Joint Meeting
Treasure Coast and South Florida Regional Planning Councils

April 10, 2026

South Florida Regional Planning Council

Proudly serving South Florida since 1974

Welcome to the Palm Beach MPO



The Honorable Yvette Drucker
MPO Chair



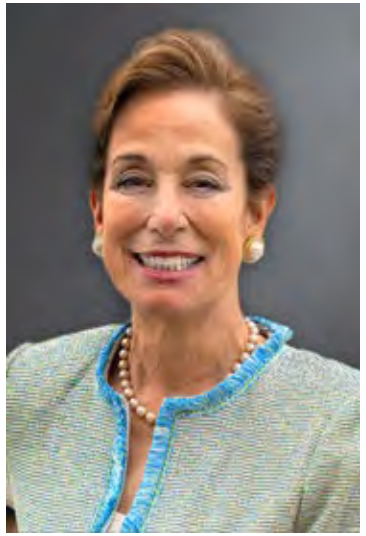
Valerie Neilson
MPO Executive Director

Call to Order

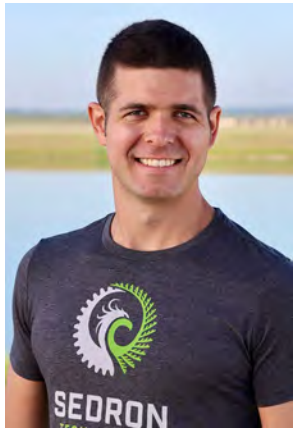
- Pledge of Allegiance & Roll Call
- Chairs' Comments:

  The Honorable Maria Marino**,** Chair, TCRPC

  The Honorable Senator René García**,** Chair, SFRPC
- Agenda Approval
- Approval of Joint Council Meeting Minutes (2/28/2025)











Biosolids Discussion

Technology Solutions

Stanley Janicki, Chief Commercial Officer

Sedron Technologies

Florida Legislation from 2026 Session

Thomas J. Lanahan, Executive Director, Treasure Coast Regional Planning Council

Rana Brown, Government Consultant, Ronald L. Book, P.A.

BIOSOLIDS and HB 1245 (2026)

Biosolids – Regulatory Definition

The solid, semisolid, or liquid residue generated during the treatment of domestic wastewater in a domestic wastewater facility, formerly known as "domestic wastewater residuals" or "residuals". Not included in the definition is the treated effluent or reclaimed water from a domestic wastewater treatment plant….[62-640.200 FAC]

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bringing communities together since 1976
tcrpc
treasure coast regional planning council
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BIOSOLIDS and HB 1245 (2026)

Biosolids – Legislative Intent

The Legislature finds that it is in the best interest of this state to regulate biosolids management in order to minimize the migration of nutrients that impair water bodies. The Legislature further finds that permitting according to site-specific application conditions, an increased inspection rate, groundwater and surface water monitoring protocols, and nutrient management research will improve biosolids management and assist in protecting this state's water resources and water quality. [403.0855(1) FS]

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CLASSES OF BIOSOLIDS

Class B [62-640.200(12) FAC]

A. Pathogen Reduction per 62-640.600(1)(b) FAC which refers to 40 CFR 503.32(b)
B. Vector Attraction Reduction per 62-640.600(2)(a) FAC which refers to 40 CFR 503.33(b)(1)-(10)
C. Parameter Concentrations per 62-640.700(5)(a) FAC single sample maximum re: Arsenic, Cadmium, Copper, Lead, Mercury, Molybdenum, Nickel, Selenium, Zinc

Class A [62-640.200(10) FAC]

A. Pathogen Reduction per 62-640.600(1)(a) FAC which refers to 40 CFR 503.32(a)(3), (4), (5), (7), and (8)
B. Vector Attraction Reduction per 62-640.600(2)(a) FAC which refers to 40 CFR 503.33(b)(1)-(10)
C. Parameter Concentrations per 62-640.700(5)(a) FAC single sample maximum re: Arsenic, Cadmium, Copper, Lead, Mercury, Molybdenum, Nickel, Selenium, Zinc

Class AA [62-640.200(11) FAC]

A. Pathogen Reduction per 62-640.600(1)(a) FAC which refers to 40 CFR 503.32(a)(3), (4), (5), (7), and (8)
B. Vector Attraction Reduction per 62-640.600(2)(b) FAC which refers to 40 CFR 503.33(b)(1)-(8) (no injection or sludge incorporation as reduction method)
C. Parameter Concentrations per 62-640.700(5)(a) FAC single sample maximum and a monthly average maximum re: Arsenic, Cadmium, Copper, Lead, Mercury, Molybdenum (no monthly average), Nickel, Selenium, Zinc

RESTRICTIONS ON LAND APPLICATION

Class A and Class B Biosolids [62-640.700 FAC]

A. Unsaturated soil depth of 2 feet to water table at time of application
B. 6 inches from surface and application depth to seasonal high water table
C. Setbacks from water (1,000’ from Class 1 Water Body; 200’ from Other Surface Water of the State, with reduction to only 100’ if injected or incorporated)
D. Setback from drinking water well of 300’
E. Setback from property line of 75’ (Class B only)
F. Cumulative loading limits for Arsenic, Cadmium, Copper, Lead, Mercury, Molybdenum, Nickel, and Selenium
G. Nutrient Management Plan

Class AA Biosolids [62-640.700 FAC]

~~A. Unsaturated soil depth of 2 feet to water table at time of application~~
B. 6 inches from surface and application depth to seasonal high water table (maybe)
~~C. Setbacks from water (1,000’ from Class 1 Water Body; 200’ from Other Surface Water of the State, with reduction to only 100’ if injected or incorporated)~~
~~D. Setback from drinking water well of 300’~~
~~E. Setback from property line of 75’ (Class B only)~~
~~F. Cumulative loading limits for Arsenic, Cadmium, Copper, Lead, Mercury, Molybdenum, Nickel, and Selenium~~
~~G. Nutrient Management Plan (Class AA considered “fertilizer”)~~

HOUSE BILL 1245 (2026)

New restrictions on the land application of bulk Class AA biosolids fertilizer and biosolids compost products added to 403.0855 FS

A. Land application may not exceed an appropriate agronomic rate
B. Beneficial reuse is to be the primary objective, rather than disposal
C. "Agronomic Rate" is the nutrient application rate based on science, including UF IFAS recommendations, which considers plant nutrient needs, soil conditions, characteristics of the product, other nutrient inputs to the site, and protection of surface water and groundwater. Similar in concept to the Nutrient Management Plan required for Class A and Class B
D. "Disposal" prohibited. Includes if application exceeds agronomic rate and when the nutrients applied cannot be reasonably expected to be taken up by the crop
E. FDEP to initiate rulemaking by November 1, 2026 to amend 62-640 FAC to implement the statutory changes
F. University of Florida IFAS to publish recommended agronomic rates by November 1, 2027
G. Class AA biosolids fertilizer products must meet all applicable requirements of Chapter 576, FS (this is the broad statewide fertilizer regulation, including labeling, regulatory fee of 50 cents per ton, etc.)

Varcor® System

South Florida & Treasure Coast Joint Regional Planning Council | April 10, 2026

Today's discussion will cover how municipalities can comply with new and pending biosolids regulations while lowering costs.

Stanley Janicki
Chief Commercial Officer | Board Director
info@sedron.com

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Peter Janicki
Founder

JANICKI INDUSTRIES

- ✓ Founded 1993
- ✓ Aerospace Parts
- ✓ Advanced Composites
- ✓ Complex Tooling
- ✓ 5-Axis CNC Machining
- ✓ >2,000 Employees



ORION CREW MODULE



JOINT STRIKE FIGHTER

SEDRON® TECHNOLOGIES

- ✓ Founded 2014
- ✓ Water & Sanitation
- ✓ >300 Employees



VARCOR SYSTEM



JANICKI OMNI PROCESSOR



FIRELIGHT TOILET

Why are we here? (In Florida?)

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Low Taxes!!!!!

Actually, Not Really

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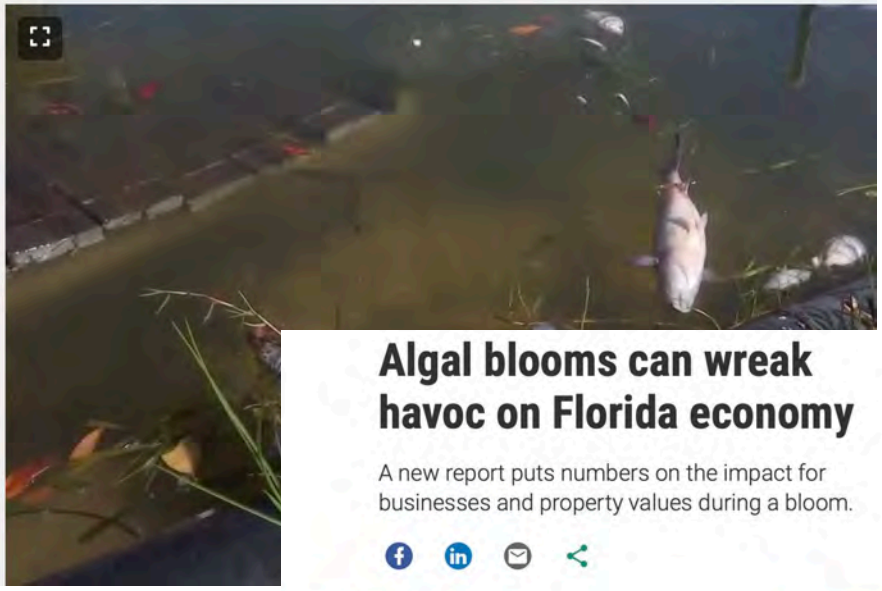
NOAA study links 2018 red tide to $2.7B loss in Florida tourism

Paul Dolan Jun 4, 2025 | Updated Jun 4, 2025



Algal blooms can wreak havoc on Florida economy

A new report puts numbers on the impact for businesses and property values during a bloom.



Stranded Florida dolphins show Alzheimer's-like brain changes linked to toxic algal blooms

Study links harmful algal bloom toxins to Alzheimer's-like brain changes in Florida dolphins, raising concerns for marine and human health.



South Florida could be heading toward another summer of slime

A massive buildup of blue-green algae in Lake Okeechobee threatens the state's East and West coasts. University of Miami phytoplankton and water quality experts address the challenges that another massive red tide outbreak would pose.




Nutrient
Pollution Causes
Toxic Algae
Blooms

How did we get here?

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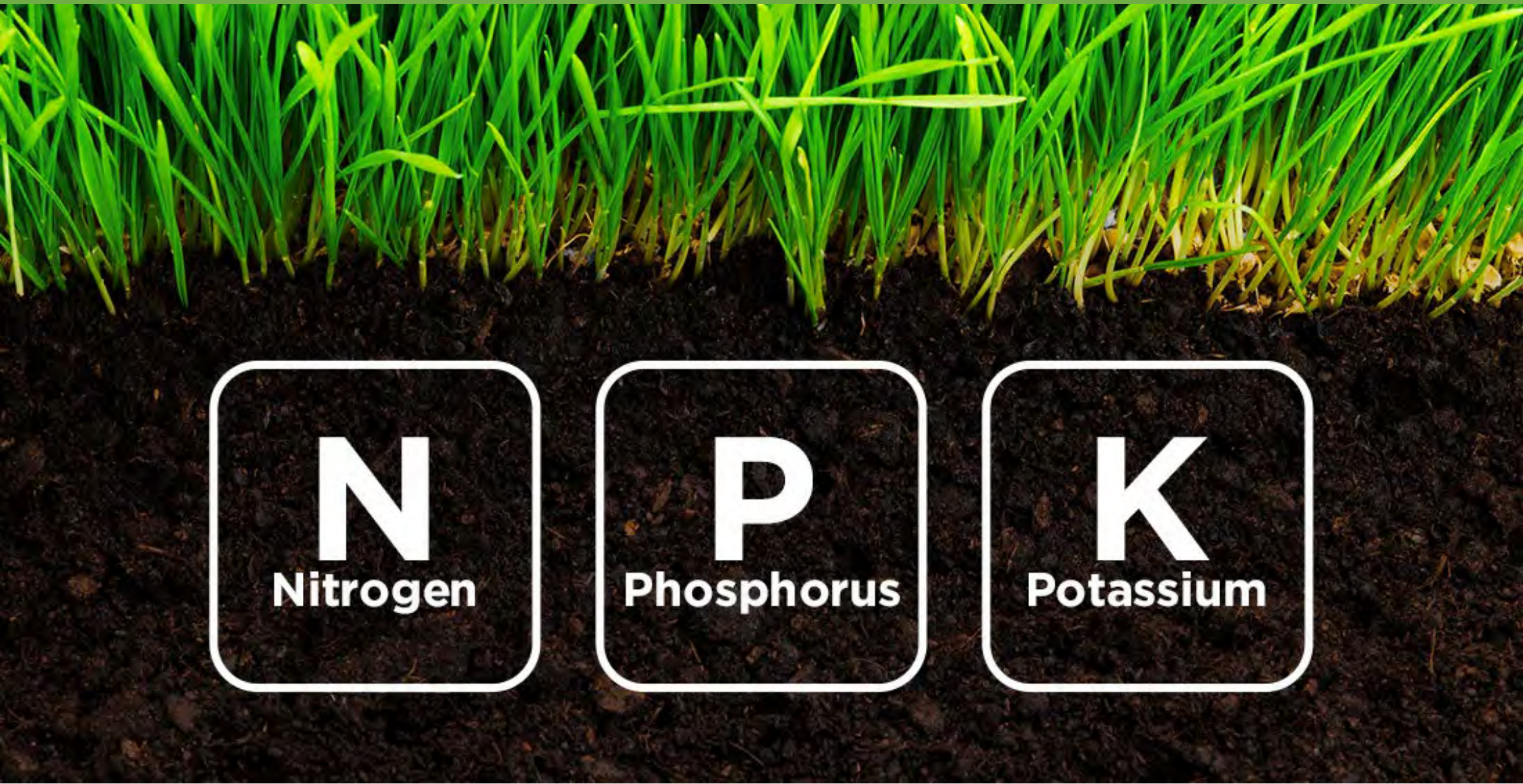
Biosolids
Stormwater Runoff
Wastewater

What you need to grow anything



Nutrient Needs of the Top Crops in Florida

Sugarcane

Citrus

Hay

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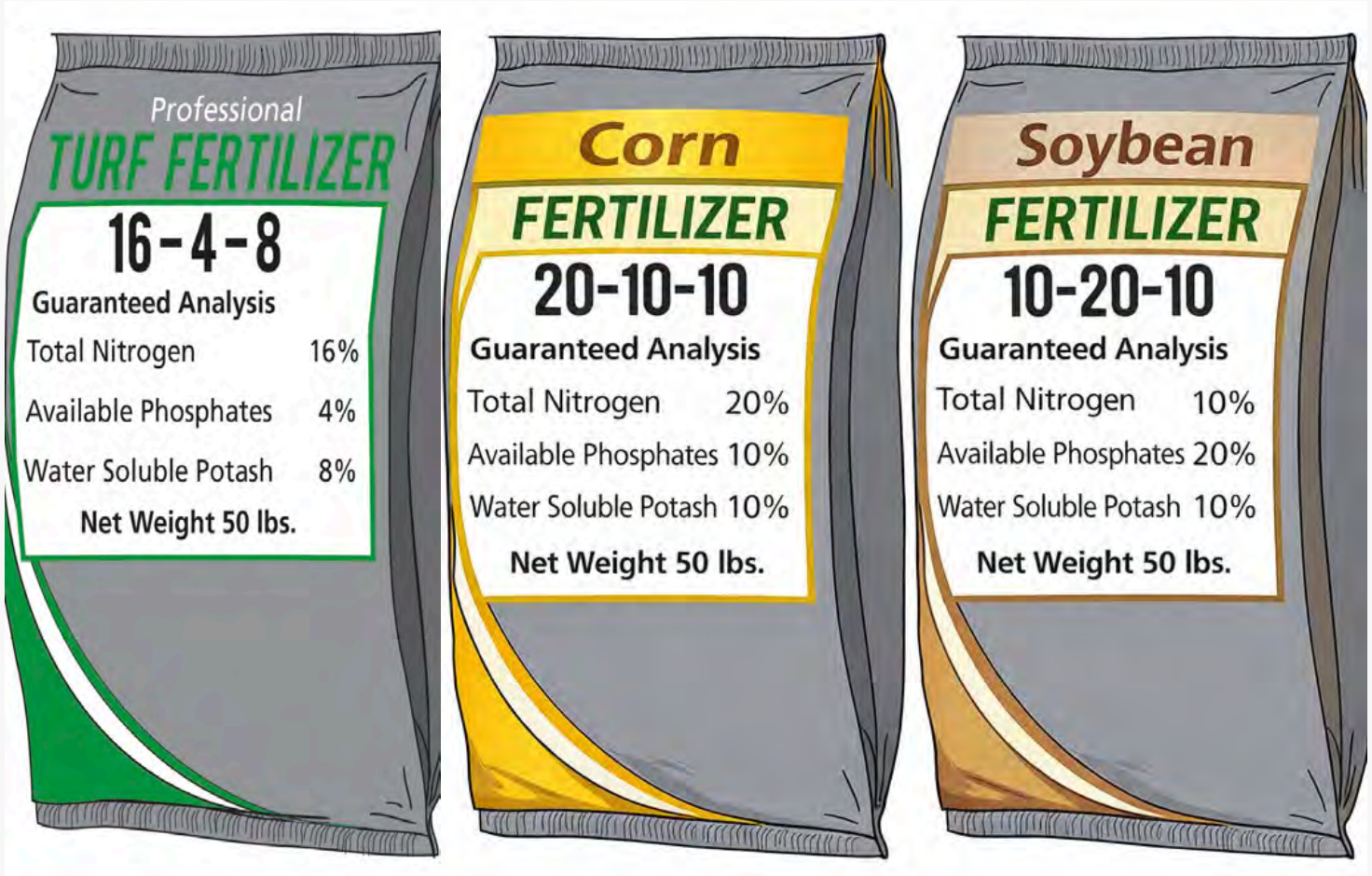
How You Buy Fertilizer

Generally, growers will either purchase a custom blend or blend their own for specific crops.



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What are biosolids?



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Biosolids Lifecycle



User Interface



Treatment



Application

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What are in biosolids?

PFAS

Water (H_2O)

Nitrogen (N)

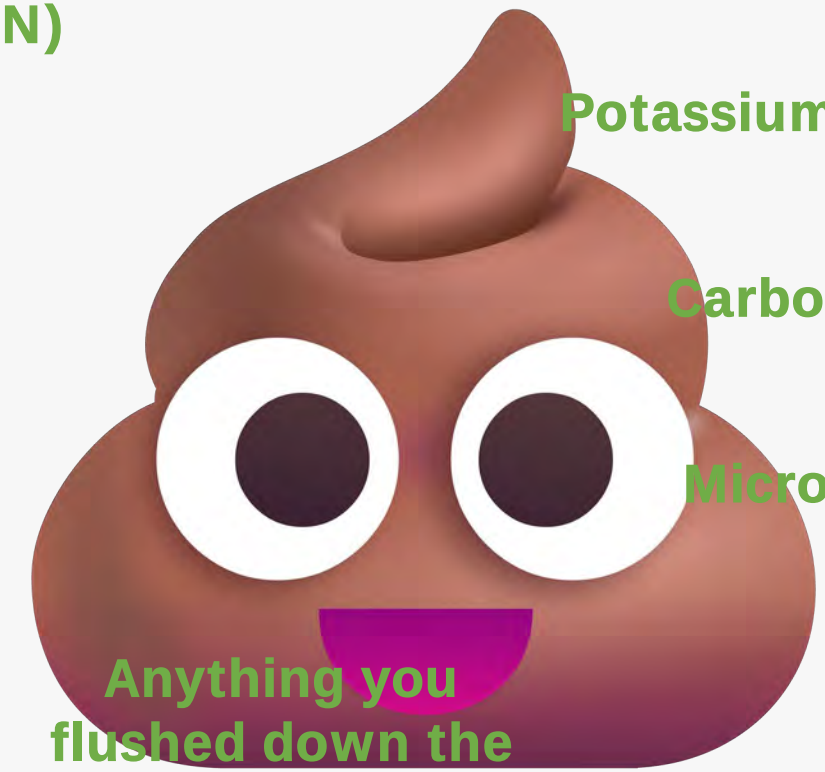
Potassium (K_2O)

Phosphorous (P_2O_5)

Carbon (C)

Micronutrients

Microplastics



Anything you flushed down the toilet

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What types of biosolids are there?

Biosolids Type	Pathogens	Land Applicable	New Proposed Regulations	PFAS
Septage	Yes	If stabilized	Yes – HB1285	Yes
Sub Class-B	Yes	No. Landfill or further treatment only.	No	Yes
Class B	Reduced	Yes, with reporting and regulations.	Yes – SB290	Yes
Class AA	No	Yes.	Yes – HB1245	Yes

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Treasure Coast & South Florida Biosolids Volume?

~1M wet tons of biosolids per year.

This = ~50,000 truckloads...

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What Nutrients are in Biosolids?





Recall nutrient needs of FL crops….

Florida does not need more phosphorus on the fields!

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Toxic sludge is tainting Florida's longest river, with no solution in sight

Biosolids spread on farmers' fields as fertilizer are causing toxic algae blooms in the St. Johns

CRAIG PITTMAN

JULY 24, 2025 12:51 AM



Florida sewage sludge blamed for toxic blooms in St. Johns River

By EHN Curators • Jul 28, 2025 • 1 min read

Print | PDF | Email

ELSEVIER

Geoderma Regional

Volume 41, June 2025, e00961

Biosolids-derived phosphorus persists in Florida sandy soils

JoAnn B. Donald [a], Robert G. Hatfield [b], Rex Ellis [c], Todd Z. Osborne [a d], Allan R. Bacon [a], Yang Lin [a]

Show more

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https://doi.org/10.1016/j.geodrs.2025.e00961 ↗ Get rights and content ↗

SEWAGE, NOT FERTILIZER FUELING NITROGEN SURGE IN INDIAN RIVER LAGOON



Blooms of red drift macroalgae stranding on the shoreline near Turkey Creek, an Indian River Lagoon tributary, during the study period. (Photo credit: Brian Lapointe)

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SEDRON BACKGROUND

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Peter Janicki
Founder

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VARCOR SYSTEM



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FIRELIGHT TOILET

STRONG TEAM

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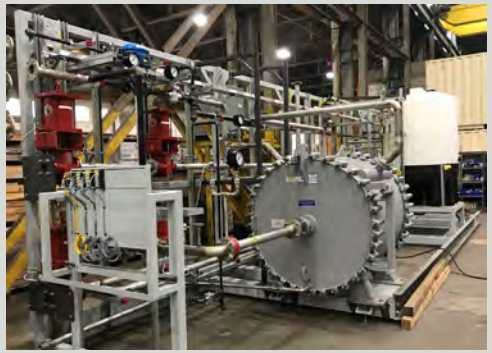







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Source: Company Management

Recent Press

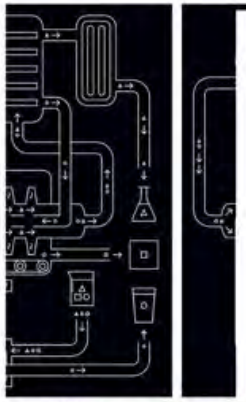
FAST COMPANY SUBSCRIBE

06-10-2025 | WORLD CHANGING IDEAS

This system turns cow manure into fertilizer before it can decompose into greenhouse gas

The Varcor system from Sedron Technologies is a winner in Fast Company's 2025 World Changing Ideas Awards.

SHARE ADD ON GOOGLE



[Illustration: Nik Schulz Creativ

Forbes Subscribe: Less than $1.50/wk

A New Circular Economy Example: Closing The Loop For Poop

By Steven Savage, Former Contributor. Steven Savage writes about...

Published Jul 28, 2022 at 09:00am EDT

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This article is more than 3 years old.



Sedron Technologies Receives Up To $500M Investment From Ara Partners

By FinSMEs – April 9, 2026

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MIT Technology Review SUBSCRIBE

BIOTECHNOLOGY AND HEALTH

How poop could help feed the planet

Once you get over the ick factor, new technologies are efficiently transforming human waste into agricultural solutions.

By Bryn Nelson

January 3, 2025



ENVIRONMENT PRIVATE EQUITY & VENTURE CAPITAL

Ara Partners Invests $500 Million in Waste Upcycling Solutions Provider Sedron

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The Varcor® System

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VARCOR™ SYSTEM

A COMPLETE, HOLISTIC LIQUID WASTE HANDLING SYSTEM

- ✓ Combined dewatering and drying
- ✓ Solids recovery for beneficial use
- ✓ Very clean steam stripped condensate

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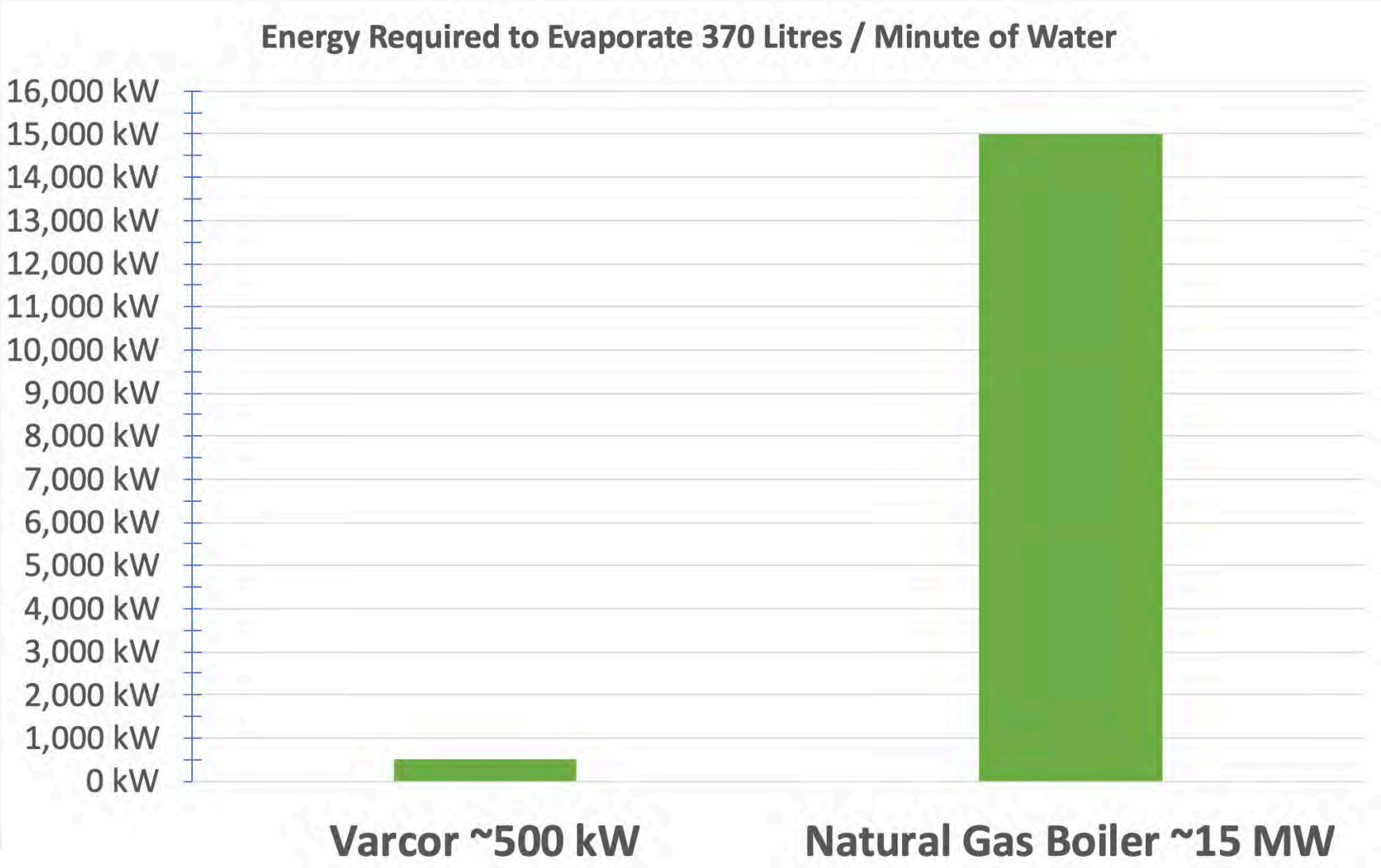
Varcor®

Energy Input vs Traditional Methods



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Turn the wet biosolids into valuable fuel!



BIOSOLIDS

FUEL (NHSM)

	Wet Biosolids	Dried Fuel
Classification of Substance	Waste Product	Valuable Commodity
Heating Value	No meaningful heating value <5000 BTU/lb	Meaningful heating value >5000 BTU/lb

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Combust the biosolids in a biomass powerplant for clean electricity!



Fuel



Varcor Dried Fuel

Biomass Powerplant

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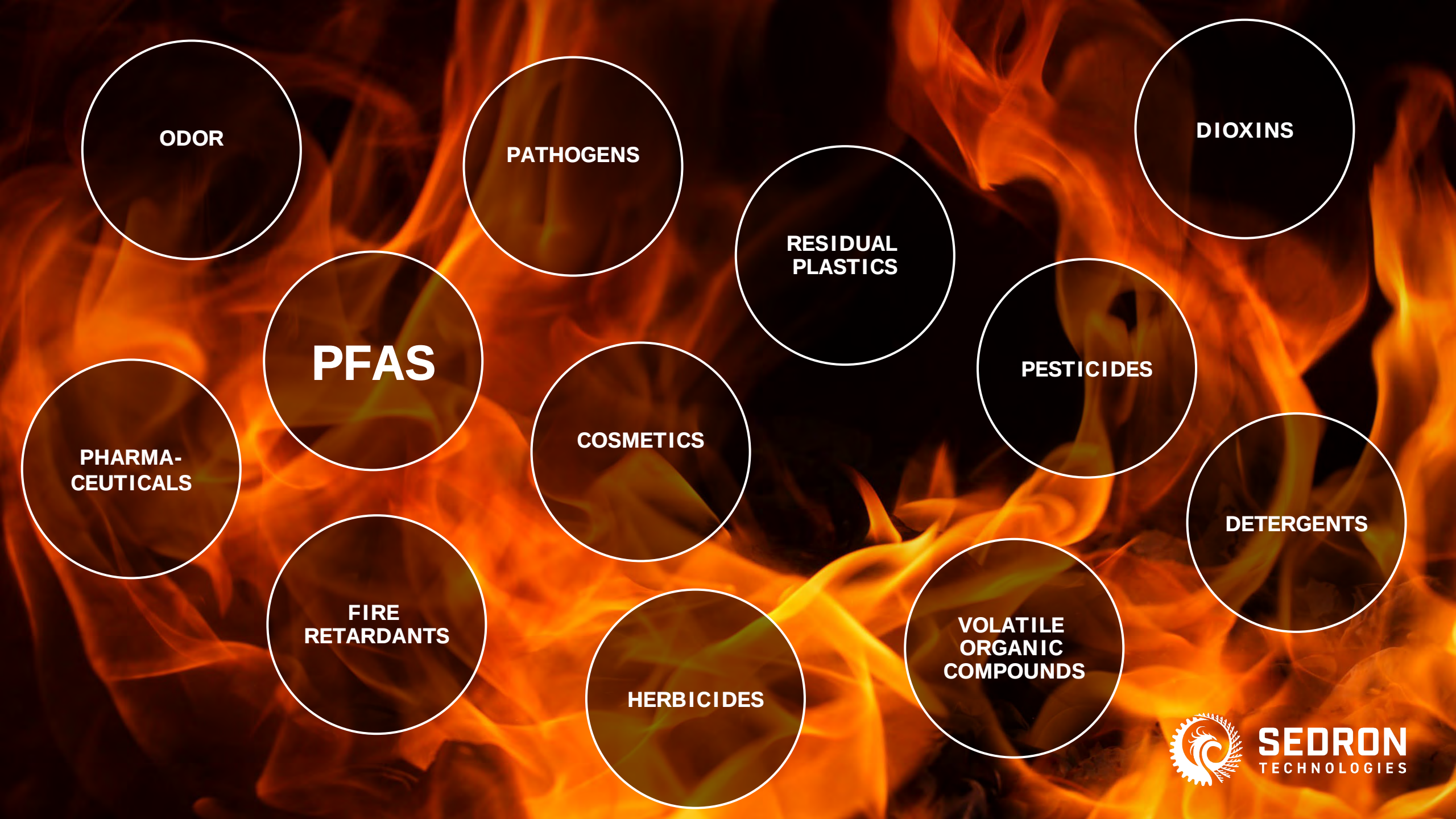
ODOR
PATHOGENS
DIOXINS
RESIDUAL PLASTICS
PFAS
PESTICIDES
PHARMA-CEUTICALS
COSMETICS
DETERGENTS
FIRE RETARDANTS
HERBICIDES
VOLATILE ORGANIC COMPOUNDS
SEDRON TECHNOLOGIES

Indiantown, FL



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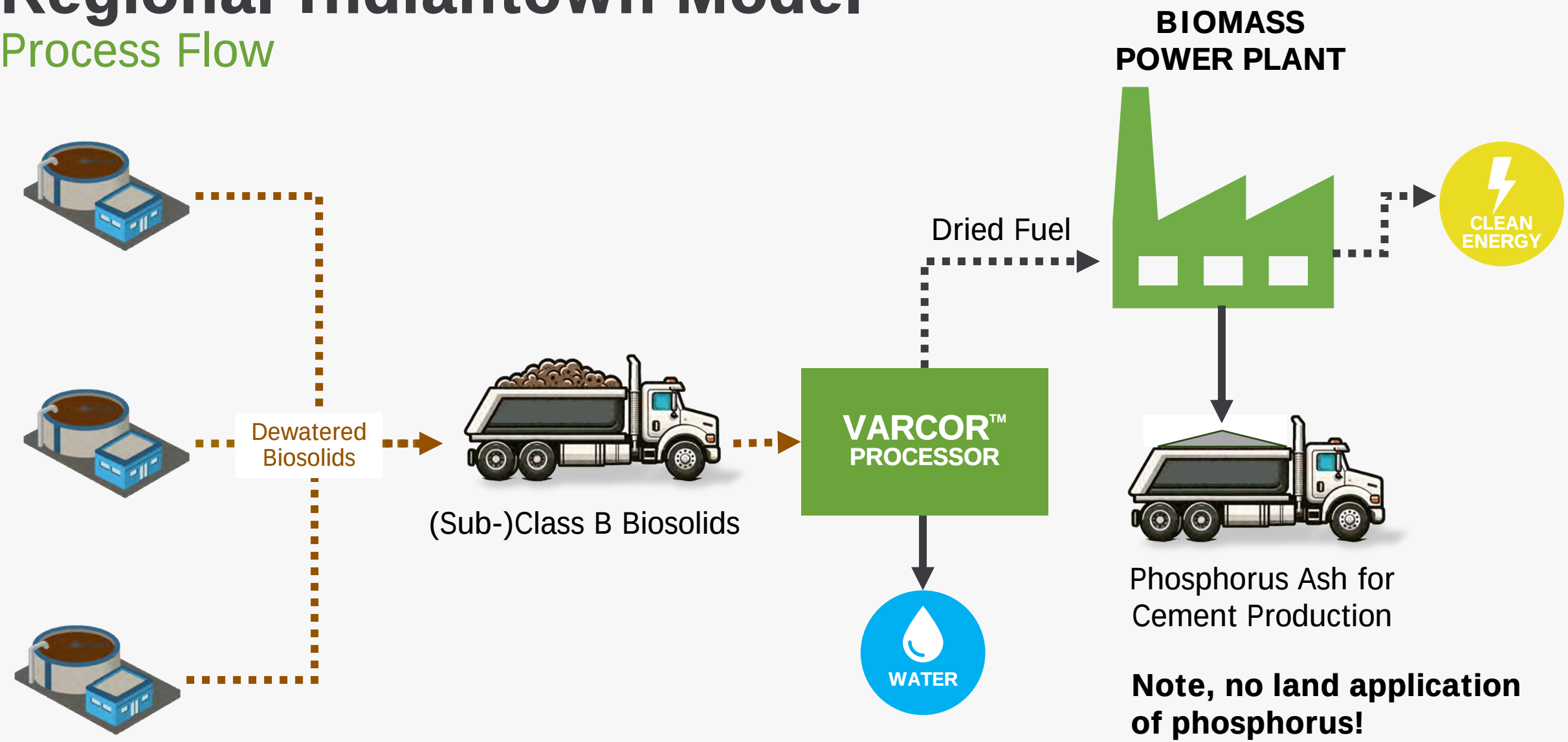
Regional Indiantown Model

Process Flow



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Building in Indiantown

A complete, holistic liquid waste handling system

- ✓ Population 9M+ in South Florida
- ✓ No land application sites south of Lake Okeechobee
- ✓ Reduced landfill capacity
- ✓ Indiantown Rail Access
- ✓ Martin County Leadership

SEDRON®



Synagro and Sedron Announce Strategic Partnership for Biosolids Upcycling Facility in Indiantown, Florida



SYNAGRO
YOUR PARTNER FOR A CLEANER, GREENER WORLD

SEDRON®

Synagro is the Optimal Partner for Sedron

Synagro is the largest biosolids service provider in America.



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SYNAGRO

YOUR PARTNER FOR A CLEANER, GREENER WORLD

RAIL TRANSPORTATION



ONE OF THE LARGEST WASTE-BY-RAIL EQUIPMENT FLEETS IN THE U.S.

34 car spots (89' railcars)

335 railcars

2,700 intermodal containers

170 intermodal chassis

ASSETS AND CAPABILITIES

- Conrail-served with direct connections to Norfolk Southern and CSX through long-term rail transportation service agreement
- 500,000 tons transported annually
- Permitted capacity to process 3,400 tons per day and up to 1.2 million tons annually
- More than 25 years of experience handling waste materials by rail with over 11 million tons safely transported

Signed Martin County Agreement

SEDRON®

Martin County Biosolids to go to Indiantown

AGREEMENT BETWEEN COUNTY AND CONTRACTOR FOR GOODS AND SERVICES

THIS AGREEMENT, effective this 6th day of January in the year, 2026, between:

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida, (hereinafter COUNTY), located at 2401 S.E. Monterey Road, Stuart, FL 34996

AND the CONTRACTOR: (hereinafter CONTRACTOR)	Synagro South, LLC 435 Williams Ct. Suite 100 Baltimore, MD 21220
Contract Name:	Advanced Waste Residuals Processing & Beneficial Use Recovery
Contract Number:	RFP2025-3671
Contract Term:	Ten (10) years after the Services Commencement Date (defined below) with two (2) 5-year extensions upon mutual agreement of the parties

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Synagro and Sedron® Announce Martin County as First Florida Municipality to Commit Biosolids to Indiantown Upcycling Facility



SYNAGRO
YOUR PARTNER FOR A CLEANER, GREENER WORLD

SEDRON®

Martin County Agreement Summary

1. 10 Year Fixed Price Contract.
2. Guaranteed Biosolids Disposal with Sedron and Synagro.
    - *Synagro will rail the product out of state if any problems arise.*
3. PFAS Destruction with beneficial reuse.
4. Full compliance with SB290, HB1285, and HB1245!
5. Piggybackable...

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Current Biosolids Costs

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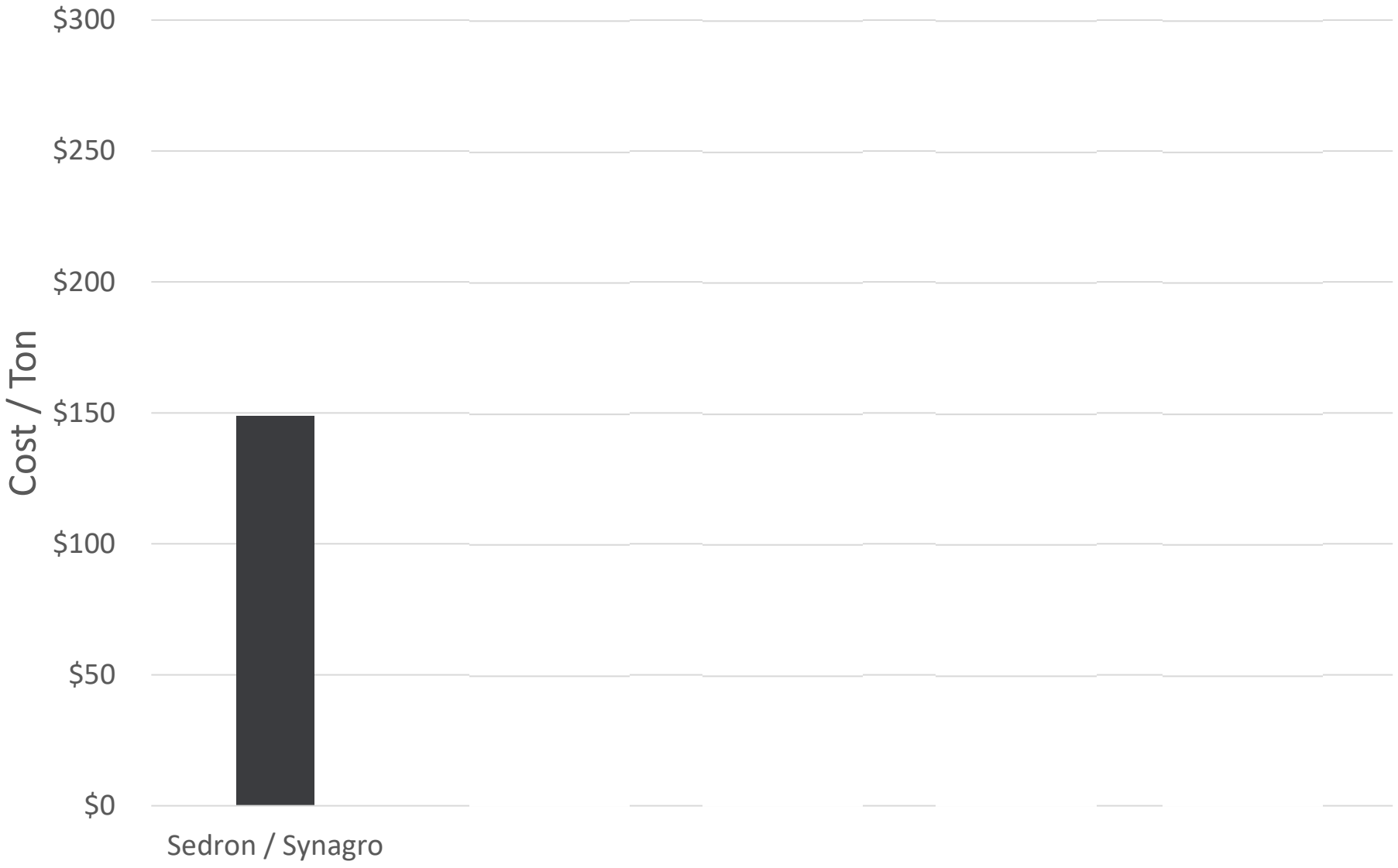
Biosolids Disposal Costs



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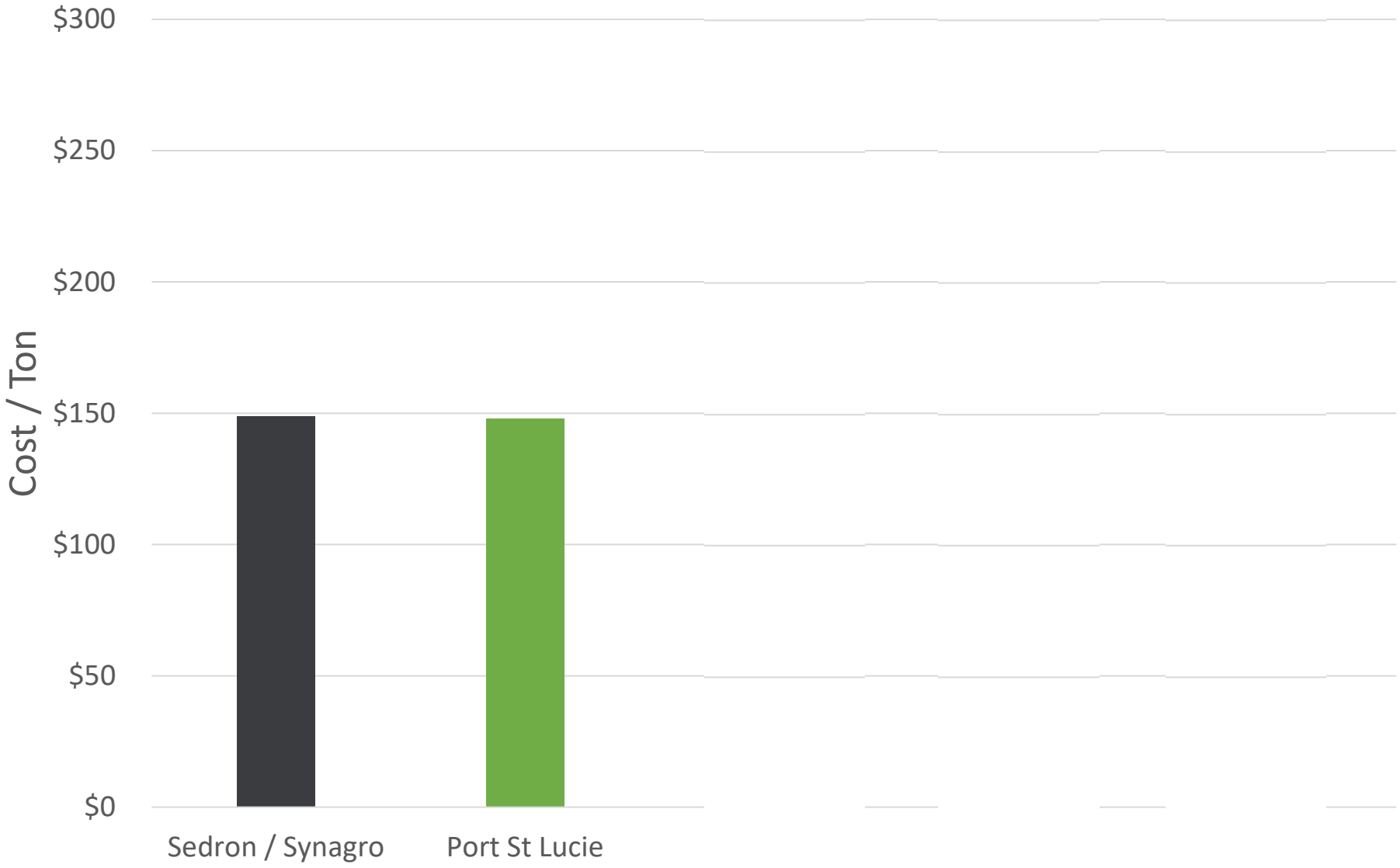
Biosolids Disposal Costs



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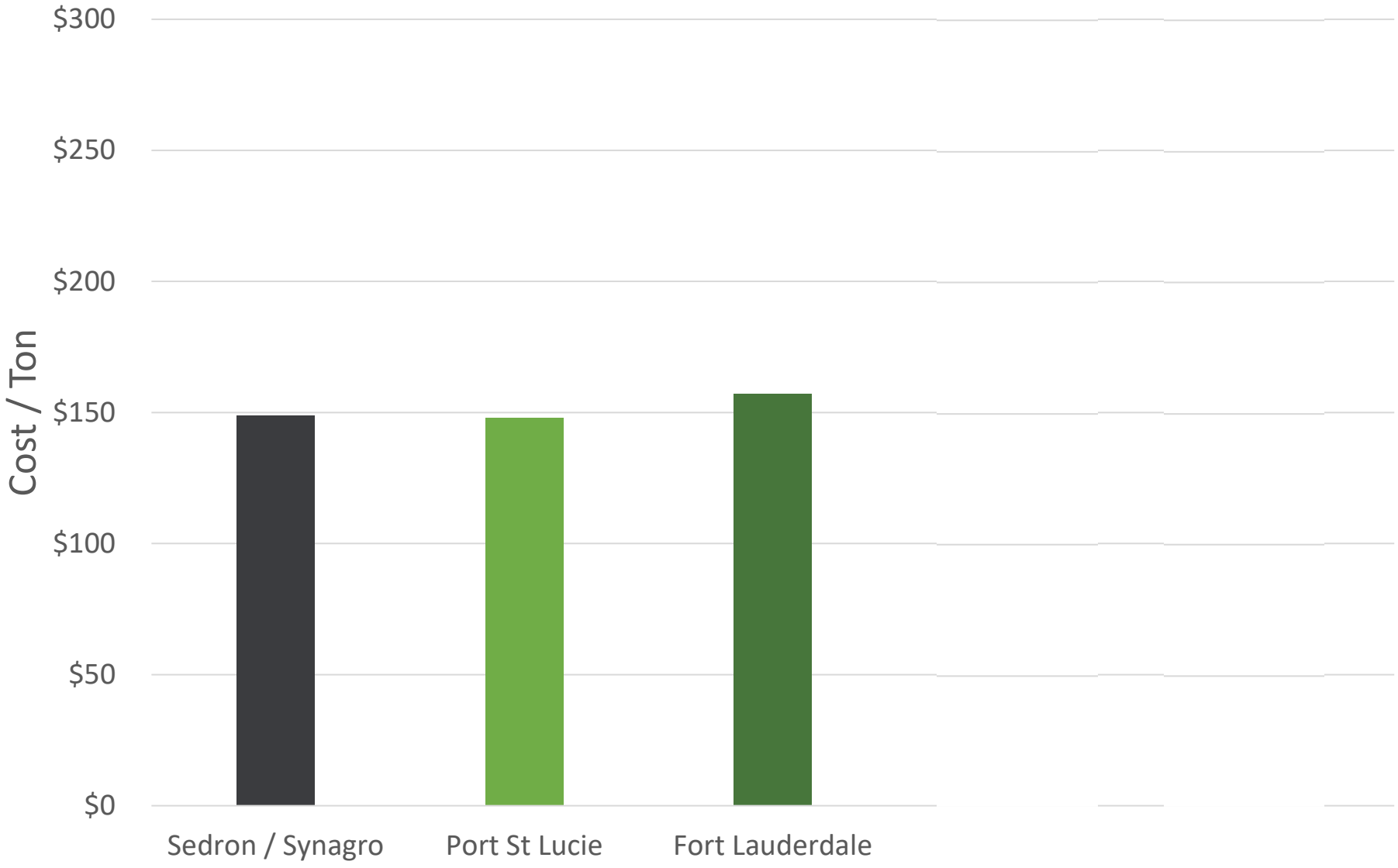
Biosolids Disposal Costs



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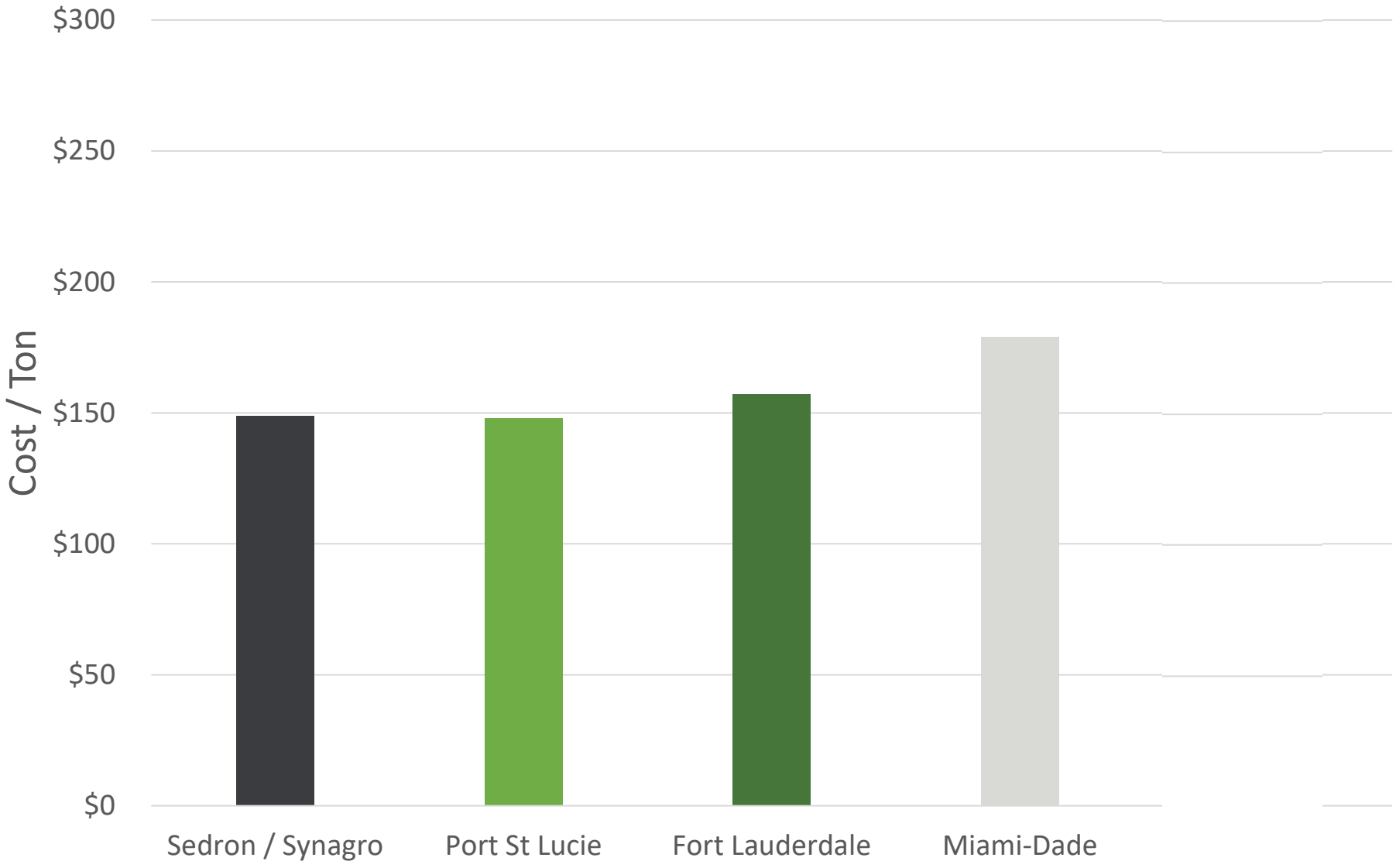
Biosolids Disposal Costs



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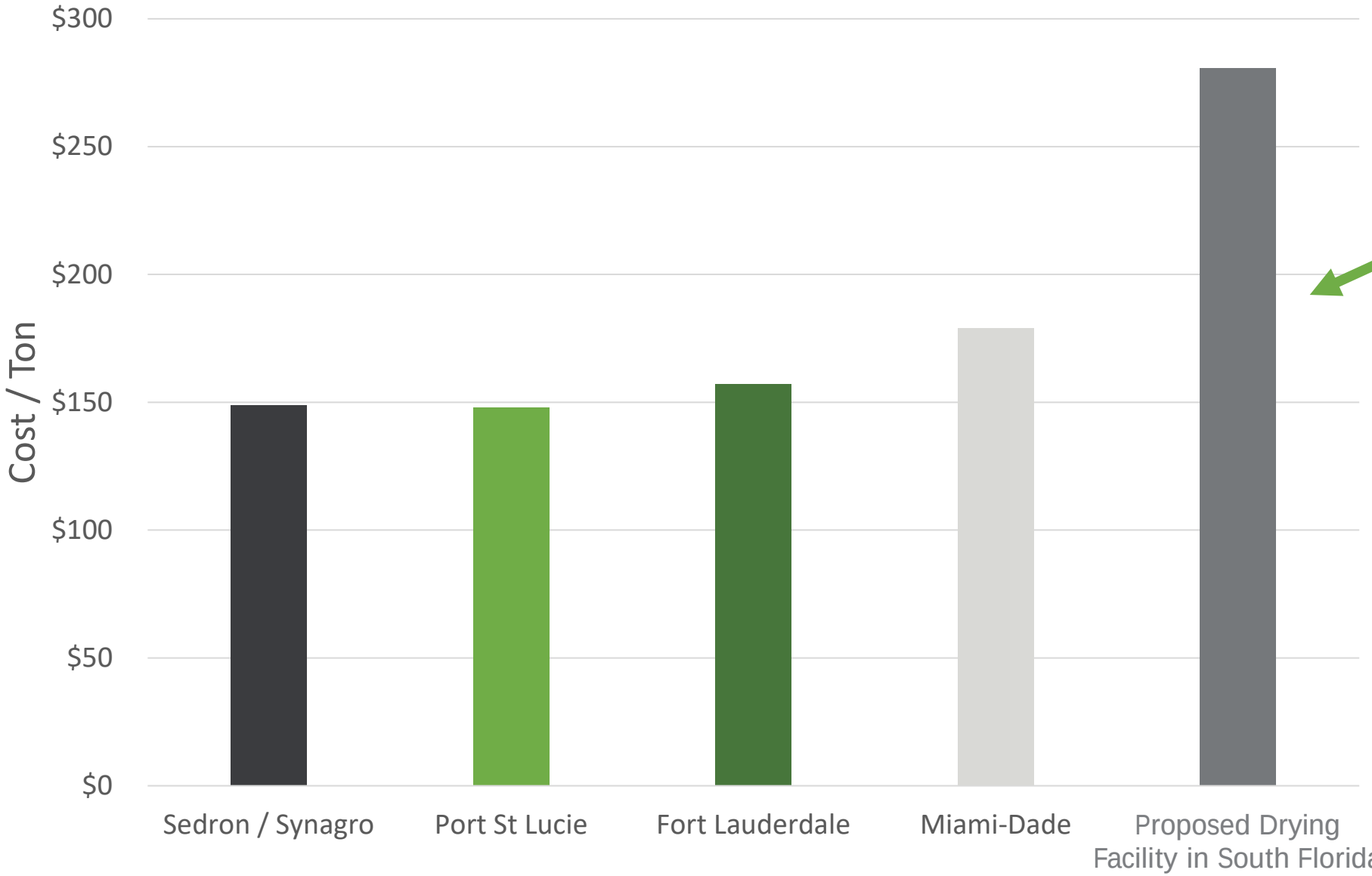
Biosolids Disposal Costs



Proposed regional biosolids drying facility. Price based on 3rd party engineering report.

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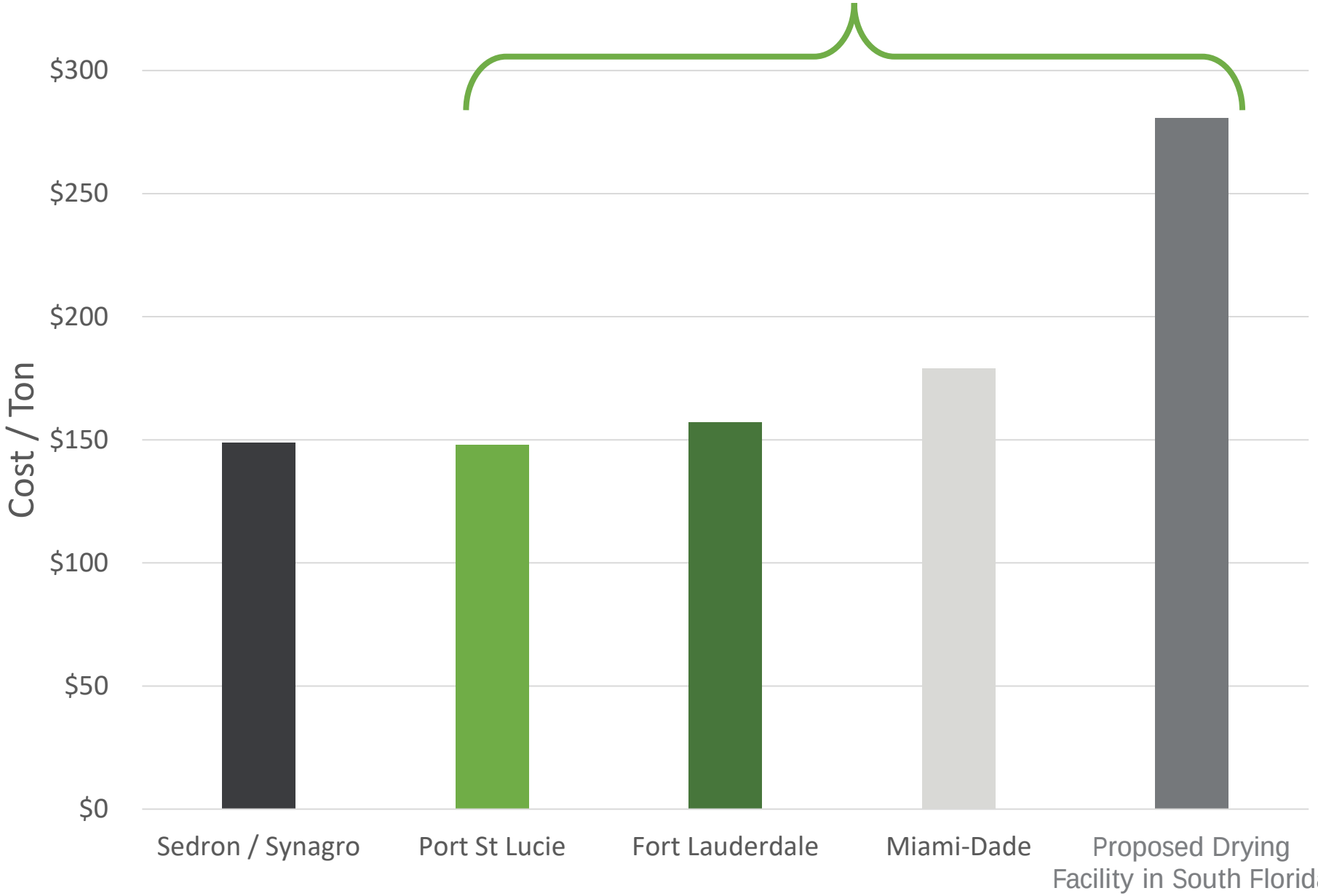
All exposed to new regulations…



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Municipalities Using Indiantown Will SAVE.

Municipalities would save money by using Sedron's Indiantown facility.

Municipalities also do not need to take on CapEx spend or bonding capacity; this can be used for other uses!

Savings on the way to the moon… like our rocket…



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What’s Next?

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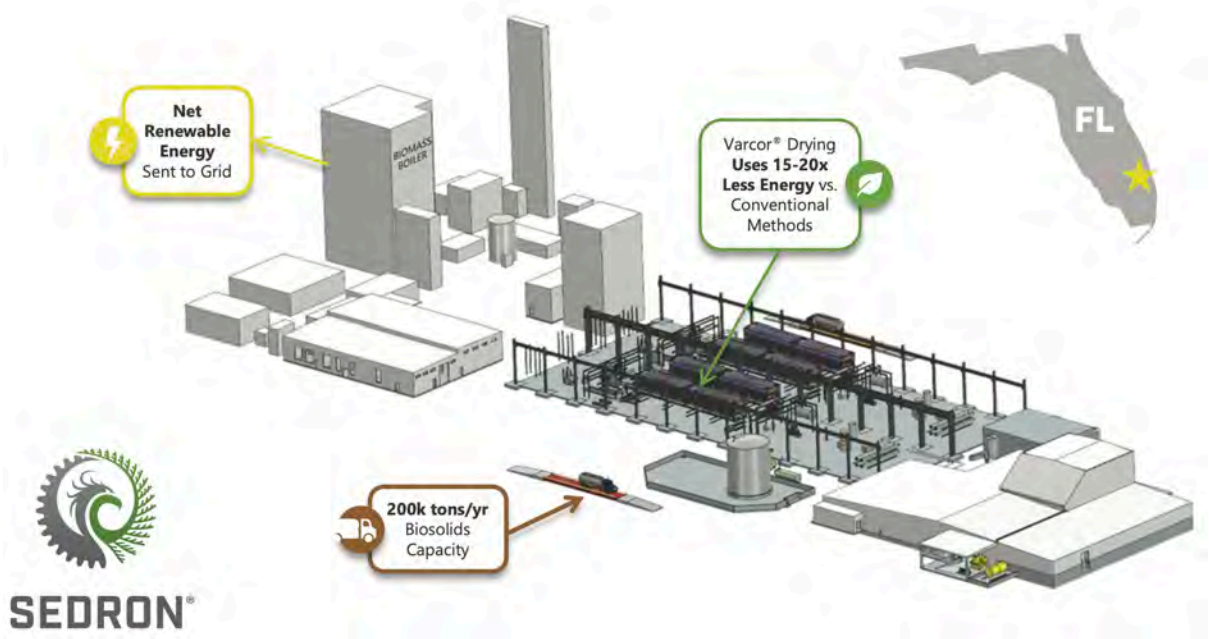
Groundbreaking in Indiantown - 4/23

Please join us at the groundbreaking of the Indiantown facility on 4/23/26!

Grab an invite!



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You Are Cordially Invited to join us for the

Groundbreaking Ceremony

of our

Integrated Regional Biosolids Management & Renewable Energy Facility

Thursday, April 23, 2026
10:00 in the Morning

13151 SW Silver Fox Lane
Indiantown, FL 34956

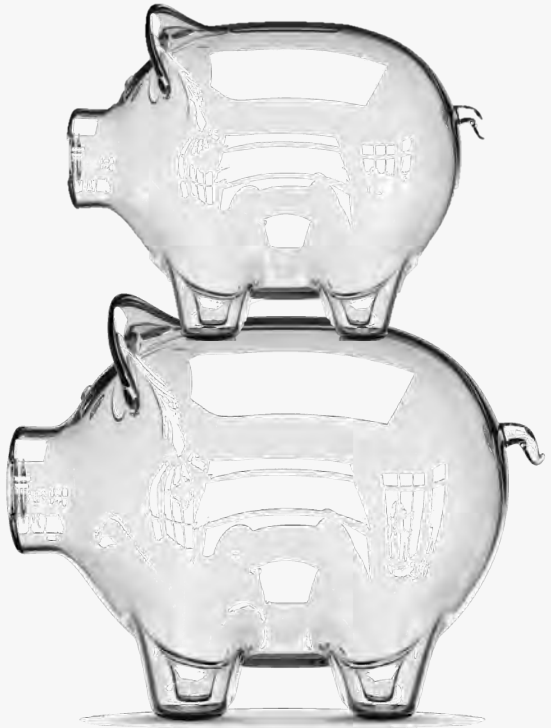
Kindly RSVP by April 16, 2026 | events@sedron.com

SEDRON®

Piggybacking is Currently Available

Before your municipality signs an expensive contract, **explore a piggyback contract with Sedron, Synagro, and Martin County** to use Indiantown, which provides:

- ✓ **10+ years of pricing certainty**
- ✓ Guaranteed disposal with rail backup
- ✓ Compliance with proposed regulations
- ✓ PFAS destruction!



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Thank you!

Take a poop emoji. 💩

Take a brochure. 

Come to the Groundbreaking!

SEDRON®

Data Centers / “Blue Ribbon Projects” in the 2026 Legislation Session



Paul Owens, President,
1000 Friends of Florida



Data Centers in Florida:
Issues for state and local policymakers

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- Driven by growing demand for cloud storage, AI, cryptocurrency
- Packed with servers, computers operating 24/7
- Require cooling systems
- Create water, electricity demand comparable to small cities
- Require generators for backup power
- After temporary surge for construction, few permanent jobs
- National hot spots in Virginia, Texas
- Currently 120 data centers in Florida, though most not hyperscale

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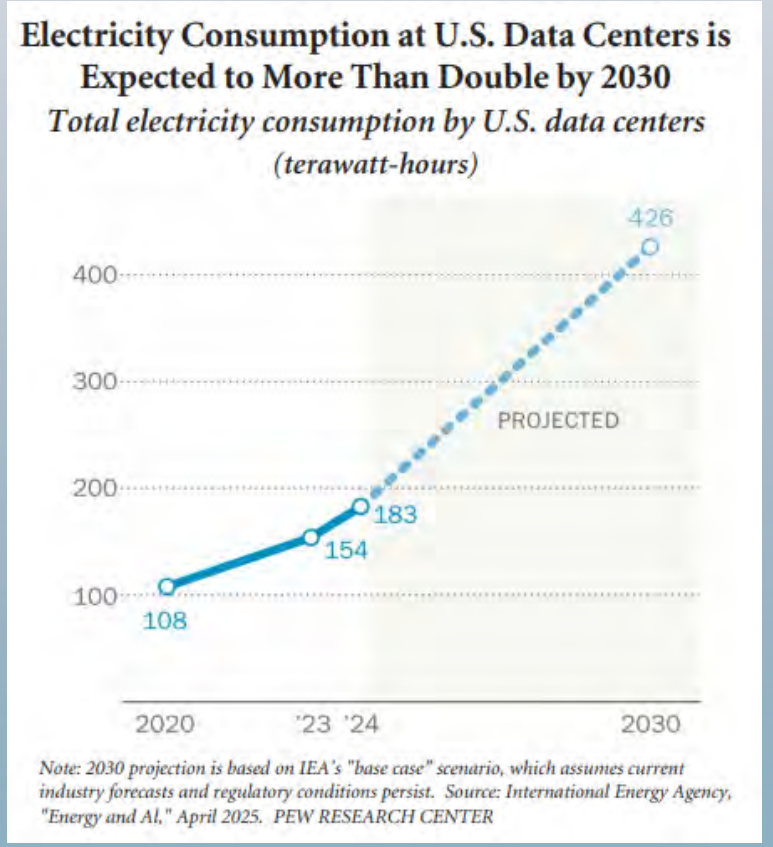
Energy Demand

- Vast amounts of electricity needed to power servers, cooling systems
- Typical AI data center consumes as much electricity as 100,000 households
- Hyperscale data centers could approach electricity demand of 2 million households
- Normally requires adding generating sources, with transmission lines, substations

1000 FRIENDS of FLORIDA

- Heavy, urgent demand may force extended life for old, inefficient fossil fuel power plants
- Data centers powered by solar arrays will increase land demand, displace farms, ranches
- Gas-fired power plants increase emissions, require pipelines, transmission corridors
- Nuclear plants – old restarted or new modular – raise environmental, security issues
- Who bears the cost of additional power?



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Water Use

- Servers, other equipment produce substantial heat, require cooling, usually with water
- Hyper-scale centers reportedly use up to 5 million gallons/day, equivalent to city of 50,000 people
- Despite R & D toward more efficient cooling, most centers still lose water through evaporative cooling
- Texas centers used 49 billion gallons in 2025, and projected to use nearly 400 billion gallons by 2030
- Air cooling possible, but uses more power

1000 FRIENDS of FLORIDA

Land Use and Quality of Life

- Data centers are large windowless buildings, brightly lit with high-security fencing – an industrial land use
- Diesel generators providing backup power create noise, emissions
- Relatively few operating employees limit traffic impact
- Buildings and equipment increase local tax bases, minus any tax breaks offered

1000 FRIENDS of FLORIDA



Questions for planners: Compatibility, equity

- How close to schools, parks, nursing homes, hospitals?
- Near low-income communities?
- Noise impacts on current, future nearby development?
- Light impacts on neighboring communities, wildlife?
- What buffers, design requirements are needed to enhance compatibility?
- What height, intensity limits are needed?

1000 FRIENDS of FLORIDA



Questions for planners: Growth implications

- What neighboring commercial, tourism land uses would data centers make incompatible?
- How much developable or productive agricultural land might be lost for centers and their electrical infrastructure?
- What future developments would be attracted by electrical infrastructure?
- What impact would centers have on value of neighboring land for future development?

1000 FRIENDS of FLORIDA



Questions for planners: Water supply & wastewater

- How much water would be needed for cooling, and what share of local water supply?
- Would recycled water be available?
- Would the local wastewater treatment capacity be sufficient?

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Questions for planners: Other environmental impacts

- How close would center be to Florida Wildlife Corridor, with what impact on its conservation and protection?
- Possible to avoid, minimize or mitigate impacts to wildlife habitat and other high-priority conservation land?
- What air, noise impacts from backup generators?
- How would risks of on-site fuel storage be managed?

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SB 484 Data Centers

- Sets oversight, permitting and utility cost requirements for hyperscale (50 megawatts or more) centers to ensure they
  - Bear their own infrastructure costs
  - Comply with local land-use regulations
  - Don’t shift electricity costs to other ratepayers
- Declares local governments retain planning and land development regulation authority over data centers
- Prohibits water permits harmful to area resources or otherwise barred under local zoning or comp plans
- Requires reclaimed water *when feasible,* along with conservation plan and hearing before permits issued
- Mandates independent study of impacts on economy, resources and public health, due by July 1, 2027
- Retreating from original bill, allows developers to enter into NDAs with state, local agencies, exempt for disclosure for up to a year



Senator Bryan Avila, R-Miami-Dade

1000 FRIENDS of FLORIDA

HB 1517 Data Centers

- Requires applications to include energy, water, waste and emissions disclosures
- Mandates posting of application details by DEP, local governments with 30-day review
- Requires written notice to landowners and renters within 5-mile radius
- Imposes reporting requirements on existing data centers
- Establishes compliance obligations on security, privacy and public health standards
- Subjects noncompliant centers to $10,000 fines per violation and bars tax incentives for them
- Prohibits confidentiality claims for trade secrets
- Bill died in committee without a hearing



Representative Dotie Joseph, D-Miami-Dade

1000 FRIENDS of FLORIDA

SB 354/HB 299 Blue Ribbon Projects

- Creates new, streamlined framework for developments of 15k or more contiguous acres with single owner
- Requires plan specifying land-use allocation, addressing transportation, schools, water, parks, etc., and conforming to set of requirements
- Development eligible on 40% of property, with 60% in “reserve”
- Development area must have dense, walkable, mixed-used pattern
- At least 10% of developed area must be nonresidential
- Portion of developed area must provide economic development
- Maximum residential density of 12 units/acre – up to about 65k units
- However, developed area could be commercial, industrial, though data centers prohibited
- 20% of any housing required to be affordable, missing middle or Hometown Hero eligible



Senator Stan McClain, R-Marion



Rep. Lauren Melo, R-Collier

1000 FRIENDS of FLORIDA

Blue Ribbon Projects, Part Deux

- Besides conservation, wetland mitigation and agriculture, reserve could include up to 15% uses of “public benefit”
  - Includes stormwater management, flood control, utilities, reservoirs
  - Doesn’t allow golf courses, data centers, solar farms
- Plan not required to demonstrate need based on population growth
- If meeting law’s requirements, presumed consistent with comp plan
- Plan approval supersedes contrary future land uses or LDRs
- Local government must conduct two public hearings on plan
- Applicant can appeal local denial; court can’t use deferential standard for benefit of local government
- Approval establishes long-term vested development rights of 50 years, extendable by 25 years if half the development area is built
- With reservations from key legislators, bills stalled before floor votes



Senator Stan McClain, R-Marion



Rep. Lauren Melo, R-Collier

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1000 FRIENDS of FLORIDA

Kristin Jacobs Florida Aquatic Preserve Management Plan & Coral Reef Funding Update / Florida's Coral Reef Restoration and Recovery Initiative (FCR3)





Mollie Cordo, Southeast Regional Administrator, Office of Resilience and Coastal Protection, Florida Department of Environmental Protection

Joanna C. Walczak, Friends of Our Florida Reefs; Vice President of Conservation, Loggerhead Marinelife Center



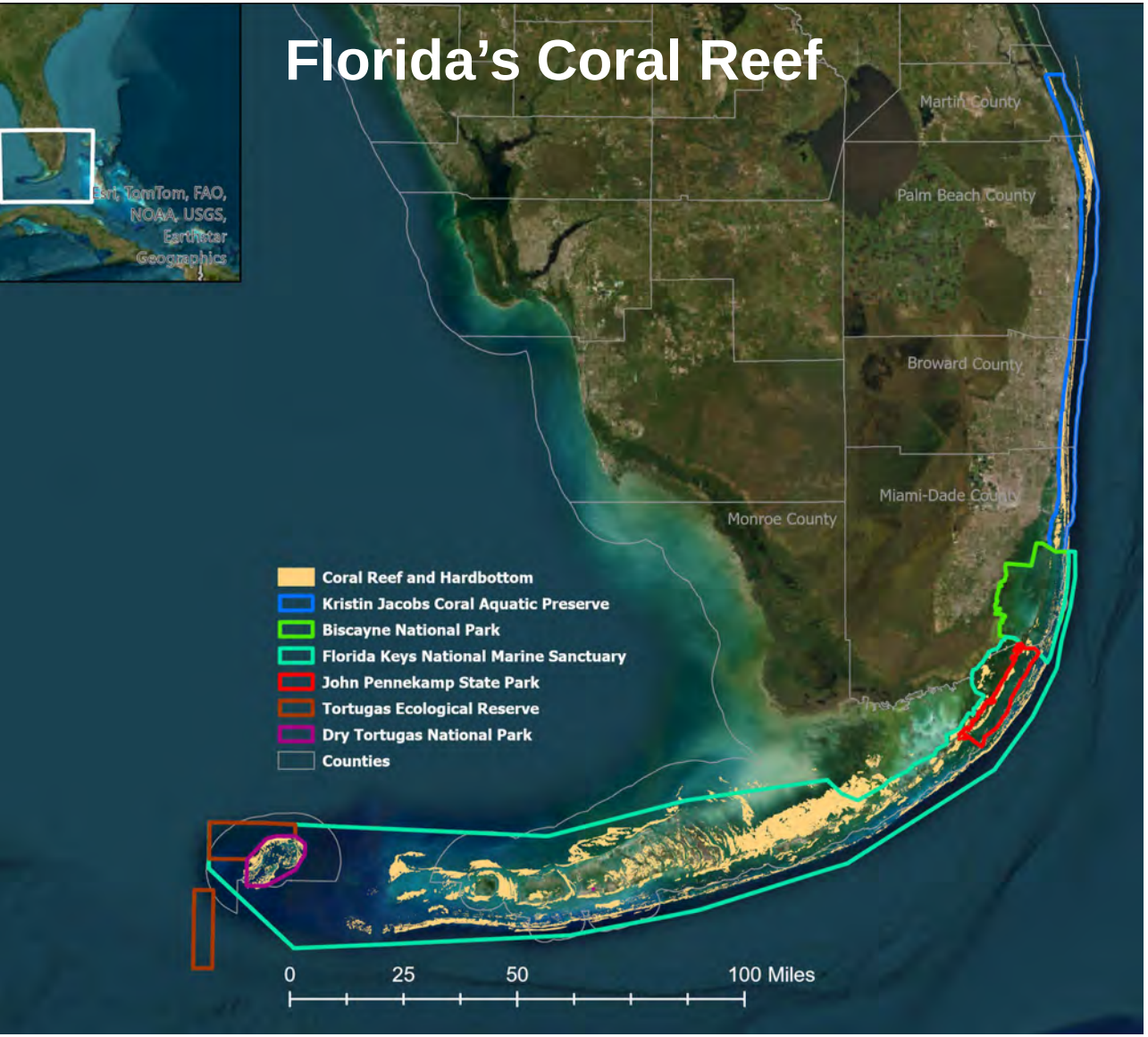
FLORIDA'S CORAL REEF: April 2026 Update

Mollie Cordo
Southeast Regional Administrator
Office of Resilience and Coastal Protection
Florida Department of Environmental Protection

South Florida and Treasure Coast Regional Planning Councils Meeting
West Palm, Florida | April 10, 2026

FLORIDA'S CORAL REEF

Overview

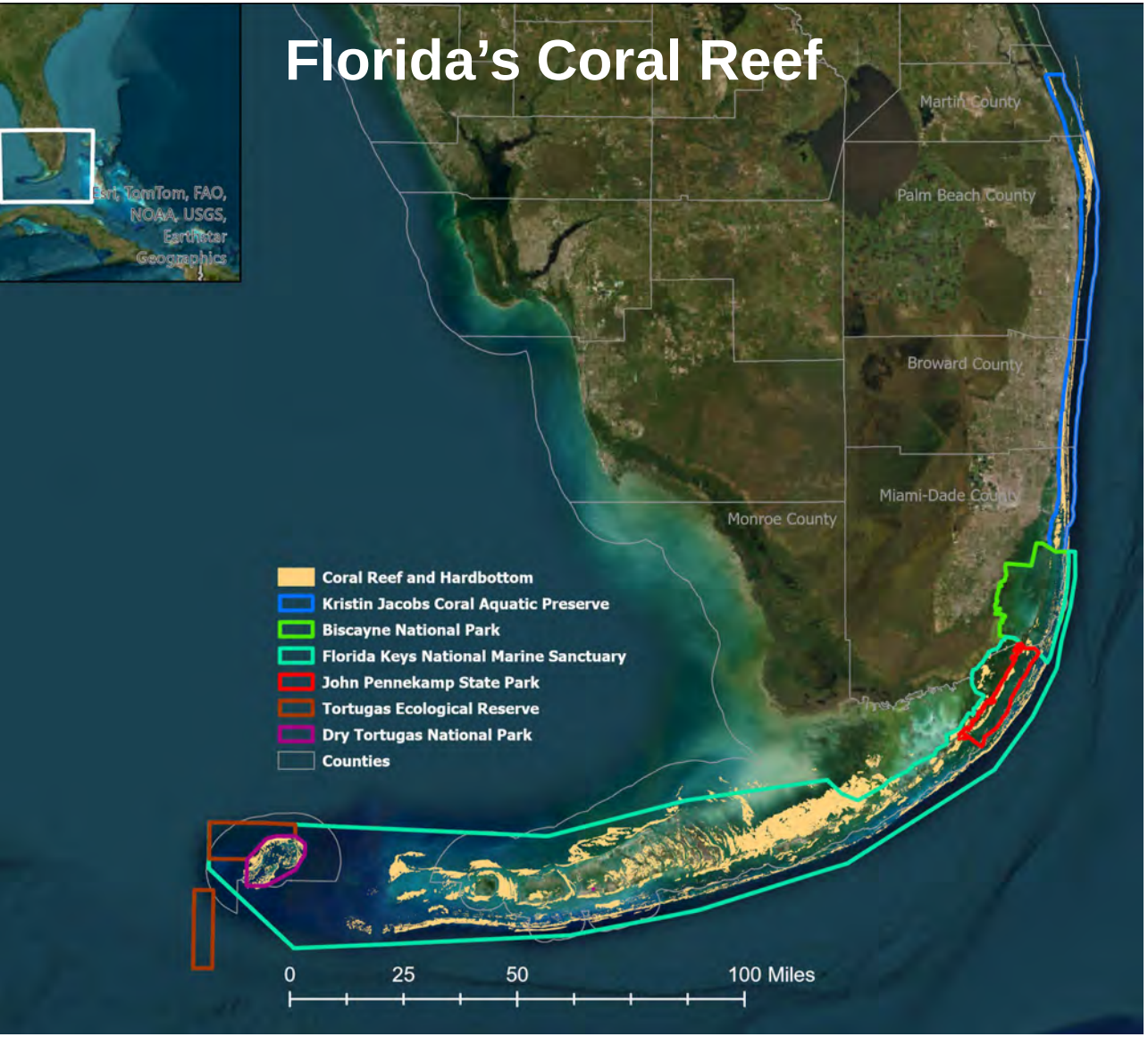


Florida's Coral Reef is a unique and urban coral reef ecosystem.

- 350 miles spanning five counties:
  - Martin, West Palm, Broward, Miami-Dade and Monroe counties.

FLORIDA'S CORAL REEF

Overview

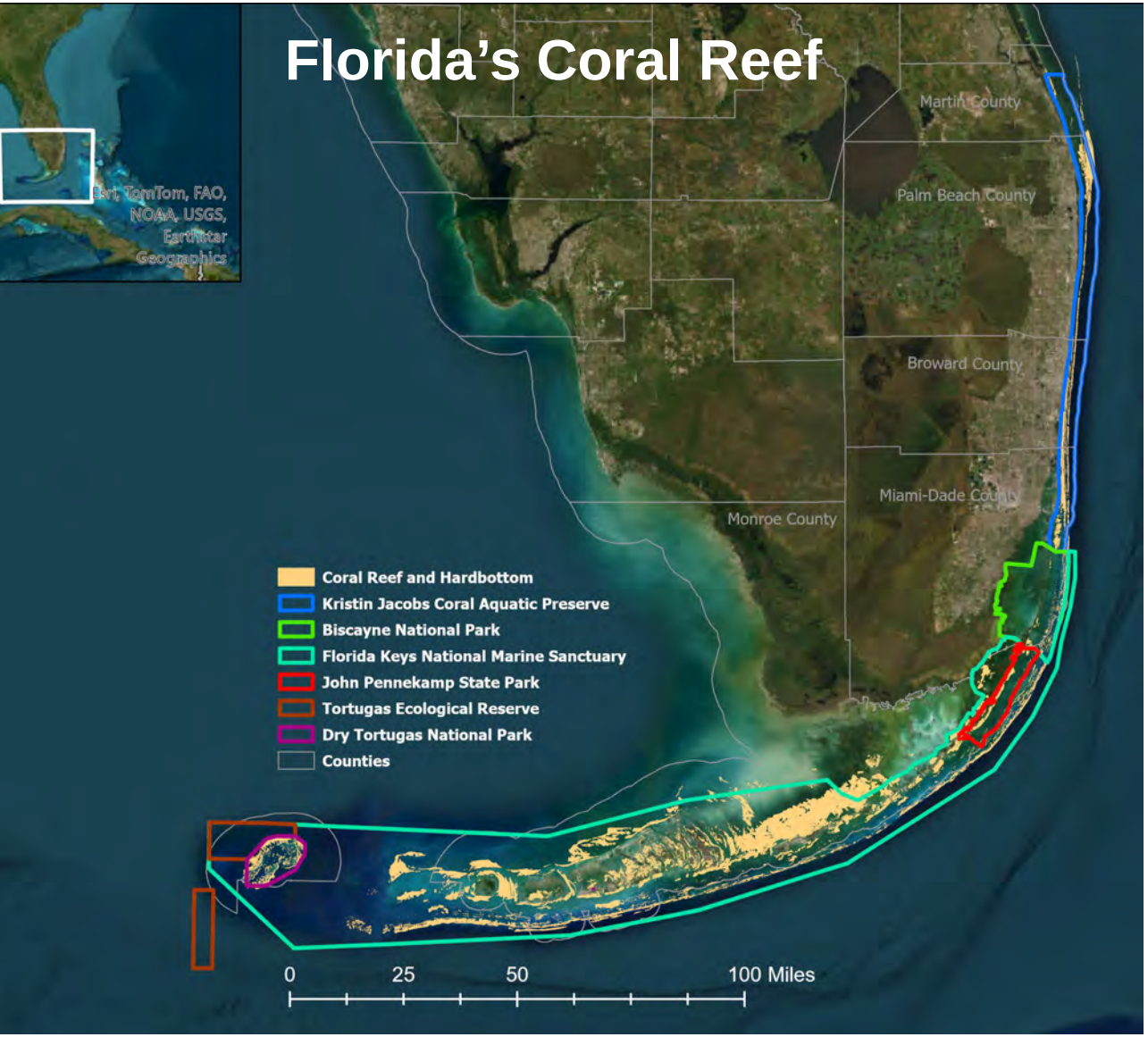


Florida's Coral Reef is a unique and urban coral reef ecosystem.

- 350 miles spanning five counties:
  - Martin, West Palm, Broward, Miami-Dade and Monroe counties.
- Directly adjacent to a large population.
  - More than 6 million residents.
  - More than 38 million visitors annually.

FLORIDA'S CORAL REEF

Overview



Florida's Coral Reef is a unique and urban coral reef ecosystem.

- 350 miles spanning five counties:
  - Martin, West Palm, Broward, Miami-Dade and Monroe counties.
- Directly adjacent to a large population.
  - More than 6 million residents.
  - More than 38 million visitors annually.
- Directly adjacent to vital infrastructure, such as:
  - Multiple Ports.
  - Naval Air Station Key West.
  - Homestead Air Force Base.
  - US Coast Guard Sector Miami & Key West.

FLORIDA'S CORAL REEF

Benefits and Value

In Florida, coral reefs provide:

- An asset value of $8.5 billion.
  - $4.4 billion in local sales generated annually.
  - $2 billion in local income generated annually.
  - 70,400+ jobs supported.

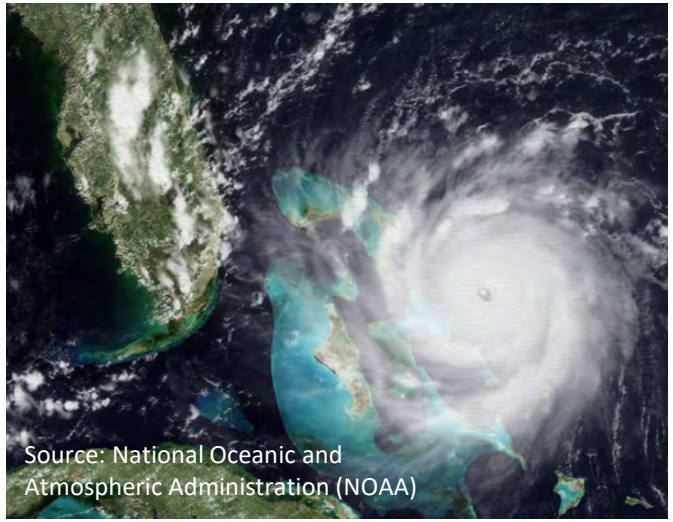
- Beach recreation, fishing, tourism and our South Florida way of life.
  - Reef-related diving and snorkeling activities support 8,668 jobs and generate $902 million in total economic input annually.



Source: U.S. Army Corps of Engineers (USACE)


Source: Visit Florida


Source: USACE


Source: National Oceanic and Atmospheric Administration (NOAA)

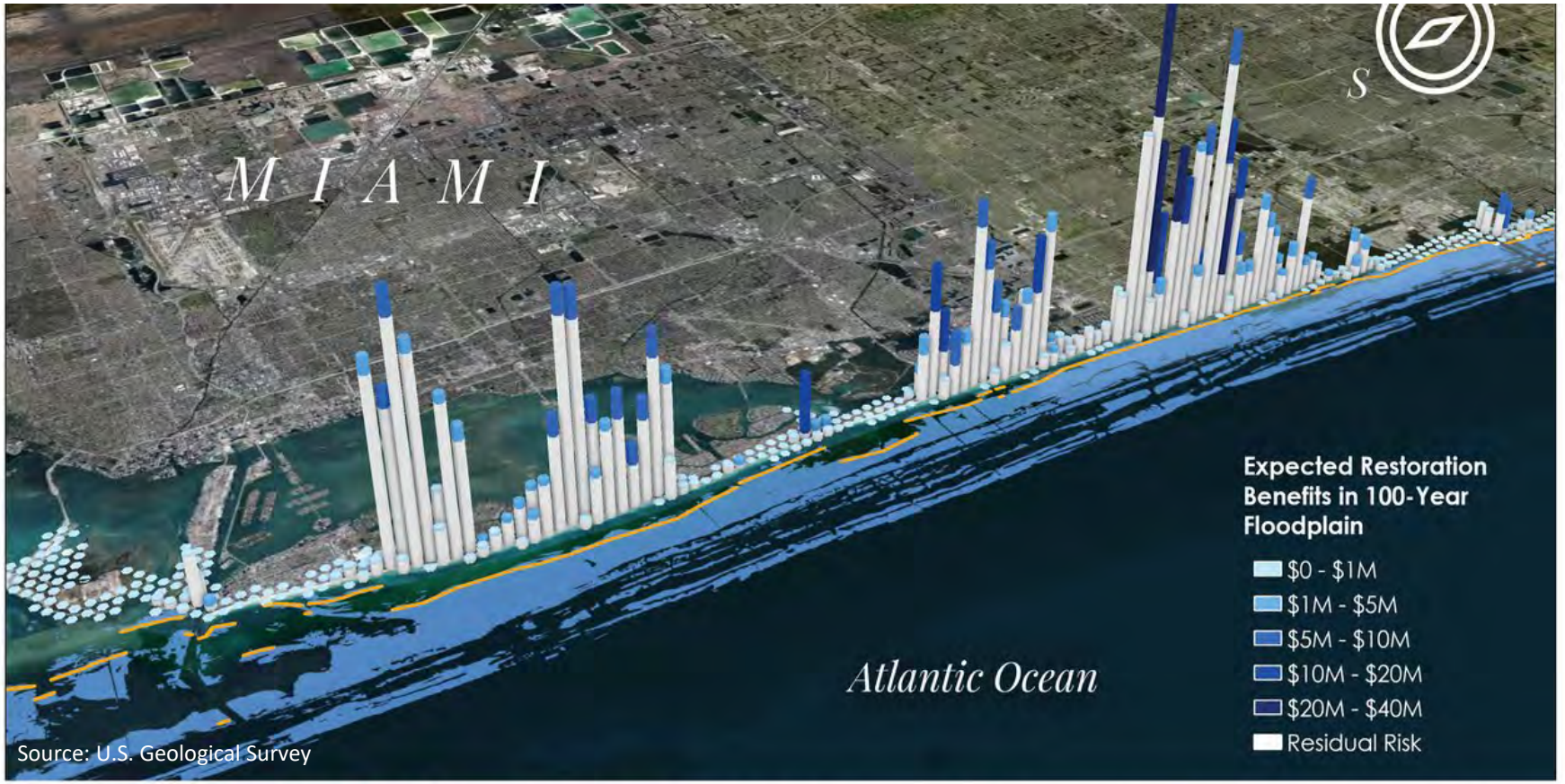
FLORIDA'S CORAL REEF

Benefits and Value

In Florida, coral reefs protect:

- Approximately $675 million in buildings and economic activity from flood damage annually.
- More than $1 billion in buildings and economic activity during ten-year storm events.

Restoration of Florida's Coral Reef can improve coastal protection.



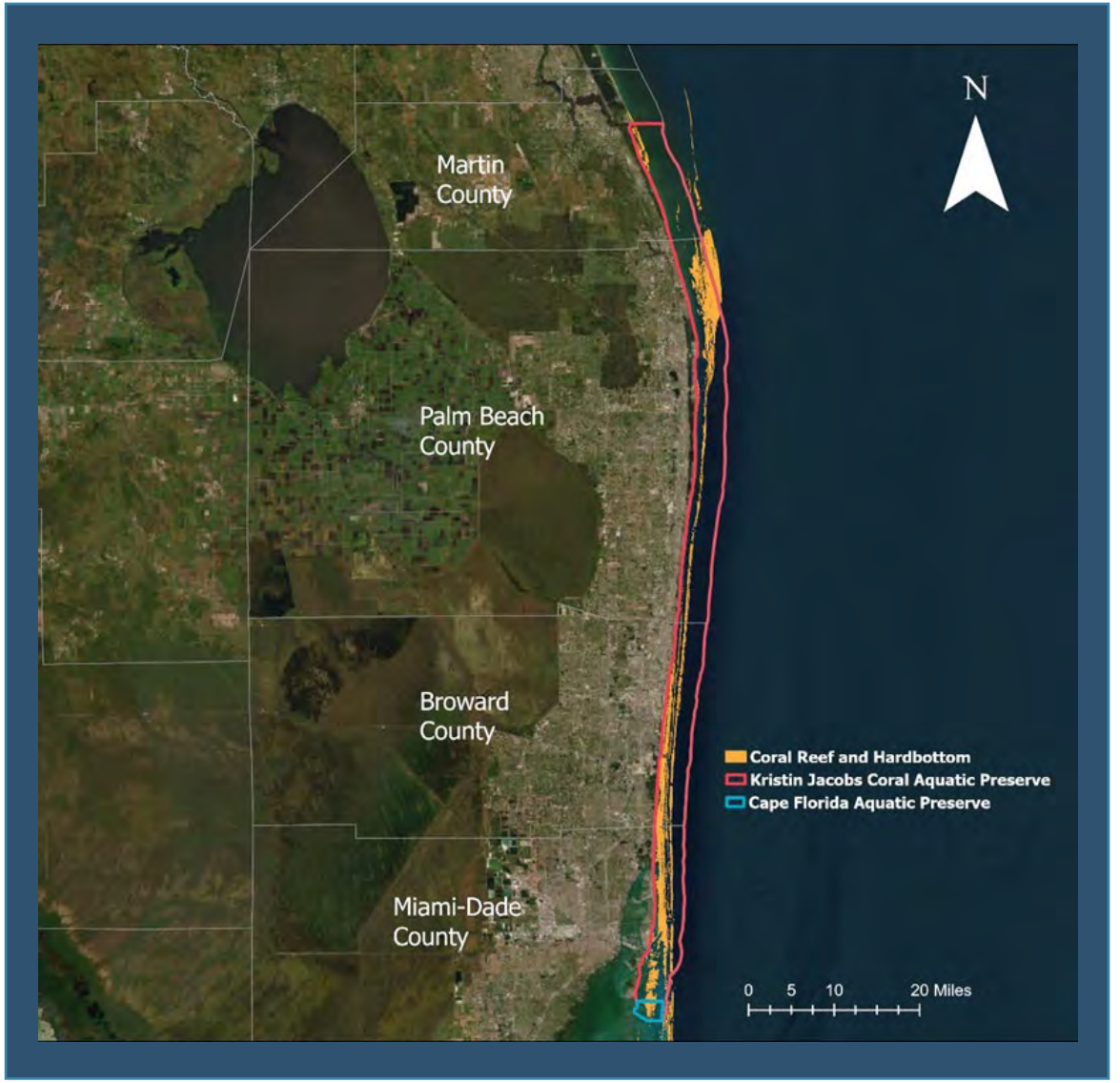
Risk Reduction Benefits of Reef Restoration. The full height of the bars indicates current expected flood risk in the 100-year floodplain in Miami, Florida.

FLORIDA'S CORAL REEF

Kristin Jacobs Coral Aquatic Preserve (KJCAP)

Aquatic Preserve Designation

- KJCAP Aquatic Preserve designation was officially established on July 1, 2024.
  - Subject to Florida Administrative Code, Chapter 18-20.
- DEP's Coral Reef Conservation Program (CRCP), along with local, state and federal partners, is responsible for managing the KJCAP by balancing conservation with commercial and recreational use.
- Florida's newest aquatic preserve, now 43 APs statewide.
- **Thank you to everyone who supported this effort!**



FLORIDA'S CORAL REEF

Kristin Jacobs Coral Aquatic Preserve (KJCAP)



Aquatic Preserve Management Plan

- Mandated by 18-20.013 F.A.C.
- Provides an overview of the aquatic preserve and programs.
- Details goals, objectives and strategies to lead cohesive management for long term conservation.
- Updated every 10 years and approved by the Acquisition and Restoration Council (ARC).
- List of statewide aquatic preserve management plans: https://floridaaquaticpreserves.org/MP.
- Three public meetings and formal comment period have been completed.
- KJCAP Management Plan is on the June 12th ARC agenda for review and approval.

FLORIDA'S CORAL REEF

Kristin Jacobs Coral Aquatic Preserve (KJCAP)

KJCAP Management Plan – Chapter 4: Management Issues

Issues were streamlined based on previous projects and focus areas, regional CRCP priorities, and feedback from the SEFCRI Team and public engagement.

- **Issue A:** Water Quality Impacts from Land-Based Sources of Pollution, including Marine Industry and Coastal Construction Impacts.
- **Issue B:** Sustainable Economic and Recreational Fishing, Diving and Other Uses.
- **Issue C:** Ecosystem Disturbance Response and Recovery.
- **Issue D:** Community Education, Engagement and Access.
- **Issue E:** Building Ecosystem Resilience.

Read the draft plan here: https://floridaaquaticpreserves.org/kjcap-mp







SHIFT FROM PLACE-BASED TO STATE-WIDE



FLORIDA'S CORAL REEF

Restoration Planning

Restoration Planning

Tier 3

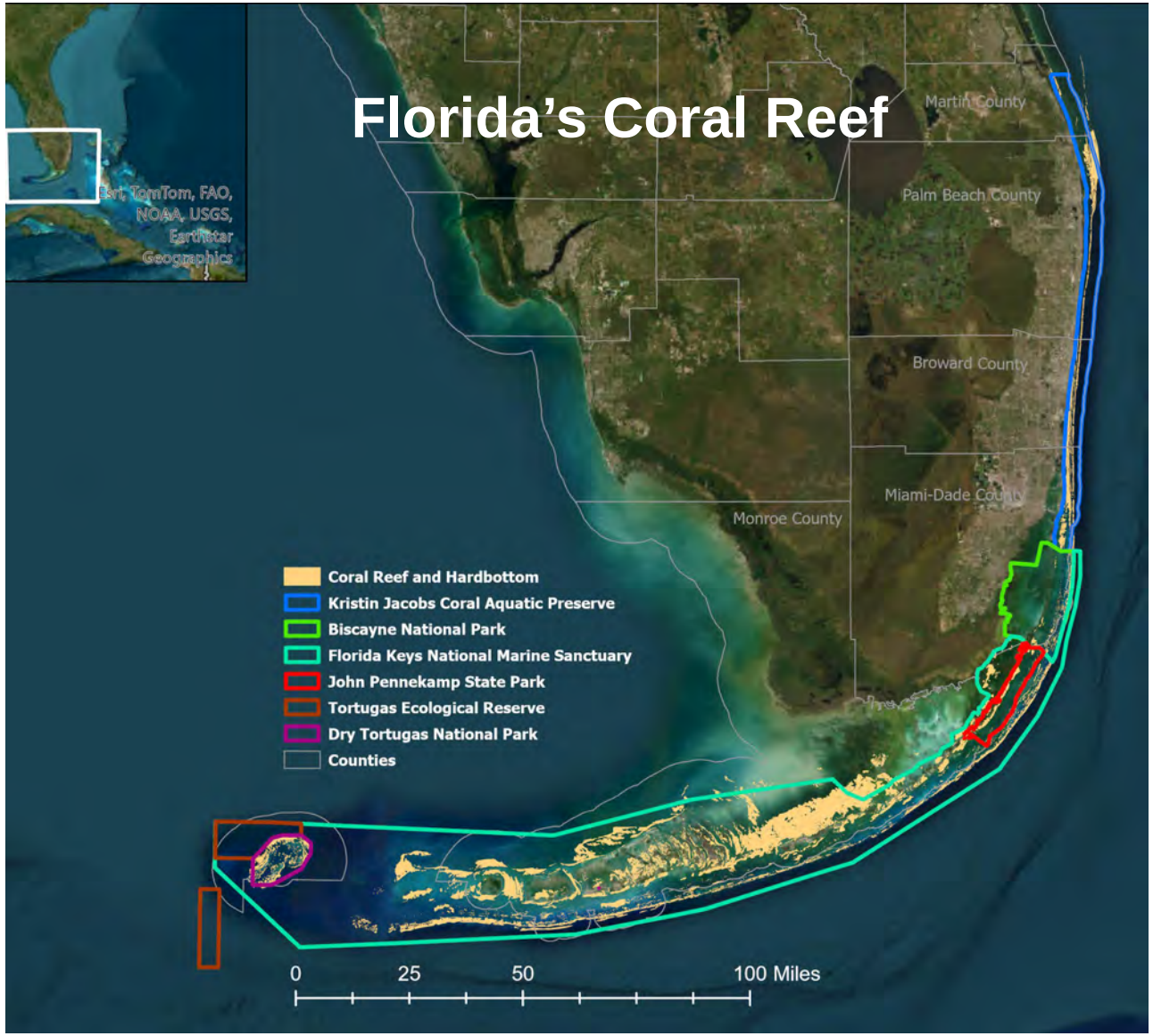
Site-specific detailed plans

Tier 2

Management area-specific plans

Tier 1

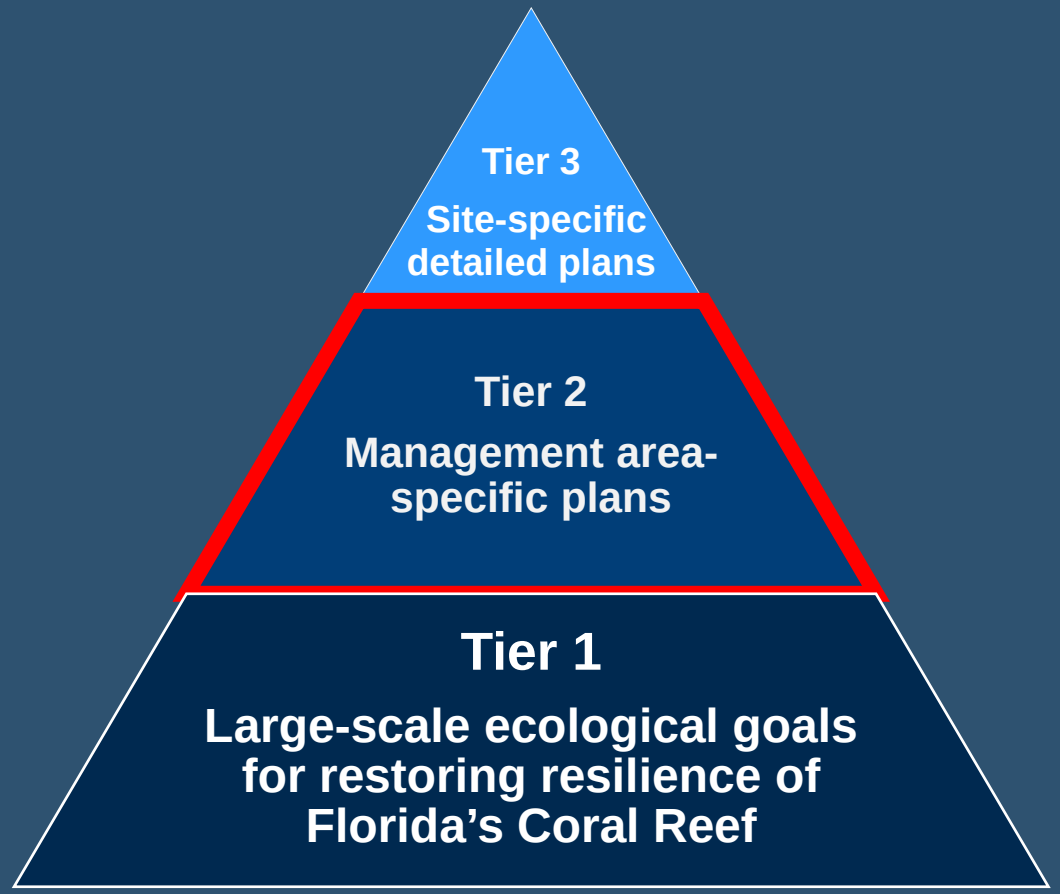
Large-scale ecological goals for restoring resilience of Florida's Coral Reef

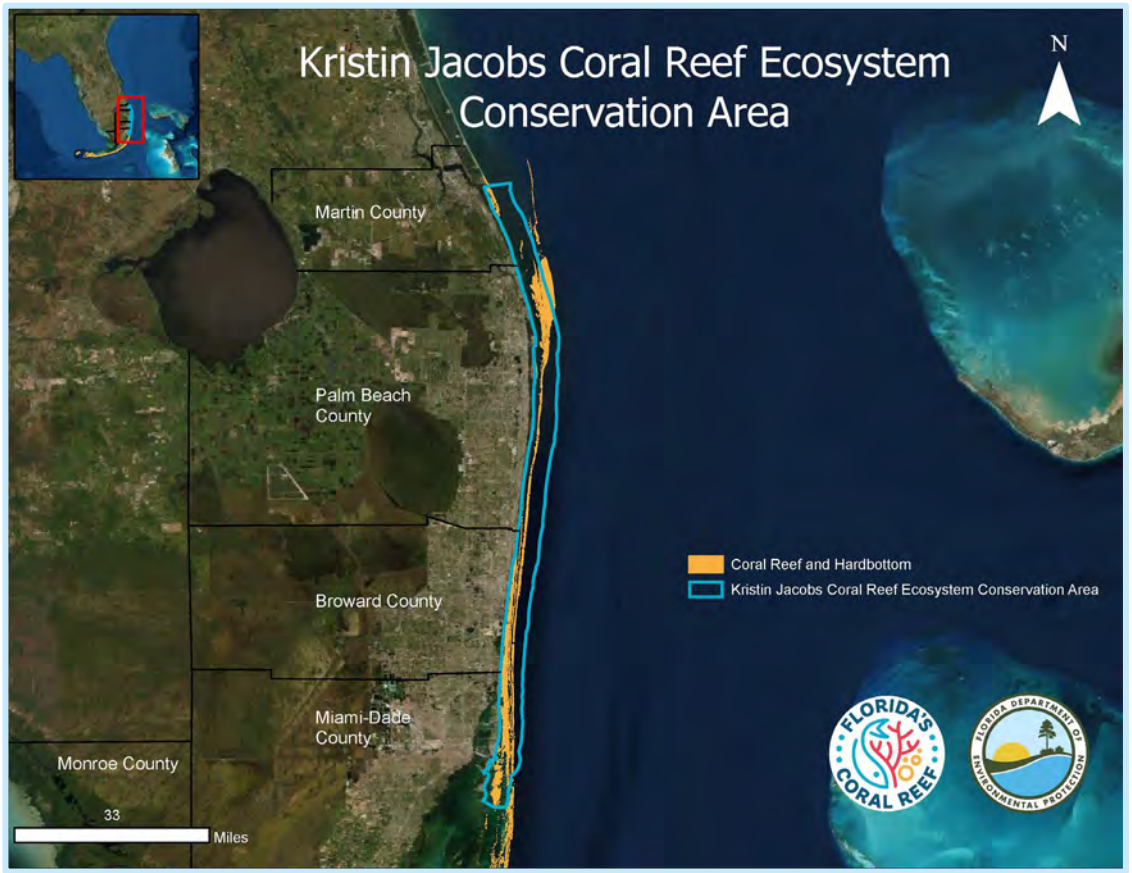


FLORIDA'S CORAL REEF

Restoration Planning

Restoration Planning

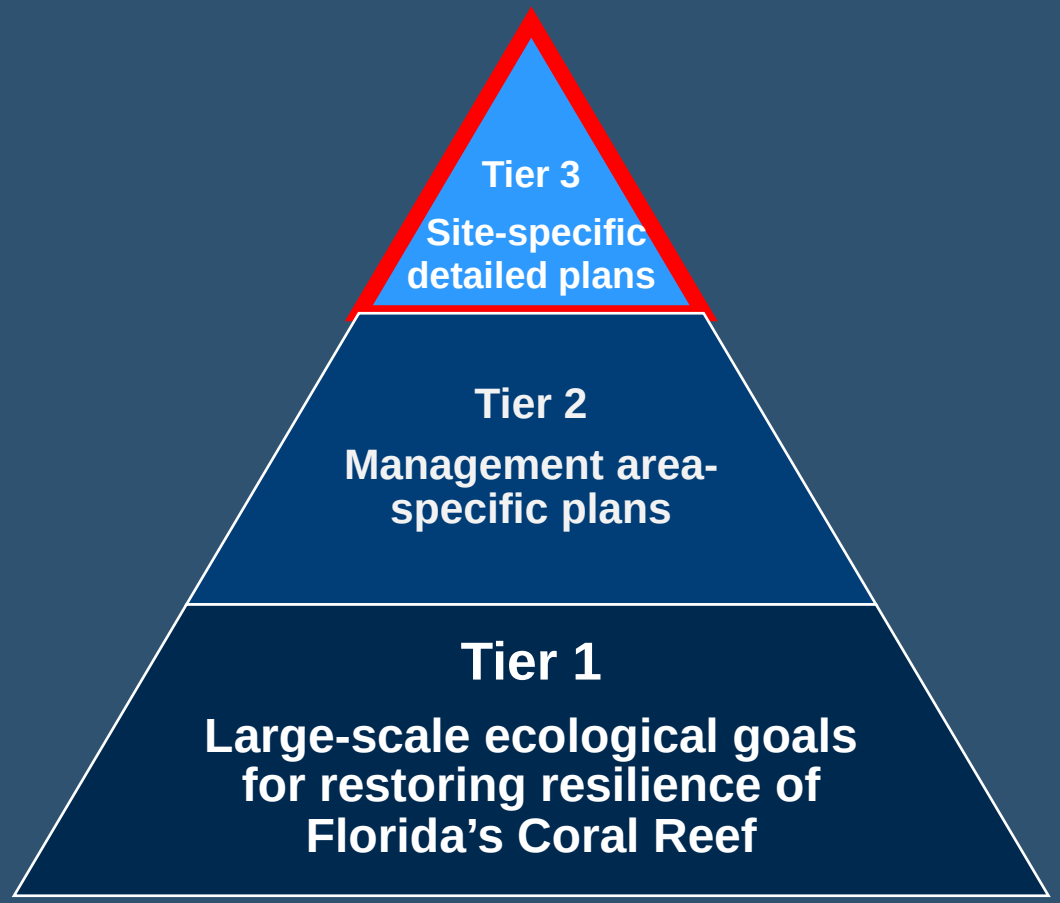




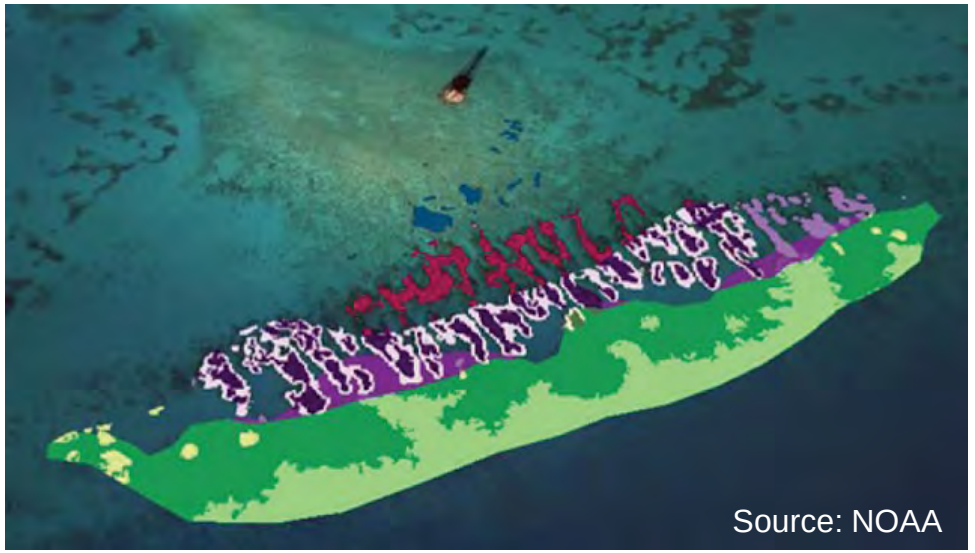
FLORIDA'S CORAL REEF

Restoration Planning

Restoration Planning





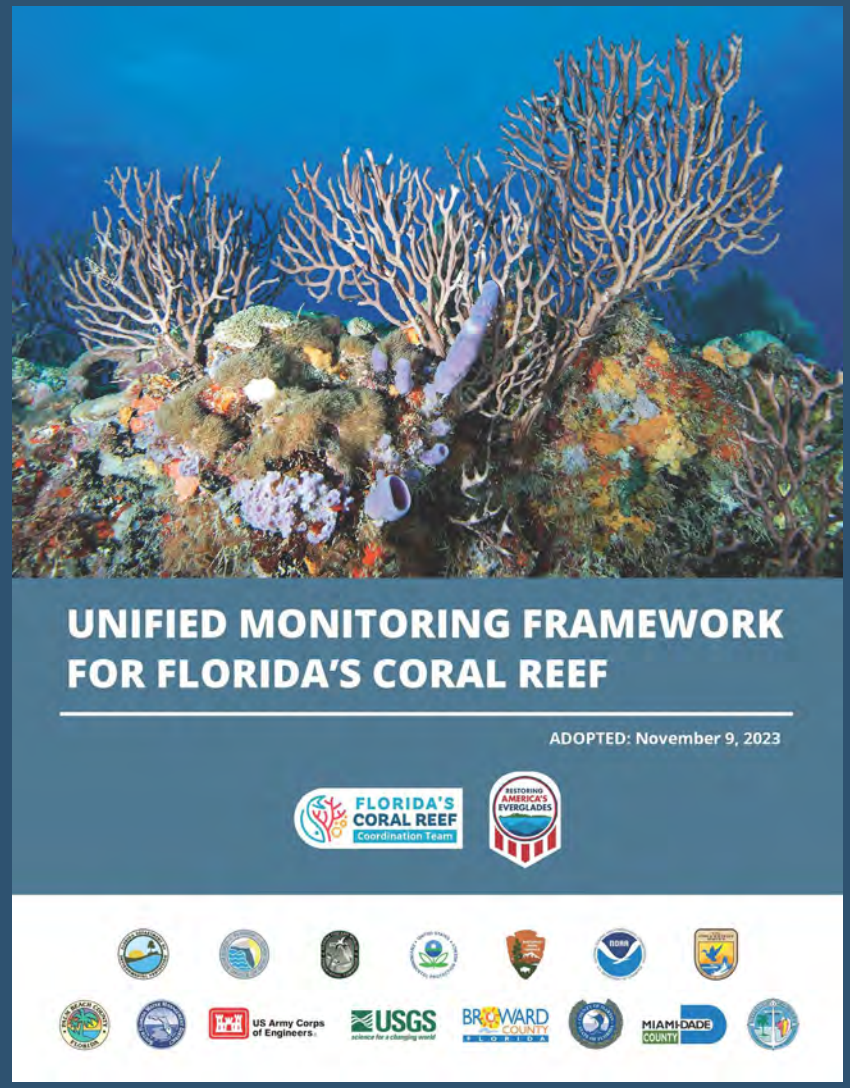


FLORIDA'S CORAL REEF

Connecting to Everglades Restoration

Established Florida's Coral Reef Coordination Team (FCRCT) under the South Florida Ecosystem Restoration Task Force in September 2022.

- Starting with understanding the connection between Everglades, restoration efforts and Florida's Coral Reef water quality.
- Working to strengthen the connection between the restoration of the Everglades and the restoration of Florida's Coral Reef to interlinked ecosystems.



FLORIDA'S CORAL REEF

Natural Infrastructure

RESOLVED - STATE/TERRITORIAL/INTERNATIONAL

We call on the coral jurisdictions, which have not yet made declarations, to declare their coral reefs as natural infrastructure essential for protecting their coasts. We recommend that all state, territorial, and international agencies that are USCRTF members to adopt and/or amend all the necessary regulations, policies and/or plans to be consistent with this declaration and empower them to use federal, state, and/or territorial funds for their protection, maintenance, and enhancement.

The U.S. Coral Reef Task Force (USCRTF) Resolution 47.2 Coral Reefs as National Natural Infrastructure called on the jurisdictions to declare coral reefs as natural infrastructure.

USCRTF partners developed the Coral Reef Restoration for Risk Reduction (CR4) Guide.

FLORIDA'S CORAL REEF

Natural Infrastructure



Natural Systems Protection

Along with typical mitigation measures, such as structure hardening and elevation projects, natural systems can also protect the shoreline from tropical cyclone hazards and increase coastal resilience. In addition to their recreation, habitat, and tourism benefits, healthy natural ecosystems reduce coastal flooding impacts by acting as natural breakwaters and dissipating wave energy from storm surge. This natural infrastructure includes marshes, beaches, mangroves, coral reefs, and oyster reefs, as well as artificial living shorelines and reef systems.

Coral reefs are listed as natural infrastructure under the Tropical Cyclone Hazard Profile of 2023 Enhanced State Hazard Mitigation Plan.

Five South Florida counties are in various stages of including coral reefs as natural infrastructure in their own hazard mitigation plans.

FLORIDA'S CORAL REEF

Natural Infrastructure



State of Florida Executive Order Number 23-06 established a "Coral Reef Restoration and Recovery Initiative to increase the state's coral propagation and deployment capacity to restore the **natural infrastructure** that will enhance coastal flood and storm surge protections."

FLORIDA'S CORAL REEF

Florida's Coral Reef Restoration and Recovery Initiative (FCR3)

Develop the infrastructure, technology, skilled workforce and logistics necessary by 2050 to support the long-term recovery of no less than 25% of Florida's Coral Reef.

Through facilitating an unprecedented, evidence-based propagation and outplanting program conducted by the state and its partners, Florida's Coral Reef will be restocked with hardy populations of native corals and other keystone species to re-establish and strengthen natural reproduction, dispersal and recruitment patterns.

FCR3 will also prioritize enhancing flood protection and strengthening southeast Florida's coastal economy.

FLORIDA'S CORAL REEF

Florida's Coral Reef Restoration and Recovery Initiative (FCR3)

Lead FCR3 coordination and funding administration, place-based strategy development for site selections, detailed designs for selected sites, as well as local monitoring and oversight. Lead hybrid reef projects. Lead coral mitigation information sharing and permitting.

Lead species permitting for all coral restoration activities. Continue oversight of partners holding 2,000+ broodstock corals housed in land-based facilities in Florida and across the nation. Lead genetic management of coral and reef-associated species. Co-develop and implement "propagation pipeline" and associated plans.

Provide high level oversight and guidance. Identify broader strategic opportunities.

FLORIDA'S CORAL REEF

Florida's Coral Reef Restoration and Recovery Initiative (FCR3)

Phase I (FY 2023-2026)

Goals and Objectives:

- In-State Facilities Expansion.
- Strategy Development.
- Science, Monitoring and Adaptive Management Plan.
- Restoration Site Selection.
- Reinforce Existing Restoration Efforts.
- Workforce Development.

Estimated Budget:

- $9.5 million per year for award recipients.
  - In addition to DEP and FWC operating costs.



Source: Association of Zoos and Aquariums



FLORIDA'S CORAL REEF

State of Florida
Restoration Priorities for Florida's Coral Reef: 2021-2026

January 2021

The purpose of this document is to identify the priorities of the State of Florida (Florida Fish and Wildlife Conservation Commission (FWC) and Florida Department of Environmental Protection (DEP) related to restoration of Florida's Coral Reef (FCR), also known as the Florida Reef Tract. This document is a living document and identifies the State's priorities for the 2021-2026 five-year timeframe, but the most immediate State of Florida priorities for calendar year 2021 have been identified in purple font and separately summarized in Appendix 1. This document can be used in support of project development and solicitation activities but is not intended to replace any necessary technical review or public engagement processes.

While the State of Florida recognizes that improving water quality on FCR is important to the success of any restoration activities, those issues are addressed in other documents.



Florida's Coral Reef Restoration and Recovery (FCR3) Initiative Strategy

June 2026

FLORIDA'S CORAL REEF

Florida's Coral Reef Restoration and Recovery Initiative (FCR3)

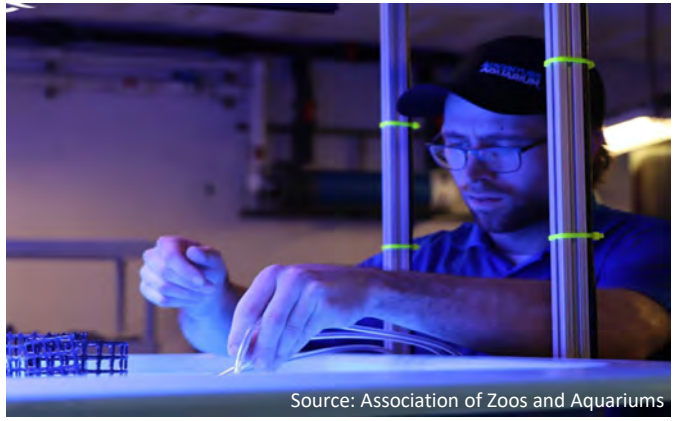
Phase II (FY 2027-2035)

Goals and Objectives:

- Construction of New and Maintenance of Existing Facilities.
- Refine Training Curriculum.
- Maximizing Efficiency.
- Workforce and Volunteer Optimization.

Estimated Budget:

- $25 million per year for award recipients.
  - In addition to DEP and FWC operating costs.



Source: Association of Zoos and Aquariums



Source: NOAA

FLORIDA'S CORAL REEF

Florida's Coral Reef Restoration and Recovery Initiative (FCR3)

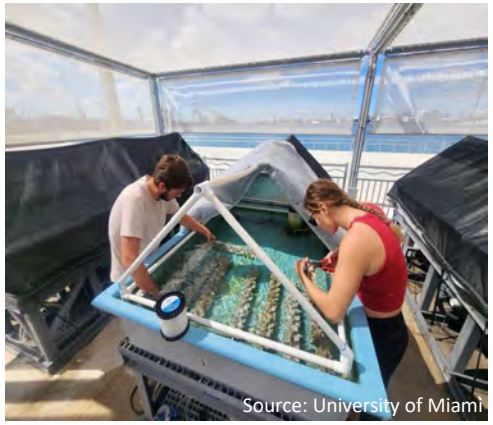
Phase III (FY 2036-2050)

Goals and Objectives:

- Sustaining Facilities and Operations.
- Expansion and Monitoring.
- Maximizing Peoplepower.

Estimated Budget:

- $15 million per year for award recipients.
  - In addition to DEP and FWC operating costs.



Source: University of Miami



Source: Florida Fish and Wildlife Conservation Commission

FLORIDA'S CORAL REEF

Florida's Coral Reef Restoration and Recovery Initiative (FCR3)

Phase I (FY 2023-2026)

Goals and Objectives:

- In-State Facilities Expansion.
- Strategy Development.
- Science, Monitoring and Adaptive Management Plan.
- Restoration Site Selection.
- Reinforce Existing Restoration Efforts.
- Workforce Development.

Phase II (FY 2027-2035)

Goals and Objectives:

- Construction of New and Maintenance of Existing Facilities.
- Refine Training Curriculum.
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- Workforce and Volunteer Optimization.

Phase III (FY 2036-2050)

Goals and Objectives:

- Sustaining Facilities and Operations.
- Expansion and Monitoring.
- Maximizing Peoplepower.

Phase I (FY 2023-26)

Estimated Budget:

- $9.5 million per year for award recipients.
  - In addition to DEP and FWC operating costs.
- *Some objectives to be accomplished internally with supplemental funding.*

Phase II (FY 2027-2035)

Estimated Budget:

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Estimated Budget:

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FLORIDA'S CORAL REEF

Florida's Coral Reef Restoration and Recovery Initiative (FCR3)

FCR3 Funding Awarded To Date

- The first three years of funding have been awarded, totaling **$28.5 million**.
  - 14 entities across 9 counties.

- These Phase I funds focus on enhancing coral nursery infrastructure and expanding operations, furthering Florida's efforts to restore the only near-shore barrier reef in the continental U.S.

Upcoming

- Awaiting a final state budget for the next fiscal year.

Broward County	
Nova Southeastern University	$3,800,000
Hillsborough County	
The Florida Aquarium / I.CARE	$5,045,000
Reef Renewal USA	$2,080,000
Miami-Dade County	
The University of Miami	$2,000,000
Frost Science Museum	$500,000
Florida International University	$1,210,000
Monroe County	
Plant a Million Corals	$950,000
Boy Scouts of America	$400,000
Newfound Harbor Marine Institute	$670,000
Orange County	
Fish & Wildlife Foundation of Florida	$1,025,000
Palm Beach County	
The Reef Institute	$3,500,000
Pinellas County	
SeaFoundry	$1,000,000
Sarasota County	
Mote Marine Laboratory & Aquarium	$3,600,000
St. Lucie County	
Florida Atlantic University Harbor Branch	$2,720,000
Total Funding Awarded	**$28,500,000**



THANK YOU

Mollie Cordo
Office of Resilience and Coastal Protection
Florida Department of Environmental Protection

Contact Information:
786-798-4505
Mollie.Cordo@FloridaDEP.gov

Florida's Coral Reef Restoration and Recovery (FCR3) Initiative

FY 26-27 Legislative Funding Update

Image: TFA

Joanna C. Walczak, Vice President of Conservation
Loggerhead Marinelife Center

LOGGERHEAD
MARINELIFE CENTER

WHO WE ARE

Loggerhead Marinelife Center is one of Florida's most visited nonprofit scientific destinations focusing on sea turtle protection and ocean conservation.

Friends of Our Florida Reefs (FOFR) is the citizen support organization for the Florida Department of Environmental Protection's (DEP) Coral Programs. FOFR's mission is to assist, complement, and enhance the critical efforts of DEP to conserve Florida's Coral Reef.

National Coral Reef Institute at Nova Southeastern University builds coral reef capacity and coordination throughout Florida and the Caribbean to support resource managers with cutting edge research needed to make sound policy and decisions.

WHERE WE ARE

Since 2023, **15 partner institutions have received FCR3 Initiative funding** to support impactful, science-driven efforts that accelerate the recovery of Florida's Coral Reef.



Image: Reef Institute

Broward County	
Nova Southeastern University	$3,800,000
Hillsborough County	
The Florida Aquarium / I.CARE	$5,045,000
Reef Renewal USA	$2,080,000
Miami-Dade County	
The University of Miami	$2,000,000
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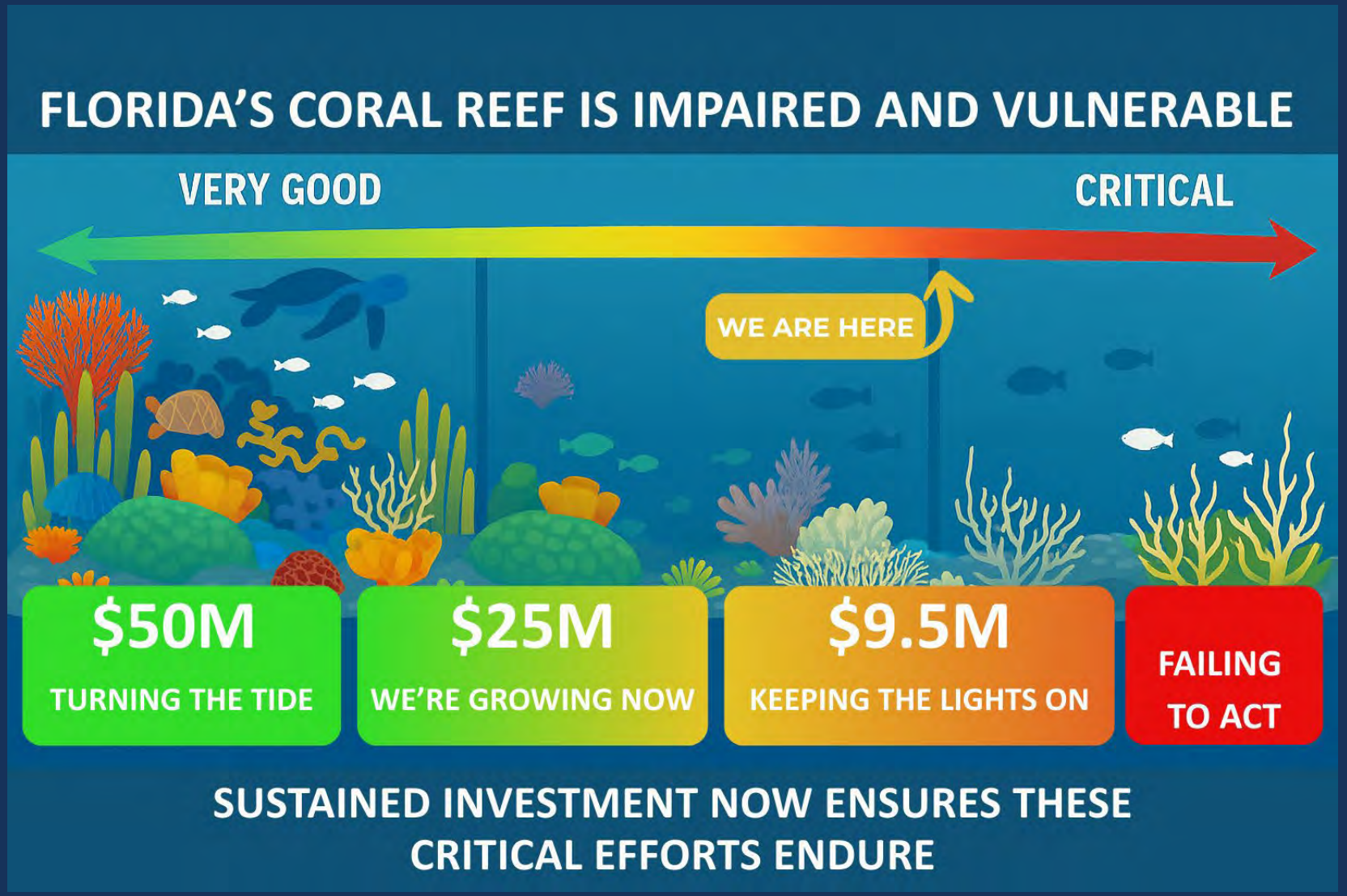
WHERE WE ARE


FLORIDA'S CORAL REEF IS IMPAIRED AND VULNERABLE
VERY GOOD
CRITICAL
WE ARE HERE
$50M
TURNING THE TIDE
$25M
WE'RE GROWING NOW
$9.5M
KEEPING THE LIGHTS ON
FAILING TO ACT
SUSTAINED INVESTMENT NOW ENSURES THESE CRITICAL EFFORTS ENDURE

WHERE WE ARE

- **Dec 2025 – Not included in Governor's Recommended Budget**

- **Dec – Jan 2026: Asked partners to raise awareness about gap and explore opportunities via individual legislative members**
  - FCR3 funded partners (Nova Southeastern University, University of Miami, The Florida Aquarium, Frost Museum of Science, Florida Atlantic University/Harbor Branch/Coral Vita, Reef Renewal, The Reef Institute)

- **Feb - Raised awareness locally and in Tallahassee during Florida Oceans Day**
  - Florida Oceans Alliance
  - Keys Marine Lab/FIO
  - County Partners

Big thank you to South Florida and Treasure Coast RPCs and staff for your help!

WHY FUNDING IS URGENT

	The Challenge	The Consequence
Ecological Tipping Point	Florida's Coral Reef is reaching a critical threshold.	Permanent ecosystem failure beyond the point of recovery.
Loss of Momentum	Inconsistency in funding leads to loss of staff and effort.	A "reset" of progress that makes future recovery twice as hard.
Federal Support	Missed opportunities to leverage federal funds.	Scaling remains impossible; progress stalls while the crisis grows.

PLANNING FOR FY 27-28

1. Coordinate with leadership from FCR3 and reef-related partners – including RPCs!

2. Follow up with legislative contacts –confirm Coral Champions and submit Appropriations Project Requests

3. Engage business community representatives

4. Host a reception at NSU's Oceanographic Center before next session (TBD – January)

5. Meet with new DEP Secretary and EOG staff



Questions or Suggestions?

Joanna C. Walczak
Vice President of Conservation
Loggerhead Marinelife Center

jwalczak@marinelife.org

Image: TFA

LOGGERHEAD
MARINELIFE CENTER





Pick up Lunch
Please Return at 12:20

Lunch Presentation: Advanced Air Mobility



Daniel Iglesias, P.E.,
District Secretary
District Six
Florida Department of Transportation

Advanced Air Mobility (AAM)

Treasure Coast and South Florida Regional Planning Councils
April, 2026

Daniel Iglesias, P.E.
District Six Secretary

What is Advanced Air Mobility (AAM)?

Rapidly-emerging new sector of the aviation industry that aims to safely and efficiently integrate highly automated aircraft into U.S. airspace. AAM is not a single technology but rather a collection of new and emerging technologies applied to aviation, particularly in new aircraft types. AAM is designed to deliver agile, affordable, and accessible flights to move people and goods and drive infrastructure development, employment, and innovation

- Electric, hydrogen, and hybrid propulsion
- More piloting automation

Leverages cutting-edge aircraft technology to create new modal solutions.

Different Types of AAM

UAS
VTOL
STOL
CTOL



Type of Operations



Passenger

Goal: Save People Time!



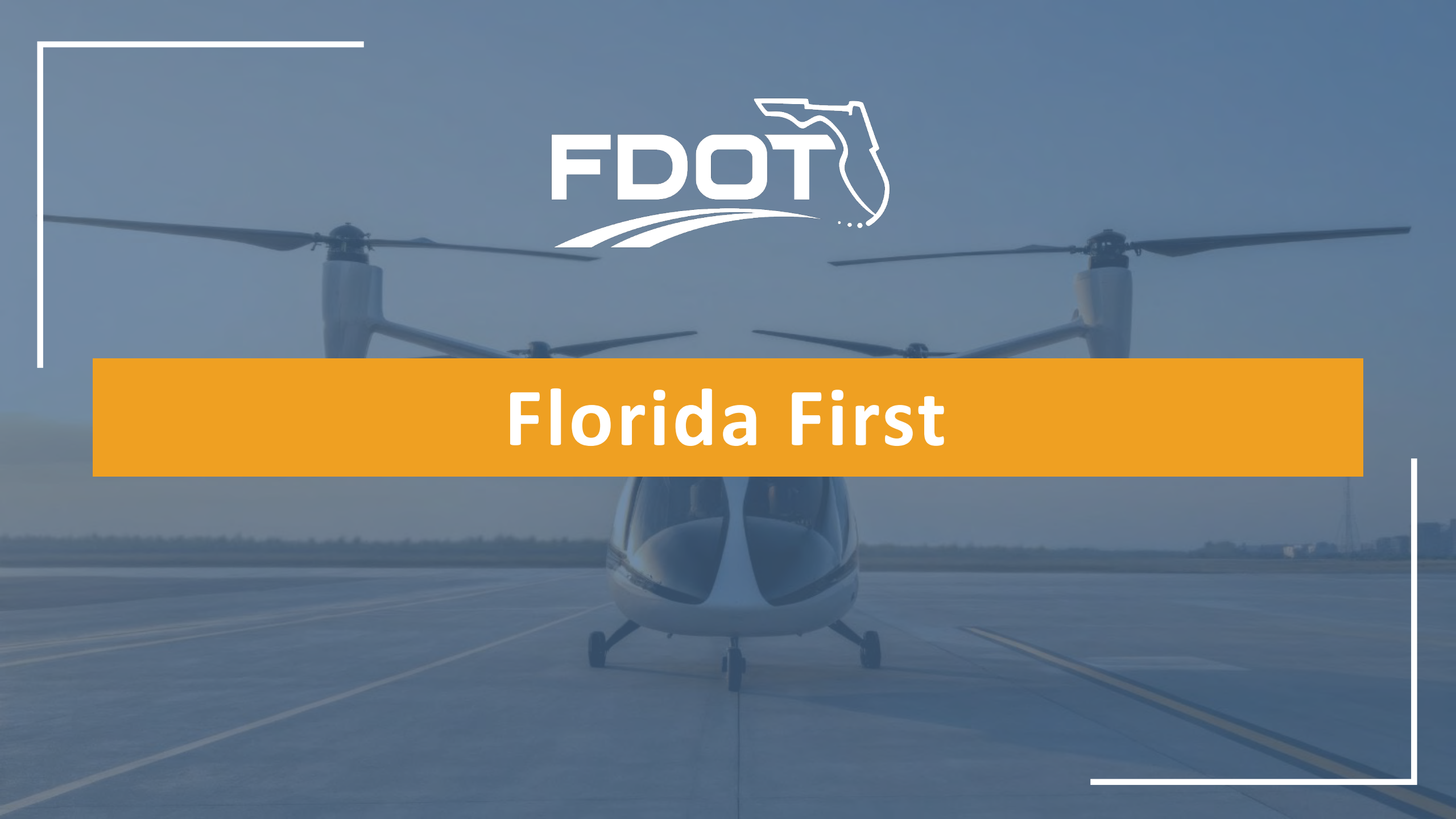
Cargo

Goal: Transport Time Sensitive Cargo



Emergency Response

Goal: Transport People, Organs, and Medical Supplies



Florida First

AAM Timeline

2021

DECEMBER

Florida begins initial strategic planning for AAM

2022

JUNE

FDOT publishes AAM Roadmap and Recommended Standards

SEPTEMBER

FDOT publishes Airport Compatibility Reports for 32 airports

NOVEMBER 2022 - AUGUST 2023

FDOT hosts AAM Working Group meetings

2023

AUGUST

FDOT publishes Working Group Report and Recommendations

SEPTEMBER

FDOT publishes Public Outreach Plan

OCTOBER

BETA Technologies' aircraft "ALIA" conducts capabilities demonstration at Eglin Air Force Base

NOVEMBER

Volocopter conducts Florida's first crewed, electric VTOL (eVTOL) demonstration flight with its Volocopter 2X in Tampa

FDOT establishes AAM Advisory Committee

2024

MARCH - JUNE

FDOT hosts AAM Tabletop Exercises

APRIL

LIFT Aircraft's "Hexa" conducts flights at Lakeland Airport during SUN 'n FUN

SEPTEMBER

FDOT publishes AAM Land Use Compatibility and Site Approval Guidebook

FDOT participates in commissioning of BETA Technologies' electric aircraft charging infrastructure

BETA installs chargers at Tallahassee, Gainesville, and Bob Sikes airports

2025

FEBRUARY

FDOT publishes AAM Toolkit for Local Governments

APRIL

Joby conducts proof of concept demonstrations at MacDill Air Force Base

JUNE

Governor DeSantis signs aerospace and transportation legislation to strengthen Florida's AAM industry

OCTOBER

Governor DeSantis announces SunTrax Air, nation's first AAM aerial test track

NOVEMBER

FDOT unveils AAM Business Plan at FAV Summit

2026

MARCH

FDOT awarded FAA's Electric Vertical Takeoff and Landing and Advanced Air Mobility Integration Pilot Program (eIPP)

SPRING

FDOT to Release Florida's AAM Operations Plan

Operations to begin at SunTrax Air

SUMMER

Integrate OEMs, Operators, and Airports for initiating eIPP projects

FDOT

AAM Execution

Florida has assembled the most comprehensive AAM execution framework in the United States, integrating:

- Legislative authority and funding mechanisms
- Planning complete
- A statewide aerial network
- Dedicated AAM research and testing facilities
- Phased operational deployment plans
- A formal workforce development pipeline
- Operational Timeline

FLORIDA'S VISION
FOR ADVANCED AIR MOBILITY



SENATE BILL 1662

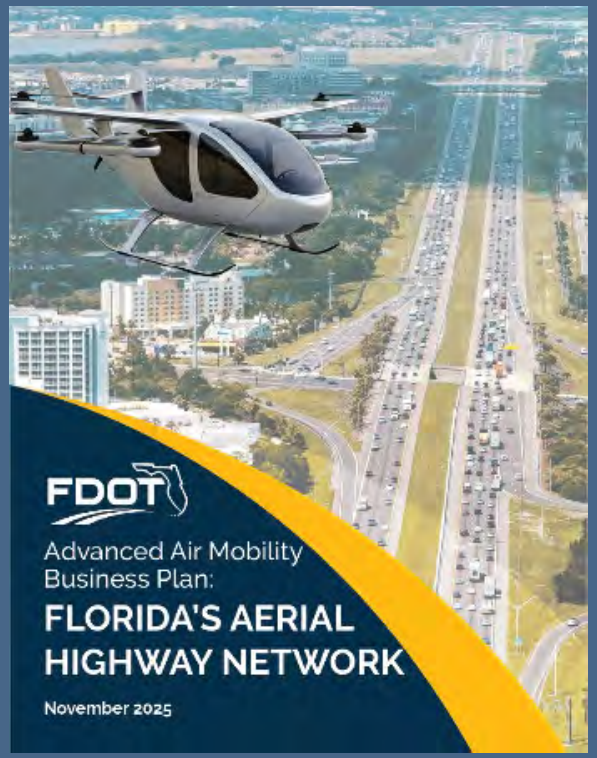
Signing of SB 1662 committed Florida to advancing this new mode of transportation

AAM Planning

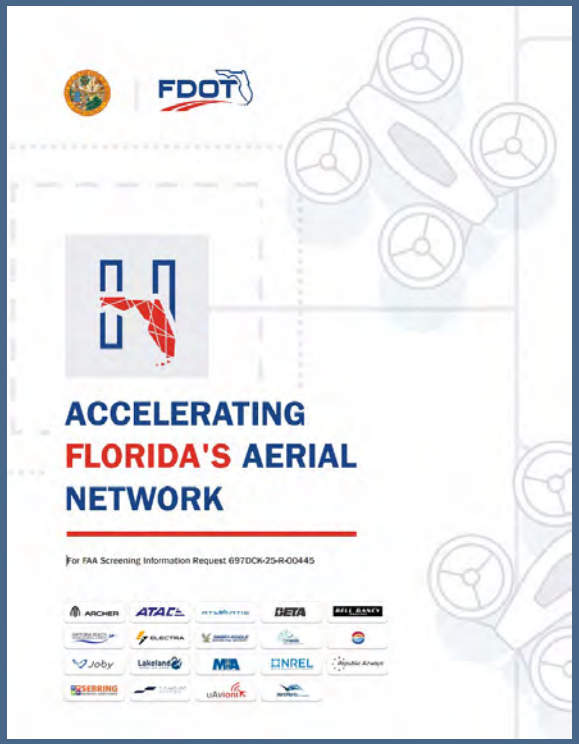
JUN 2025



NOV 2025



JAN 2026



FDOT

Florida's Aerial Network

Network supports testing, validation, and scale of air-taxi, cargo, and emergency management use cases



PHASE ONE

PHASE 1A - CENTRAL FLORIDA LO CORRIDOR

City Centers: Sarasota, St. Petersburg/Clearwater, Tampa, Lakeland, Auburndale, Bartow, Kissimmee, Orlando, Ocala/Belleview, Daytona Beach

Airports: Sarasota Bradenton Intl Airport, St. Pete-Clearwater Intl Airport, Tampa Intl Airport, Tampa Executive Airport, Lakeland Linder Intl Airport, SunTrax, Sebring Regional Airport, Kissimmee Gateway Airport, Orlando Intl Airport, Orlando Executive Airport, Orlando Sanford Intl Airport, Space Coast Regional Airport, Melbourne Orlando Intl Airport, Daytona Beach Intl Airport

PHASE 1B - PORT ST. LUCIE TO MIAMI

City Centers: Port St. Lucie, Stuart, West Palm Beach, Fort Lauderdale, Miami-Opa-locka, Miami

Airports: Treasure Coast Intl Airport, Witham Field Airport, Palm Beach Intl Airport, Fort Lauderdale-Hollywood Intl Airport, Miami-Opa locka Executive Airport, Miami Intl Airport, Miami Executive Airport

PHASE 1C - TAMPA TO NAPLES / MIAMI TO KEY WEST

City Centers: Fort Myers, Naples, Homestead, Marathon, Key West

Airports: Southwest Florida Intl Airport, Naples Municipal Airport, Homestead AFB, Florida Keys Marathon Intl Airport, Key West Intl Airport

PHASE 1D - PENSACOLA TO TALLAHASSEE

City Centers: Pensacola, Tallahassee

Airports: Pensacola Intl Airport, Tallahassee Intl Airport

PHASE TWO

PHASE 2A - DAYTONA BEACH TO JACKSONVILLE

City Centers: St. Augustine, Jacksonville

Airports: Northeast Florida Regional Airport, Jacksonville Intl Airport

PHASE 2B - SEBRING OUT EAST AND WEST

PHASE 2C - ORLANDO TO LAKE CITY / TAMPA TO TALLAHASSEE

City Centers: Gainesville, Lake City, Inverness, Dunnellon, Crystal City, Perry

Airports: Gainesville Regional Airport, Lake City Gateway Airport, Inverness Airport, Williston Regional Airport, Cross City Airport, Perry-Foley Airport

PHASE 2D - JACKSONVILLE TO TALLAHASSEE

LEGEND

Cities | Network Airports | SunTrax

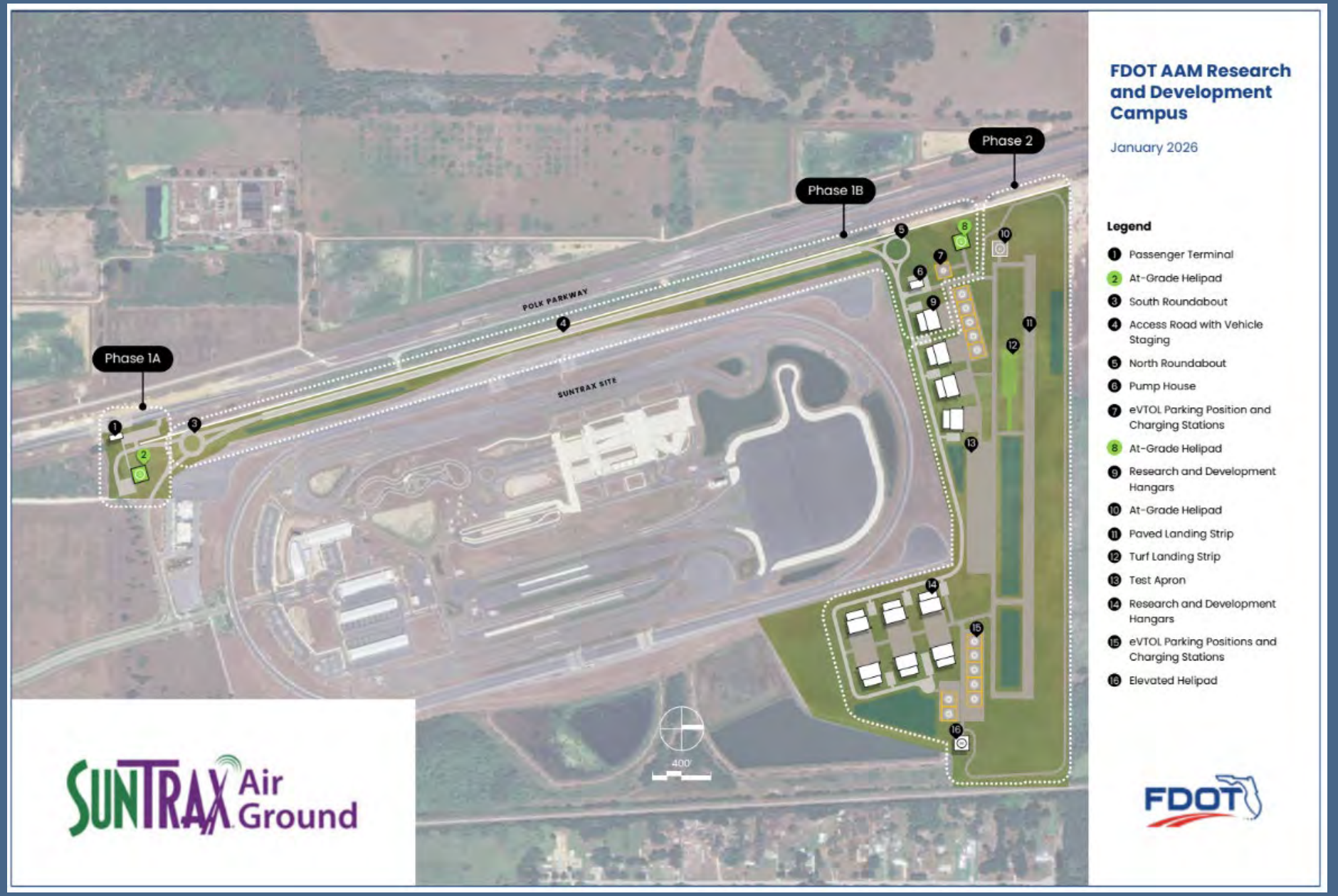
SUNTRAX Air Ground

- Serves as a premier testing ground for Advanced Air Mobility and autonomous, connected and electric vehicles
- Designed to centralize research, development, and testing of cutting-edge transportation technologies in a real-world environment

1ST RESEARCH & DEVELOPMENT FACILITY IN THE U.S. FOR BOTH SURFACE & AIR TECHNOLOGY






Phase 2
Phase 1B
Phase 1A
POLK PARKWAY
SUNTRAX SITE
400'
SUNTRAX Air Ground
FDOT AAM Research and Development Campus
January 2026
Legend
1 Passenger Terminal
2 At-Grade Helipad
3 South Roundabout
4 Access Road with Vehicle Staging
5 North Roundabout
6 Pump House
7 eVTOL Parking Position and Charging Stations
8 At-Grade Helipad
9 Research and Development Hangars
10 At-Grade Helipad
11 Paved Landing Strip
12 Turf Landing Strip
13 Test Apron
14 Research and Development Hangars
15 eVTOL Parking Positions and Charging Stations
16 Elevated Helipad
FDOT

Workforce Development

- Florida Transportation Academy
- On-Site Hiring Events
- Construction Career Days
- Student STEM Classes
- Moving I-4 Forward Academy & Campus
- Learning Labs
- Walk-In Recruitment Center



Operational Timeline

FALL 2025

Establishment of Aerial Highway Network

EARLY 2026

Operationalize AAM Headquarters at SunTrax

LATE 2026

Commercial Aircraft Take Flight



THANK YOU

QUESTIONS?

Opportunity Zones 2.0



Benjamin Latham, Senior Analyst
Division of Economic Development
FloridaCommerce



Opportunity Zones 2.0 Program

Benjamin Latham, Senior Analyst,
FloridaCommerce

The Beginning

- **December 2014:** Six years after the Great Financial Crisis (GFC), the economy was recovering but the disparity between low income and high income was expanding.
- **April 2015:** Attention from Policymakers and Legislators grew.
- **December 2017:** The concept of Opportunity Zones (OZ) was born and established as a temporary program in the **Tax Cuts and Jobs Act (TCJA) of 2017. This is commonly referred to as OZ 1.0 or simply OZ-1.**



An Innovative Economic Development Tool

WHAT IS AN OPPORTUNITY ZONE?

An Opportunity Zone is an economically distressed urban or rural community that has been identified by certain local, state, and federal qualifications.

- **Innovative economic development tool** that encourages investment in distressed areas in the United States.
- **Based on census tracts** created by the U.S. Census Bureau.
- **Meet certain state and federal statutory criteria** and nominated by the Governors of each state then approved and designated as Opportunity Zones by the U.S. Department of the Treasury and Internal Revenue Service (IRS).

Opportunity Zones 1.0 to 2.0

- Innovative economic development tool that encourages investment in economically distressed communities in the United States.
- December 2017, the concept of Opportunity Zones (OZ) was born and established as a temporary program in the Tax Cuts and Jobs Act (TCJA) of 2017; Commonly referred to as OZ 1.0 or OZ-1.
- For OZ 1.0: Based on census tracts created by U.S. Census Bureau, qualifying OZs were required to have median family income of less than 80% of the state or metro area, or contiguous to eligible census tract.
- Nominated by the Governors of each state; Approved by U.S. Treasury and IRS.
- The Program starts when an investor generates a Capital Gain, invests eligible capital gains into a Qualified Opportunity Fund (QOF) within 180 days of the sale, files with IRS, and holds the Investment.
- The One Big Beautiful Bill Act updated the Opportunity Zone program, its timeline, incentives and oversight, and made it permanent; Commonly referred to as OZ 2.0 or OZ-2.
- For OZ 2.0: Narrowed eligibility to median family income of less than 70% of the state or metro area, or poverty rate of at least 20% when median family is less than 125% of the area.
- Investment deadlines are friendlier to “patient capital.”
- Bigger rewards for investment in rural communities.

How to Invest in Opportunity Zones

- **Rule #1:** The Program starts when an investor generates a Capital Gain.
  - Invest eligible capital gains into a Qualified Opportunity Fund (QOF). You cannot invest directly into the zone itself.
  - Invest in a QOF within 180 Days: The eligible capital gain must be invested into a QOF within 180 days of the sale. A QOF is an investment vehicle.
  - File with the IRS: Self-certify your investment annually with the IRS using Form 8949 and Form 8997.
  - Hold the Investment: Tax benefits depend on the holding period.
  - Investment Options: Invest passively in an existing QOF or actively create your own QOF. The latter requires forming an entity and filing IRS Form 8996.

Eligible Capital Gains

- Most types of capital assets can be sold to generate eligible capital gains. These include:
  - Stocks
  - Bonds
  - Mutual funds
  - Exchange traded funds (ETFs)
  - Commercial real estate
  - Investment properties generally excluding primary residences
  - Cryptocurrency
  - Privately held business interests
  - Collectibles such as art, cars, coins, and jewelry, etc.

Eligible Opportunity Zone Investments



- Ineligible Projects include:
  - Private or commercial golf courses
    Country clubs
  - Suntan or hot tub facilities
  - Massage parlors
  - Racetracks
  - Other gaming facilities
  - Liquor stores including those whose principal business is selling alcoholic beverages for off-premise consumption

Benefits to Investors



- 5-Year Deferral
- 10% Reduction
- Permanent Exclusion

Permanent Extension (No More 2026 Sunset)

- **Before:**
  - OZ-1 was temporary.
  - Investors had to compete against the clock to initiate OZ investments.
- **After:**
  - The OBBBA has now made the program permanent.
  - The 2026 deadline for eligible gains was repealed.
  - Investors can continue deferring capital gains beyond 2026.

Decennial Redesignation of Opportunity Zones

- **Before:**
  - OZs were one-time designations of 8,764 census tracts (selected after 2017).
  - States nominated QOZs based on 2010 census data, with a sunset date of December 31, 2026.
  - There was no mechanism for updating or revising designations.
- **After:**
  - OZs will refresh every 10 years.
  - Starting in 2026 and for every decade thereafter, state Governors can nominate new low-income tracts for OZ status with Treasury certification by the end of calendar years ending in six and taking effect beginning in 2027 and every 10 years after that.

The Nomination Process

- **Before:**
  - The sunset date of December 31, 2026, was eliminated.
- **After:**
  - Starting July 1, 2026, states are now required to nominate new zones every 10 years, to ensure that designations reflect the latest data available and remain aligned with current economic conditions.
  - July 1, 2026 – The new nomination process begins under the One Big Beautiful Bill Act of 2025.
  - July 1, 2026 – October 31, 2026 - Governors are given up to 120 days to nominate 25% of their respective states' eligible census tracts for designation as OZs.
  - November 1 – December 31, 2026 – The U.S. Department of the Treasury has up to 60 days to complete its OZ designation process.
  - January 1, 2027 – New zones take effect.

New Eligibility Criteria and Boundary Changes

- **Before:**
  - Qualifying QOZs were required to be census tracts with a median family income (MFI) of less than 80% of the state or metro area, plus allowed for certain contiguous non-low-income areas.
- **After:**
  - OZ-2 narrowed the eligibility criteria to a median family income of 70% or less than the state or metro median, or a poverty rate of at least 20%, when median family income is below 125% for the area. The Puerto Rico exception eliminated.
    - **Rolling redesignations**
    - **Boundary changes**
    - **Anticipated reduction in zones**

OZ 2.0: Census Tracts 2017 vs. 2026

U.S. Census Tracts	2017 – OZ-1	2026 – OZ-2*
Total U.S. Tracts	**73,057**	84,414
OZ Eligible Tracts	**42,176**	33,750
Potential Nominations (25%)	**10,544**	8,438
Recommended	**8,764**	6,555
Certified as Qualified	**8,764**	6,555*
Florida Census Tracts	**2017**	**2026***
All Florida Tracts	**4,400**	5,160
Eligible Tracts	**1,708****	1,360
Potential Nominations (25%)	**427**	340***
Recommended	**427**	TBD
Qualified and Designated	**427**	TBD

***2026 data is projected by 3rd party sources.**
****The figure above is a result of 427 being 25% of eligible tracts (which contrasts with the 1,200+ figure cited in the media.**
*****20.3% reduction from 2017**

Five-Year Rolling Deferral Period

- **Before:**
  - Same end-date (December 31, 2026) to defer taxes.
- **After:**
  - Each investment starts with its own five-year deferral clock.
  - For example, the deferred gain for an investment made in 2027 is recognized in 2032 (5 years later); for an investment in 2030, the gain would be recognized in 2035, and so on.

Elimination of 7-Year 15% Step-up & Return of 5-Year 10%

- **Before:**
  - OZ-1 provided for a one-time 10% reduction of the deferred gain if an investment was held at least 5 years, and an extra 5% (15% total) if held for 7 years.
  - Due to the 2026 end-date, these step-ups had already expired.
  - After 2021, it became impossible to get even the 5-year 10% benefit before 2026. Investors after that got deferral and the 10-year growth exemption, but no partial forgiveness on original gain.
- **After:**
  - OZ-2 reinstates a 10% basis step-up for a QOF investment held at least 5 years When the five-year deferral ends, tax is paid on 90% of the gain, for effectively a 10% tax cut. This applies to each investment's timeline, which makes the incentive achievable for investors at any time.
  - The old 7-year 15% step-up has been eliminated.
  - Investors selling their QOF investment before December 31, 2026, are required to pay taxes on the deferred gains but the new law allows for the exclusion of post-investment appreciation after a 10-year holding period.

Bigger Rewards for Rural Investors

- **Before:**
  - No special benefits for rural areas.
- **After:**
  - OZ-2 established Qualified Rural Opportunity Funds (QROFs) with enhanced incentives for rural areas, defined as populations under 50,000 and tracts next to areas of populations more than that. Two big advantages now tilt in favor of rural development.
    - 30% Basis Step-up
    - Easier Improvement Requirement





Transitional Rules and Grandfathering of Existing Investments

- **Before:**
  - OZ-1 investors who had already put money into OZ funds under the old rules (2018–2026) were playing by a certain set of deadlines. Their deferral lasts until 2026 at most, they could no longer get basis boosts after 2021, and they faced the 2047 sale deadline for the 10-year benefit. Those zones are slated to expire end of 2028. There was uncertainty about how a major legislative change might treat these early investments – would they get any new benefits or extended deadlines?
- **After:**
  - The Big Beautiful Bill largely keeps pre-2027 OZ investments under the old regime, with careful grandfathering to honor expectations.
  - Key points:
    - No Extension of 2026 for Existing Deferrals
    - No Retroactive Step-up
    - Zone Expiration in 2028
    - Post-2026 Improvements

Stronger Reporting and Transparency Requirements

- **Before:**
  - OZ-1 was criticized for the lack of required reporting
- **After:**
  - OZ-2 mandates robust reporting and transparency from the Treasury and OZ participants.
    - Annual Treasury Reports
    - Fund & Business Disclosures
    - Public Transparency
  - Conscious move to more accountability

No Forced 2047 Deadline on Tax-Free Exits

- **Before:**
  - OZ-1 allowed investors holding an OZ investment for 10+ years to get permanent exclusion of gains, anyone who invested in a QOF by 2026 had to sell by December 31, 2047, to claim the tax-free appreciation.
- **After:**
  - The new law eliminates the 2047 cut-off for post-2026 investments.
  - If you invest in an OZ fund starting in 2027 or later, there is no fixed end-date by which you must sell to get your tax-free gain. Instead, the bill provides a flexible framework:
    - You can elect to step-up your basis to fair market value anytime you sell after holding for 10+ years, just as before, up until 30 years from your investment.
    - If you hold beyond 30 years, your basis is deemed equal to the asset's fair market value on the 30-year anniversary of your investment.

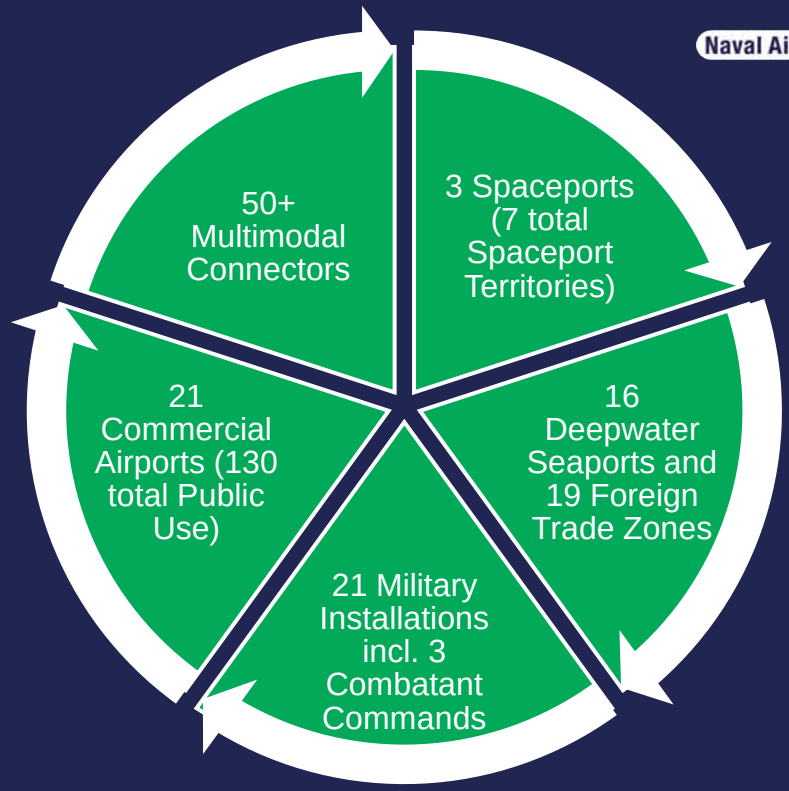
Greater Investor Confidence and Adjusted Strategies

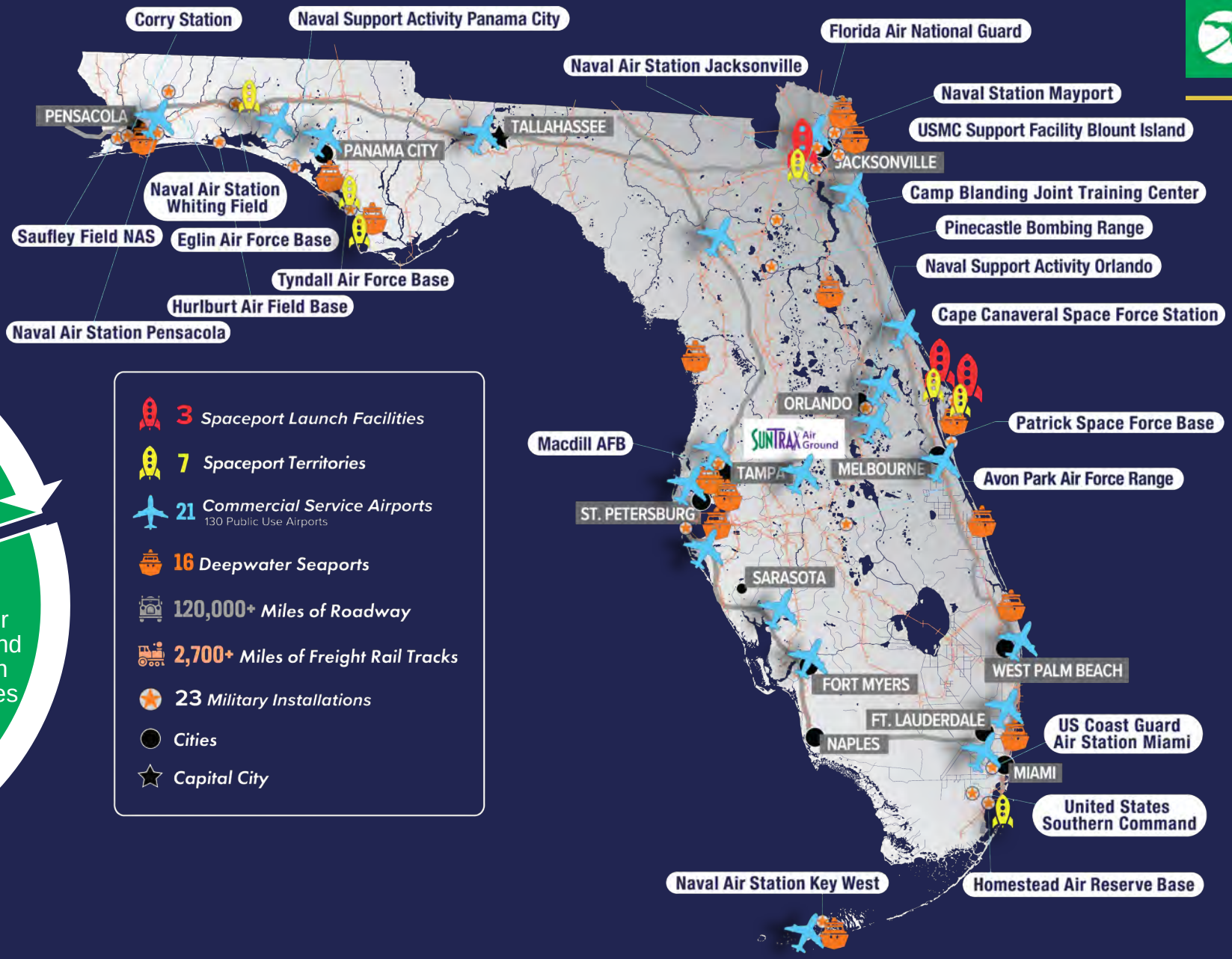
- **Before:**
  - Uncertainty slowed new fund formation and made investors hesitant.
  - Investments were deadline-driven, with pressure to deploy quickly before expirations.
- **After:**
  - Clear, long-term stability signals OZs are here to stay.
  - No initiation deadlines means more careful project selection and stronger details.
  - Market revitalized means new funds are expected and existing funds are expanding.
  - Removal of 2047 exit pressure encourages long-term, patient capital.
  - 30% rural boost increases interest om rural OZ projects and specialized funds.
- **Overall:**
  - Shift from “beat the clock” to “build for the future” with more strategic, mission-focused investment.

OZ 2.0 Timeline

- July 4, 2025: The One Big Beautiful Bill Act is signed into law, making the OZ program permanent with new rules.
- January-April 2026: FloridaCommerce takes public feedback
- July 1, 2026: Governors begin nominating new census tracts for OZ 2.0 designation.
- January 1, 2027: The OZ 2.0 investment rules take effect, featuring a rolling five-year deferral period.
- 2027–2028: A two-year transition period during which both OZ 1.0 and OZ 2.0 tracts are valid for investment.

FLORIDA'S READY INFRASTRUCTURE PLATFORMS





Alignment with Critical Infrastructure

- Alignment with Critical Infrastructure:
  - 16 Seaports, Maritime Industrial Base
  - 21 Commercial Service Airports, 130 total Public Use Airports, incl. 4 Major Hubs
  - 21 Major Military Installations, incl. 3 Combatant Commands
  - 3 Spaceports, 7 total Spaceport Territories
  - Major Rail and Road Shipping Corridors, including Intermodals
  - Major Sports Hubs for Multimodal Transportation and Regional Commerce
  - Educational Infrastructure: Universities, State Colleges, Technical Colleges

Alignment with Critical Designations

- Alignment with Critical Designations:
  - OZ 1.0 (through 12/31/28) vs. OZ 2.0 (starting 1/1/27)
  - 19 Free Trade Zones
  - *Maritime Prosperity Zones – New!*
  - 3 Rural Areas of Opportunity, 29 Fiscally Constrained Counties, 31 Rural Counties, and Small Cities
  - FL Chamber Foundation's Prosperity Initiative – FL Zip Code Model to address Childhood Poverty
  - Critical Food Security and Agriculture Production Sites (Ag, Aqua, Timber, Minerals, etc.)
  - Verified "Pad-Ready" Industrial and Commercial Sites

Public Outreach Completed

- ❑ 4/11/2026 - Palm Beach County Opportunity Zone 2.0 Workshop
- ❑ 4/10/2026 - St. Lucie County Opportunity Zone 2.0 Workshop
- ❑ 4/9/2026 - Leon County Opportunity Zone 2.0 Workshop
- ❑ 4/8/2026 - Okeechobee County Opportunity Zone 2.0 Workshop
- ❑ 4/8/2026 - CDFA 2026 Federal Policy Conference - State Perspectives on Opportunity Zones
- ❑ 3/30/2026 - The Florida Council of 100 Webinar
- ❑ 3/30/2026 - United States Department of Housing and Urban Development Opportunity Zone Roundtable
- ❑ 3/25/2026 - Southwest Florida Economic Development Offices Opportunity Zone 2.0 Webinar
- ❑ 3/24/2026 - City of Sunrise Opportunity Zone 2.0 Meeting
- ❑ 3/19/2026 - Jacksonville Opportunity Zone 2.0 Workshop
- ❑ 3/18/2026 - Volusia County Opportunity Zone 2.0 Webinar
- ❑ 3/11/2026 - Opportunity Florida Board Meeting
- ❑ 3/10/2026 - Max Planck Florida Institute for Neuroscience Sunposium Conference
- ❑ 3/10/2026 - Perry City Council Meeting
- ❑ 3/10/2026 - Live Oak Opportunity Zones 2.0 Workshop
- ❑ 3/10/2026 - Panacea Working Waterfronts Meeting
- ❑ 3/9/2026 - Bradford County Opportunity Zones 2.0 Workshop
- ❑ 3/6/2026 - Center for Research and Education in Optics and Lasers (CREOL) Industrial Affiliates Symposium
- ❑ 3/5/2026 - Tampa Bay Economic Development Council Webinar
- ❑ 3/4/2026 - Florida Power & Light (FPL) Northwest Florida Economic Symposium
- ❑ 3/4/2026 - National Association for Latino Community Asset Builders (NACLAB) Webinar
- ❑ 3/4/2026 - Orange County Opportunity Zones 2.0 Webinar
- ❑ 3/4/2026 - Southeastern Employment and Training Association (SETA) Workforce Conference
- ❑ 3/3/2026 - U.S. Department of Housing and Urban Development Round Table
- ❑ 2/26/2026 - Florida Trucking Association Safety Summit
- ❑ 2/23/2026 - Volusia County Days
- ❑ 2/23/2026 - CareerSource Florida/FloridaCommerce Economic Development Tools & Strategies Webinar
- ❑ 2/20/2026 - State Board of Education
- ❑ 2/19/2026 - JAXUSA Partnership State of the Region
- ❑ 2/19/2026 - Wakulla Florida Economic Development Council (FEDC) Board Meeting
- ❑ 2/18/2026 - CareerSource Credential Review Committee
- ❑ 2/17/2026 - Florida Economic Development Council (FEDC) Mardi Gras Legislative Breakfast
- ❑ 2/13/2026 - North Florida Economic Development Partnership Board of Directors and General Membership Meeting
- ❑ 2/10/2026 - JAX Chamber Briefing
- ❑ 2/10/2026 - Gadsden County Commission Economic Development Forum
- ❑ 2/6/2026 - Rural Community Investment Program Webinar
- ❑ 2/4/2026 - Florida Seaport Transportation and Economic Development (FSTED) Council
- ❑ 2/4/2026 - BioFlorida Legislative Day at the Capitol
- ❑ 2/3/2026 - Brevard County Chambers of Commerce Legislative Day
- ❑ 2/3/2026 - Florida Association of Black Chambers of Commerce
- ❑ 2/3/2026 - Pasco County Day at the Capitol
- ❑ 1/29/2026 - Trucking Day at the Capitol
- ❑ 1/28/2026 - Florida Manufacturing Days
- ❑ 1/28/2026 - CareerSource Florida Board Meeting
- ❑ 1/22/2026 - Citrus County Legislative Day
- ❑ 1/21/2026 - Rural Economic Development Managers Training
- ❑ 1/15/2026 - Florida Economic Development Council (FEDC)
- ❑ 1/15/2026 - Florida Defense Support Commission Meeting
- ❑ 1/14/2026 - Florida Chamber Foundation Board of Trustees
- ❑ 1/14/2026 - Florida Heartland Economic Region of Opportunity Webinar
- ❑ 12/16/2025 - Local Workforce Development Boards and Economic Development Councils joint Economic Development Tools & Strategies Webinar
- ❑ 12/3/2025 - Opportunity Florida Board Meeting
- ❑ 12/1/2025 - Florida Economic Development Council (FEDC) Quarterly Board Meeting
- ❑ 11/20/2025 - Florida Rural Economic Development Association (FREDA) Conference
- ❑ 11/5/2025 - 2025 Rural Economic Development Initiative Meeting

Public Outreach Upcoming

- 4/14/2026 – Miami-Dade County Opportunity Zone 2.0 Workshop
  - Location: Miami-Dade Beacon Council, 80 SW 8th St Unit 2400, Miami, FL 33130
  - Time: 9 a.m. – 11 a.m.
- 4/21/2026 – Pasco County Opportunity Zone 2.0 Workshop
  - Location: HCA Trinity Hospital, 9330 FL-54, Trinity, FL 34655
  - Time: 1 p.m.
- 4/22/2026 – Escambia County Opportunity Zone 2.0 Workshop
  - Time: 9 A.M. - 11 A.M. CST
- 4/22/2026 – Central Florida Development Opportunity Zone 2.0 Webinar
  - Time: 11:30 a.m. – 12:30 p.m.
- 4/27/2026 - Marion County Opportunity Zone 2.0 Workshop
  - Location: Power Plant Business Incubator, 405 SE Osceola Avenue, 2nd Floor, Ocala, FL 34471
  - Time: 1 p.m. – 3 p.m.
- 5/6/2026 - Rural Economic Development Initiative (REDI) Meeting
  - Location: Calhoun-Liberty Hospital, 16257 State Road 71, Blountstown, FL 32424
- 5/13 - 5/15/2026 - FEDC IGNITE Annual Conference
  - Location: JW Marriott Orlando Bonnet Creek, 14900 Chelonia Pkwy, Orlando, FL 32821

OZ 2.0 Website, Resources, and Stakeholder Survey

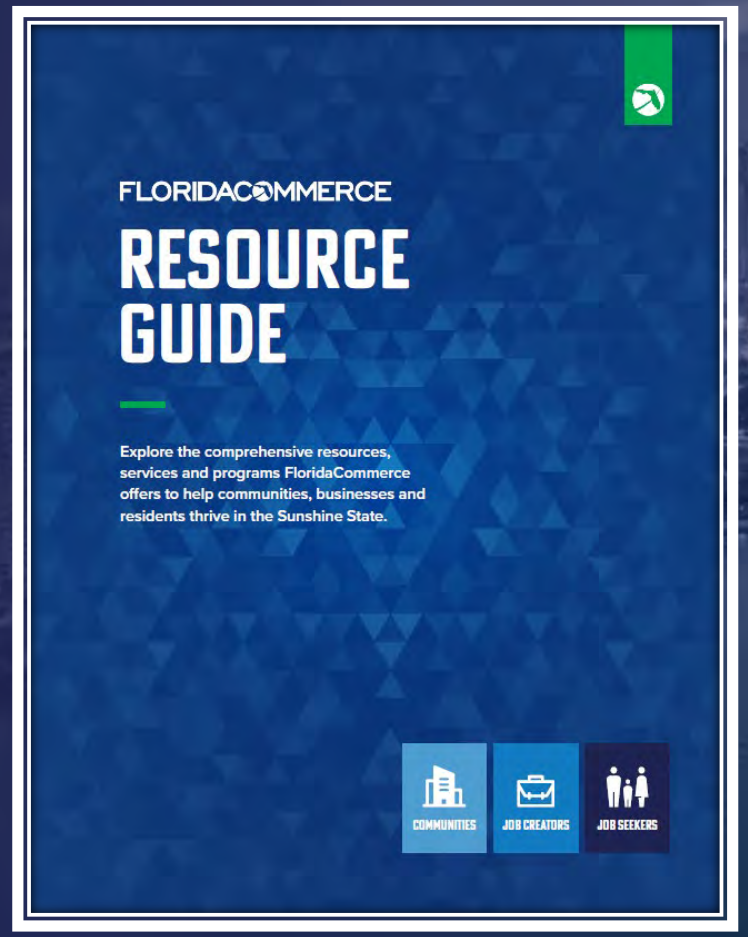
- ❑ FloridaCommerce is seeking census tract recommendations for Opportunity Zone 2.0 designations through a **survey submission tool.**
- ❑ The survey allows communities to participate in this process, and your feedback is critical.
- ❑ To participate, please scan the QR code below and complete the survey by May 1, 2026.
- ❑ Visit Floridajobs.org/OpportunityZones for more information and updated content.

OZ Survey

OZ Program Page

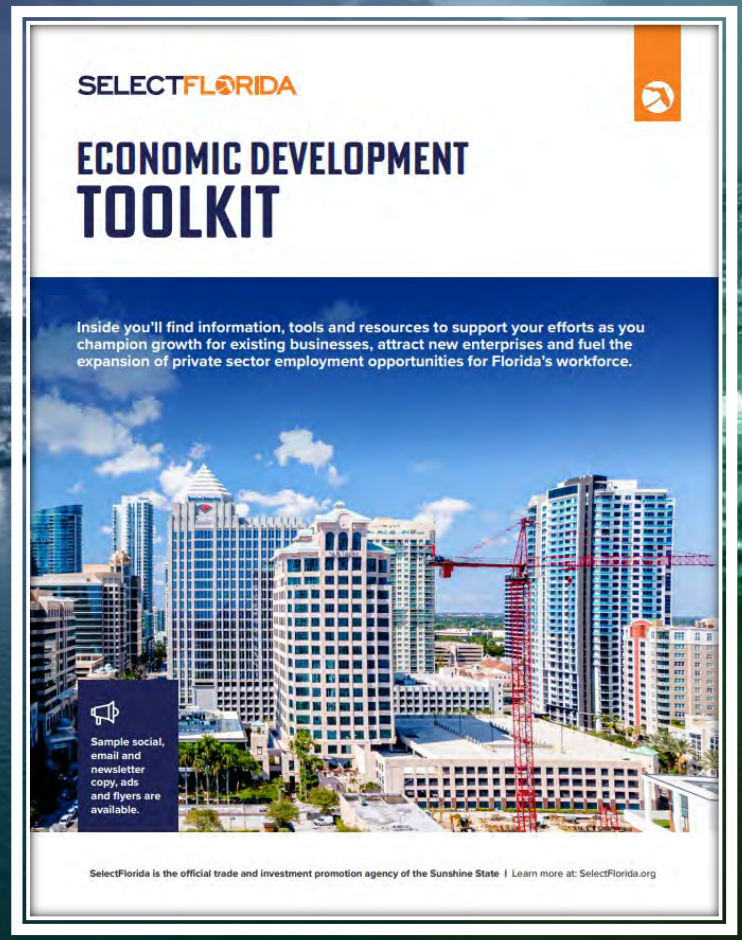
Thank You!

Benjamin.Latham@Commerce.fl.gov



FloridaJobs.org

SelectFlorida.org



2026
State of Florida Legislative Session Update



Ronald L. Book
Founder President & CEO
Ronald L. Book, P.A

SFRPC / TCRPC Ocean Economy Joint Conference
(Broward County)

Board Conversation: What are the preferred topics to be discussed at the Conference?

South Florida Regional Planning Council
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Public Comment



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Member Comments
and
Concluding Remarks



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Thank You for Spending the Day With Us



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