

**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](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 30<sup>th</sup>.)* 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 10<sup>th</sup> 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 4<sup>th</sup> 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 (SFCDFI) 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 SFCDFI. 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 SFCDFI 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

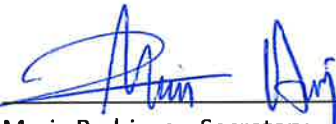
- 1) Friday, April 10, 2026, SFRPC / TCRPC Joint Board Meeting (Time / TCRPC Location: TBD)
- 2) Monday, April 20, 2026, 10:30 am (SFRPC)
- 3) Monday, May 18, 2026, 10:30 am (SFRPC)
- 4) Thursday, June 4, 2026, SFRPC Annual Conference (Time / Location: TBD)\*
- 5) Friday, October 16, 2026, SFRPC / TCRPC 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 20<sup>th</sup> day of April 2026.

  
\_\_\_\_\_  
Maria Rodriguez, Secretary  
Commissioner, City of Pembroke Pines

05/18/2026  
\_\_\_\_\_  
Date