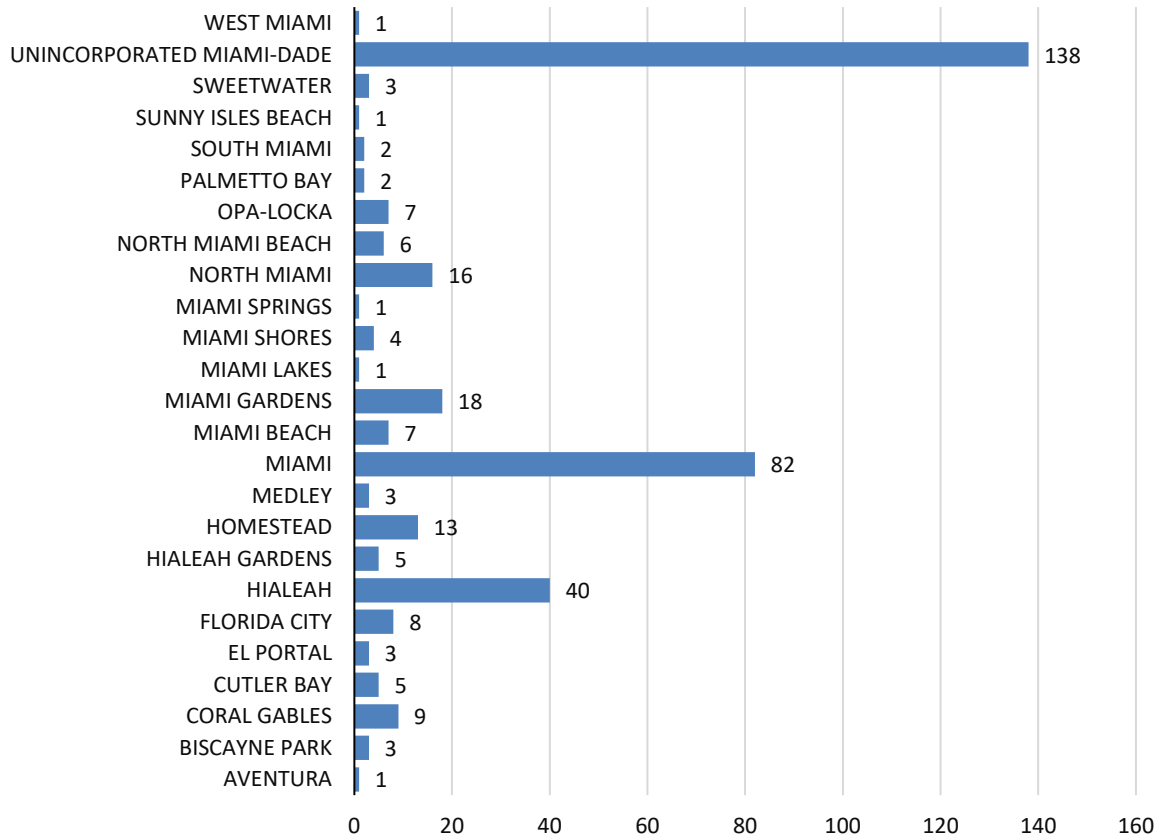
Esri, HERE, Esri, HERE, Garmin, GeoTechnologies Inc., USGS, EPA

Eligible Census Tracts for Opportunity Zone Designation- Broward

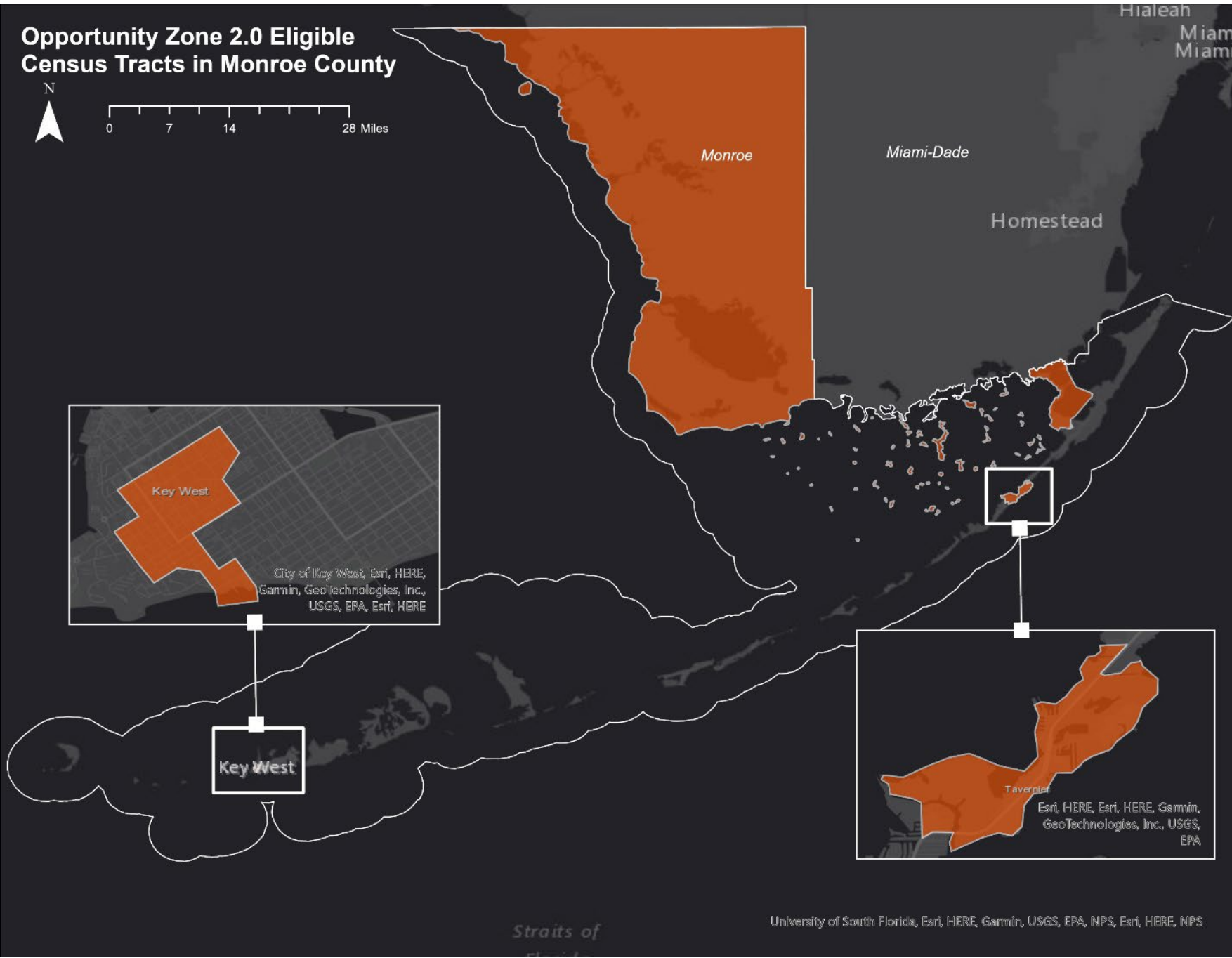




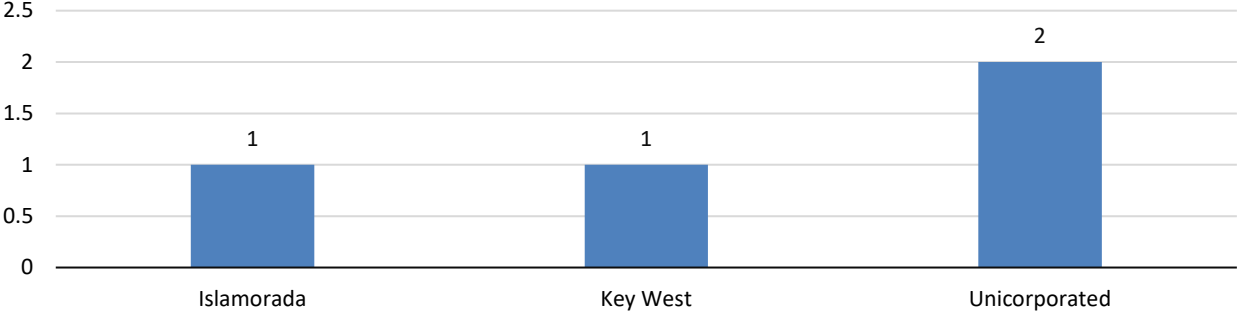
Eligible Census Tracts for Opportunity Zone Designation- Miami-Dade



Opportunity Zone 2.0 Eligible Census Tracts in Monroe County



Eligible Census Tracts for Opportunity Zone Designation- Monroe





MEMORANDUM

AGENDA ITEM # IV.E

DATE: APRIL 20, 2026

TO: COUNCIL MEMBER

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

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

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

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

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

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



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

Payment Status Report

Traditional RLF Payment Status Report

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
1022	XXXXXXXXXXXXXX	300,000.00	300,000.00	240	7.0	2,709.36	249,634.68	04/01/26	0	04/01/26	05/01/26	01/08/04	09/01/39	Performing
1023	XXXXXXXXXXXXXX	301,586.50	301,586.50	120	0.0	350.00	161,715.88	04/01/26	0	04/01/26	05/01/26	07/19/06	03/01/29	Performing
1039	XXXXXXXXXXXXXX	125,000.00	125,000.00	84	0.0	200.00	119,582.53	04/01/25	335	03/02/26	05/01/25	11/24/08	12/31/15	Delinquent
1040	XXXXXXXXXXXXXX	200,000.00	200,000.00	84	5.0	1,472.32	26,596.38	04/01/26	0	04/01/26	05/01/26	02/02/09	08/01/28	Performing
3024	XXXXXXXXXXXXXX	189,043.88	189,043.88	144	0.0	500.00	83,500.00	03/25/26	0	03/02/26	04/25/26	07/26/99	12/01/16	Default Final Judgment
4008	XXXXXXXXXXXXXX	300,000.00	300,000.00	0	5.0	750.00	134,050.87	04/12/26	0	03/13/26	05/12/26	07/31/09	03/31/39	Performing
4018	XXXXXXXXXXXXXX	119,598.00	150,000.00	120	6.0	1,327.78	109,228.02	04/01/26	0	04/01/26	05/01/26	07/12/13	08/01/20	Performing
4027	XXXXXXXXXXXXXX	149,500.00	149,500.00	120	0.0	1,590.98	19,392.95	09/01/25	182	09/04/25	10/01/25	12/15/15	12/15/25	Pending Collateral Sale
4028	XXXXXXXXXXXXXX	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2527	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	XXXXXXXXXXXXXX	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2527	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	XXXXXXXXXXXXXX	332,972.82	332,972.82	111	0.0	500.00	320,083.86	03/15/26	0	03/17/26	04/15/26	09/28/17	08/01/28	Performing
4032	XXXXXXXXXXXXXX	300,000.55	300,000.55	120	7.0	3,577.27	114,503.20	04/01/26	0	04/01/26	05/01/26	10/24/18	11/01/28	Performing
4033	XXXXXXXXXXXXXX	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	868	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	XXXXXXXXXXXXXX	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1308	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	XXXXXXXXXXXXXX	248,684.03	248,684.03	84	0.0	375.00	8,396.57	04/01/26	0	04/01/26	05/01/26	03/05/19	10/01/33	Performing
4036	XXXXXXXXXXXXXX	549,223.30	549,223.30	84	0.0	375.00	473,094.60	04/01/26	0	04/01/26	05/01/26	03/05/19	10/01/33	Performing
4037	XXXXXXXXXXXXXX	173,904.64	173,904.64	84	5.0	1,000.00	92,415.32	04/01/26	0	04/01/26	05/01/26	03/28/19	03/28/26	Performing
4039	XXXXXXXXXXXXXX	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1308	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	XXXXXXXXXXXXXX	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	868	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	XXXXXXXXXXXXXX	200,000.00	200,000.00	120	4.5	2,322.17	97,285.25	04/01/26	0	04/01/26	05/01/26	04/22/21	04/01/31	Performing
4044	XXXXXXXXXXXXXX	130,000.00	130,000.00	120	4.5	1,347.30	71,250.25	04/01/26	0	04/01/26	05/01/26	03/22/21	03/01/31	Performing
4046	XXXXXXXXXXXXXX	100,000.00	100,000.00	60	0.0	300.00	79,627.84	03/15/26	0	03/16/26	04/15/26	10/06/22	10/01/27	Modification
4048	XXXXXXXXXXXXXX	349,497.00	98,668.75	60	0.0	352.00	84,164.75	04/01/26	0	04/01/26	05/01/26	02/23/23	03/01/28	Performing
4049	XXXXXXXXXXXXXX	331,700.00	80,271.75	60	0.0	301.00	72,144.75	04/01/26	0	04/01/26	05/01/26	02/23/23	03/01/28	Performing
4050	XXXXXXXXXXXXXX	331,700.00	85,566.75	60	0.0	321.00	76,899.75	04/01/26	0	04/01/26	05/01/26	02/23/23	03/01/28	Performing
Totals		5,821,916.95	5,103,929.20			22,339.23	3,389,505.35							

LIST OF COMMITTED TRADITIONAL RLF FUNDS
April 1, 2026

Loan #	Company Name	Committed	Commitment Date	Disbursed	Disbursement Date	Remaining Commitment
4052	XXXXXXXXXXXXXXXXXXXXXXXXXX	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	3/31/2026			\$ 1,776,851.61
Committed Funds				
Unfunded Loan Commitments	\$ 470,000			
Administrative Fees	9,076.41			
Total Committed Funds				\$ 479,076.41
Total Uncommitted Funds				\$ 1,297,775.20

Kerry L. Ezrol
KEzrol@GorenCherof.com



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

April 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 it's 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

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April 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. On February 2, 2026, Plaintiff filed a Notice of Readiness for Trial. A hearing was scheduled for February 17, 2026 for Defendant's Motion to Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey. On February 9, 2026, Summonses were issued to SFRPC, Equity Partners, and Benworth Capital Partners, LLC on behalf of Defendant 1817 NW 15th St, LLC. Ms. Dawson filed a Notice of Unavailability for the periods of February 11th, 13th, 17th, 19th, and 24th, 2026. On February 16th, 2026, Ms. Dawson filed a Verified Motion to Disqualify Judge John Bowman. On March 9, 2026, the Court entered an Order granting the Motion to Disqualify .

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

Sincerely yours,

/s/ Kerry L. Ezrol

Kerry L. Ezrol

KLE:jc

Isabel Cosio Carballo, Executive Director

Page 3 of 3

April 2, 2026

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



SUNSET STRIP SQUARE PROJECT NEW URBAN COMMUNITIES CITY OF SUNRISE, FL

The Southeast Florida Community Development Fund, Inc (SFCDFI) continues to advance its commitment to expanding affordable housing opportunities through the construction of twenty-nine new single-family homes in the City of Sunrise, Florida. This housing initiative is made possible through collaboration between New Urban Communities, the City of Sunrise, FL and the Southeast Florida Community Development Fund, Inc.

Sunset Strip is designed to make new workforce housing more attainable for local buyers in the City of Sunrise by attracting and retaining a local workforce, including civil servant and health care-related jobs. Eligible households must earn 120% or less of Area Median Income (April 2025 limits range from \$96,840 for one person to \$138,360 for a family of four). The estimated average sales price is \$550,000, compared to \$600,000–\$800,000 for similarly sized older homes in the city. Affordability is further supported by lower homeowners insurance often associated with new construction, the potential for lower real estate taxes versus older homes without a homestead exemption, and down payment assistance of roughly 20% available through the City of Sunrise, Broward County, and local housing grants. The developer, New Urban Communities, specializes in sustainable infill projects and has completed 19 South Florida developments, including workforce housing communities such as Osceola Woods and Greenwich.



THE DEVELOPMENT

- 29 unit, fully approved, shovel-ready, for-sale workforce housing community in East Sunrise, FL
- 29 affordable single-family detached homes
- Each home: 1,500–1,900 sq ft | 3–4 bed | 2 bath
- Estimated sales prices: \$550,000–\$600,000
- Current market value of similar existing homes in Sunrise: \$600,000–\$800,000



SFCDFI

The Southeast Florida Community Development Fund, Inc., (SFCDFI) is 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 and workforce housing and delivers loans and development services to disadvantaged small businesses.



EXPANDING AFFORDABLE HOMEOWNERSHIP THROUGH THE SOUTHEAST FLORIDA COMMUNITY DEVELOPMENT FUND AND BROWARD COUNTY HOUSING FINANCE AUTHORITY COLLABORATION

The South Florida Regional Planning Council (SFRPC) continues to expand its affordable housing initiative through its collaboration with the Southeast Florida Community Development Fund, Inc. (SFCDFI) and the Broward County Housing Finance Authority (HFA). The Broward County HFA has provided \$1,500,000 in funding to support housing initiatives throughout Broward County. These revolving funds allow the affordable housing initiative to continue supporting additional projects, focused on serving low- and moderate-income individuals and communities across the county.

The SFCDFI, an independent 501(c)(3) nonprofit administered by the SFRPC, promotes community and economic development by expanding access to capital, supporting small businesses, and driving job creation. Since the collaboration began in September 2020, the SFRPC, SFCDFI, and the Broward County HFA have supported the construction of 46 single-family homes for first-time homebuyers, expanding access to homeownership throughout Broward County.

KEY FOCUS AREAS INCLUDE:

- Supporting low- and moderate-income communities throughout Broward County
- Providing construction financing for affordable single-family homes for first-time homebuyers
- Assisting homebuyers and their families with down payment resources to help build equity through homeownership



AFFORDABLE HOUSING IMPACT

The SFRPC's affordable housing initiative in collaboration with the SFCDFI and the Broward County HFA has provided construction financing to affordable housing developers constructing homes throughout Broward County, including:

Lauderdale Lakes, FL (8). Fort Lauderdale, FL (4).
West Park, FL (3). Sunrise, FL (29). Davie, FL (2).



The SFCDFI's revolving loan fund model allows repayments to be reinvested into future developments, sustaining long-term impact and enabling continued growth of affordable housing throughout Southeast Florida.

The Broward County Housing Finance Authority values its collaboration with the SFRPC and the SFCDFI. This work plays an important role in expanding housing opportunities and supporting homeownership for Broward County residents. The Authority looks forward to continuing these efforts to increase access to affordable housing for first-time homebuyers across Southeast Florida.



SFRPC'S BROWNFIELDS CLEANUP REVOLVING LOAN FUND PROJECT UPDATE

Middle Torch Key – Monroe County, FL

BACKGROUND

The Target area lies within the National Key Deer Refuge. The priority site is the Old Baltuff Dump, a former illegal landfill located on Middle Torch Key. Middle Torch Key, and its neighboring island Big Torch Key, are sparsely populated, and are the only two islands in the Keys that are designated as a wildlife corridor and managed as wildlife habitat. The site borders a sensitive water estuary and is populated with protected species of plants and trees which grow in the limestone soil typical of the Florida Keys. The Old Baltuff Dump is 14.25 acres in size and is bounded to the north and east by the Gulf of Mexico and to the south and west by sparsely populated residential areas. The site is low-lying, waterfront property with elevations less than 5 feet above mean sea level and is considered an estuarine/marine wetland with tidal impacted soils and mangrove swamp vegetation (buttonwood and black mangroves). The site is adjacent to an "Outstanding Florida Waters" (OFW) area as designated by the Florida Department of Environmental Protection (FDEP). OFW are water bodies worthy of special protection because of natural attributes. The site is listed as a federal flood zone AE-9 (structures must be 9 feet or more above grade). The surrounding neighborhood area is low density residential. All the properties immediately bordering the site are undeveloped lands.



The Old Baltuff Dump was formerly used as both a legal and illegal waste transfer and open burn disposal site from the 1960s until the 1990s. Because of the relatively remote location, illegal dumping went largely unnoticed except by the residents whose efforts to stop the operation were ongoing. Since HFH has owned the property, all illegal dumping has ceased. Based on completed site analysis, the contaminants of concern are antimony, arsenic, cadmium, chromium, copper, lead, vanadium, zinc, bis(2-ethylhexyl) phthalate and 2,3,7,8 tetrachlorodibenzodioxin (TCDD).



The Florida Keys in general and the target area specifically are affected by a combination of high land values, land use limitations due to geography and environmental factors, a housing supply limited by controlled growth ordinances, a tourism-based economy with a prevalence of low wage service sector jobs and an increased exposure to extreme tropical storms and hurricanes. For several years, HFH pursued available funding opportunities to advance assessment and cleanup, but support was not available at the time. A turning point came in 2024, when new resources positioned the South Florida Regional Planning Council to step in and help move the Old Baltuff Dump site forward. Intended future use of the property post assessment and cleanup will be for affordable housing and land conservation.

\$3.5 MILLION AWARD FROM THE EPA

In June 2024, the EPA announced the recipients of more than \$300 million in Brownfield Grants through the Biden Administration's Investing in America Agenda to rehabilitate and revitalize communities. In addition to the \$3,200,000 in EPA funds already awarded, the SFRPC was selected to receive an additional \$3,500,000 through the Bipartisan Infrastructure Law (BIL) because of our high-performing Revolving Loan Fund Programs. These funds will replenish the program's significantly depleted funds and allow new projects to move forward.

With this funding in place, the South Florida Regional Planning Council (SFRPC) was able to support Habitat for Humanity of Key West and the Lower Keys (HFH). HFH is located at 471 Overseas Highway, Unit #102, in Big Coppitt Key, Florida 33040.



As of 2026-2027, the following activities are underway to advance the next phase of work:

- The final draft of the Community Involvement Plan is underway, with completion targeted for March.
- Bid documents for the next phase of remedial design sampling are being finalized and are expected to be released by early March.
- HFH's subgrant agreement documentation is in progress.

To learn more about the SFRPC Brownfields Cleanup Revolving Loan Fund or how to get involved, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or jtart@sfrpc.com.

A Conversation With Francois Leconte of Findal Media on Growing WDFL-TV Through the Revolving Loan Fund



FINDAL MEDIA AND WDFL-TV

Location: Sunrise, FL

Industry: Independent Broadcast Media

As part of its Revolving Loan Fund (RLF) borrower profile series, the South Florida Regional Planning Council (SFRPC) spoke with Mr. Francois Leconte of Findal Media, operator of WDFL-TV. In this conversation, Mr. Leconte shares how RLF support contributed to the launch and growth of the minority-owned independent station and reflects on WDFL-TV's role as a locally focused community media resource serving South Florida's Haitian and Hispanic communities.



Since 2002, the SFRPC RLF has provided capital assistance in excess of \$52.00MM to over 180 small/medium size businesses in the South Florida Region while helping save or create over 2,050 jobs. Currently, the RLF's active portfolio supports businesses in 33 municipalities and across 90 industries, demonstrating broad regional and economic impact.

WHAT CONCRETE CHANGES HAVE YOU SEEN SINCE RECEIVING THE LOAN?

Since receiving RLF support, WDFL-TV has experienced measurable and tangible growth. We expanded our original programming slate, including locally produced news, public affairs, cultural, and community-focused content designed for underserved Haitian and Hispanic audiences.

The new studio build-out has significantly enhanced our production capacity, allowing us to produce higher-quality content in-house, host live broadcasts, and support multi-platform distribution across terrestrial television, streaming, and digital channels.

HOW HAS THIS GROWTH BENEFITED SOUTH FLORIDA COMMUNITIES?

Our growth has strengthened WDFL-TV's role as a community media anchor in South Florida. With improved facilities and expanded programming, we are better positioned to amplify local voices, cover community issues often overlooked by mainstream outlets, and provide culturally relevant content that reflects the diversity of our region.

Economically, our expansion has supported local jobs through direct hiring and through the use of local vendors, contractors, production crews, and small businesses.

HOW DID THE RLF SUPPORT THE GROWTH OR EXPANSION OF WDFL-TV?

The RLF was instrumental in enabling WDFL-TV to grow in ways that traditional financing simply would not allow in today's broadcast environment. As a minority-owned television company, access to conventional bank capital was extremely limited due to the capital-intensive nature of broadcasting, evolving media economics, and the perceived risk associated with independent stations.

The initial RLF loan made it possible for us to launch operations, secure essential broadcast and production equipment, and establish the foundation of WDFL-TV. More recently, an RLF loan enabled us to undertake a full studio build-out in Sunrise—an investment that would not have been feasible without patient, mission-aligned capital.



WHY WAS THE RLF THE RIGHT FINANCING OPTION?

The RLF recognized both the economic challenges and the community value of independent broadcasting. Unlike traditional lenders, the SFRPC RLF understood our business model, growth trajectory, and public-service mission.

The flexible structure, reasonable terms, and developmental approach of the RLF aligned with the realities of building a broadcast operation—where returns are long-term and capital needs are front-loaded. Just as importantly, the RLF demonstrated confidence in Findal Media and WDFL-TV at a time when many financial institutions were unwilling to engage with broadcast startups at all.



WHAT WOULD YOU TELL OTHER SMALL BUSINESS OWNERS CONSIDERING AN RLF LOAN?

I would strongly encourage other small business owners—especially those in capital-intensive or underserved industries—to consider the SFRPC RLF. Securing funding in today's environment is extremely challenging, particularly for minority-owned companies and media businesses.

The SFRPC RLF provided us with the capital and credibility needed to move from startup to sustainable growth. For businesses that are mission-driven, community-focused, and prepared to execute, the RLF can be a transformative tool that bridges the gap left by traditional financing and enables long-term economic and social impact.

ABOUT THE SFRPC REVOLVING LOAN FUND

The South Florida Regional Planning Council (SFRPC) Revolving Loan Fund (RLF) provides low-interest financing to support small and medium-sized businesses in Palm Beach, Broward, Miami-Dade, and Monroe counties. Established more than 20 years ago, the RLF is designed to meet the credit needs of entrepreneurs and businesses not served by conventional lenders, helping spur economic development, job creation, and community investment across South Florida.

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





MEMORANDUM

AGENDA ITEM # IV.F

DATE: APRIL 20, 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.



**CARES ACT REVOLVING LOAN FUND
PAYMENT STATUS REPORT - APRIL 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	XXXXXXXXXXXX	300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	150,585.58	04/01/26	0	04/01/26	05/01/26	11/20/20	11/01/30	Performing
5110	XXXXXXXXXXXX	500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	323,464.71	04/01/26	0	04/01/26	05/01/26	01/13/21	01/01/31	Performing
5111	XXXXXXXXXXXX	560,000.00	560,000.00	120	3.5000	12	4,713.59	4,713.59	448,206.10	04/01/26	0	04/01/26	05/01/26	12/31/20	07/31/35	Performing
5112	XXXXXXXXXXXX	500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	260,616.86	04/01/26	0	04/01/26	05/01/26	12/28/20	01/01/31	Performing
5114	XXXXXXXXXXXX	150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	80,744.86	04/01/26	0	04/01/26	05/01/26	02/24/21	02/01/31	Performing
5115	XXXXXXXXXXXX	100,000.00	100,000.00	60	0.0000	12	200.00	200.00	73,521.09	03/01/26	0	03/27/26	04/01/26	02/02/21	02/01/28	Performing
5117	XXXXXXXXXXXX	394,000.00	394,000.00	120	3.5000	12	3,033.80	3,033.80	284,969.50	04/01/26	0	04/01/26	05/01/26	05/13/21	05/01/35	Performing
5118	XXXXXXXXXXXX	500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	383,483.80	04/01/26	0	04/01/26	05/01/26	06/15/21	07/01/36	Performing
5119	XXXXXXXXXXXX	150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	93,482.41	04/01/26	0	04/01/26	05/01/26	08/12/21	08/01/31	Performing
5120	XXXXXXXXXXXX	295,000.00	295,000.00	120	4.1490	12	3,258.10	3,258.10	208,650.71	04/01/26	0	04/01/26	05/01/26	08/09/21	08/01/31	Performing
5121	XXXXXXXXXXXX	175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	100,804.16	04/01/26	0	04/01/26	05/01/26	08/24/21	08/01/31	Performing
5122	XXXXXXXXXXXX	500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	412,254.81	04/01/26	0	04/01/26	05/01/26	08/25/21	08/01/31	Performing
5123	XXXXXXXXXXXX	250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	160,391.86	04/01/26	0	04/01/26	05/01/26	10/15/21	10/01/31	Performing
5125	XXXXXXXXXXXX	500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	391,033.45	04/01/26	0	04/01/26	05/01/26	01/13/21	10/01/31	Performing
5126	XXXXXXXXXXXX	128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	25,768.62	04/01/26	0	04/01/26	05/01/26	02/15/22	02/01/27	Performing
5127	XXXXXXXXXXXX	200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	134,021.81	04/01/26	0	04/01/26	05/01/26	06/09/22	06/01/32	Performing
5129	XXXXXXXXXXXX	600,000.00	600,000.00	180	6.0000	12	5,300.00	5,300.00	564,222.19	04/01/26	0	04/01/26	05/01/26	06/22/23	07/01/38	Performing
5131	XXXXXXXXXXXX	500,000.00	134,086.66	36	7.0000	12	782.15	782.15	134,083.69	04/01/26	0	04/01/26	05/01/26	10/16/25	10/01/28	Performing
5132	XXXXXXXXXXXX	500,000.00	149,895.51	240	5.5000	12	687.02	687.02	149,895.51	04/01/26	0	04/01/26	05/01/26	11/21/25	12/01/45	Performing
Totals		6,802,000.00	6,100,982.17				52,514.83	52,514.83	4,380,201.72							

LIST OF COMMITTED CARES RLF FUNDS
April 1, 2026

Loan #	Company Name	Committed	Commitment Date	Total Disbursed	Disbursement Date	Remaining Commitment
5131	XXXXXXXXXXXXXXXXXXXXXXX	500,000.00	1/16/2024	\$134,086.66	10/16/2025	\$ 365,913.34
5132	XXXXXXXXXXXXXXXXXXXXXXX	500,000.00	5/20/2025	\$149,895.00	1/21/2026	\$ 350,105.00
TOTAL		\$1,000,000.00		\$149,895.00		\$ 716,018.34

Cash Available to Lend				
Bank Balance as of	3/31/2026			\$ 1,403,100.04
Committed Funds				
Unfunded Loan Commitments	\$716,018.34			
Administrative Fees	14,071.51			
Total Committed Funds				\$ 730,089.85
Total Uncommitted Funds				\$ 673,010.19

CARES ACT RLF FUNDING UPDATE

AS OF: 04/01/2026

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: APRIL 20, 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	2/23
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	P
CATES, Craig Monroe County Commission	*	*	VP		VP	VP	VP	VP	VP
CORRADINO, Joseph Mayor, Village of Pinecrest	*	VP	*			*	*	*	*
FURR, Beam, Treasurer Broward County Commission	P	P	*			VP	*	P	P
GARCIA, René, Chair Miami-Dade Co. Commission	D/VP	D/VP	P	VP	*	*	D/VP	VP	VP
GELLER, Steve Broward County Commission	P	P	P	P	P	P	P	*	P
GILBERT, III, Oliver G. Miami-Dade Co. Commission	A	A	A			*	A	A	A
GOLDBERG, Cary <i>1st Vice-Chair</i> Governor's Appointee, Broward	*	VP	VP	P	P	P	VP	VP	P
HORLAND, Denise Commissioner, Plantation	P	P	*	P	*	*	P	-	-
KAUFMAN, Samuel Commissioner, Key West	VP	*	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	A
RODRIGUEZ, Maria, <i>Secretary</i> Commissioner, Pembroke Pines	P	VP	VP			*	A	VP	P
UDINE, Michael Broward County Commission	*	VP	*		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	2/23
DAVILA, Sirena Florida Dept. of Environmental Protection	D/VP	D/VP	VP	VP		VP	VP	VP	VP
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	P	D/VP	VP	VP	P	P	VP	VP	D/VP
VILABOY, Armando L. South Florida Water Management District	VP	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