DRAFT AGENDA

MONDAY, MAY 18, 2026, AT 10:30 AM

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
1 Oakwood Boulevard, Suite 250
Hollywood, FL 33020
954-924-3653

VIRTUAL / PHYSICAL MEETING

Join Zoom Meeting
https://us06web.zoom.us/j/85400321201?pwd=N020u0kLl6k2zCsEMqhNfMiW5Gg4mB.1

Meeting ID: 854 0032 1201
Passcode: 232414

I. Pledge of Allegiance and Roll Call

II. Presentations:

Analysis of SFRPC Project Budgets: Leo Braslavsky-Soldi, Director, Finance & IT, South Florida Regional Planning Council

Special Guests from the South Florida Water Management District, U.S. Army Corps of Engineers, and Broward County will provide important flood control and resilience planning updates including the C&SF Section 203 Study, Section 219, Miami-Dade Back Bay Study, Southern Everglades, and Biscayne Bay Southeastern Everglades Ecosystem (BBSEER) (11 AM)

Ana Carolina Coelho Maran, Ph.D., P.E., Division Director, Flood Control and Water Supply Planning, Chief of District Resiliency, South Florida Water Management District

Jennifer L. Jurado, Ph.D., Chief Resilience Officer and Deputy Director, Public Works and Environmental Services Department, Broward County

E. Timothy Gysan, P.E., PMP, Chief, Ecosystems Projects Section and Resilience Coordinator, Ecosystems Branch, Programs & Project Management Division (PPMD) USACE Jacksonville District

III. Action Items

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

Proposed

- Broward County 26-04ESR
- Monroe County 26-01ACSC
- Monroe County 26-02ACSC
- City of Doral 26-01ER
- City of Hollywood 26-01ESR
- Village of Pinecrest 26-01ER
- City of Plantation 26-02ESR

Public Hearing

Adopted

- Broward County 26-01ESR
- Islamorada, Village of Islands 25-06ACSC
- City of Lighthouse Point 25-01ER
- City of Margate 26-01ESR
- City of North Miami Beach 24-01ESR
- City of Oakland Park 25-01ESR
- City of Pompano Beach 26-01ESR

*Property Rights Amendment

Public Hearing

D. Regional Issues: Comprehensive Plan Amendment Review – None

Public Comments

IV. Program Reports and Activities (Information Only)

A. Data Center Resources
B. SFRPC / TCRPC Joint Conference – Blue Tech Jobs
C. SFRPC Revolving Loan Funds Status Report
D. SFRPC CARES Act RLF Status Report

V. Discussion Items

A. Executive Director's Report

B. Legal Counsel Report
C. Council Members Report
D. Ex-Officio Report

VI. Announcements and Attachments

A. Attendance Form
B. Upcoming Meetings
   1) Monday, June 15, 2026, 10:30 a.m. (Murray Nelson Government Center, Key Largo, Monroe County)
   2) Monday, July 20, 2026, 10:30 a.m. (SFRPC)
   3) August – Summer Break
   4) Friday, September 11, 2026, (TBD) SFRPC Regional Conference - Topic: Florida's Coral Reef (South Florida Region)
   5) Monday, September 28, 2026, 10:30 a.m. (SFRPC)
   6) Monday, October 19, 2026, 10:30 a.m. (SFRPC) (Upon call of the Chair)
   7) Friday, October 30, 2026 (Broward Center for the Performing Arts), SFRPC / TCRPC Joint Conference - Topic: Blue Tech Jobs: Policy, Investment, and Workforce Development in Southeast Florida

VII. Adjournment

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the South Florida Regional Planning Council at one of the following: (1) One Oakwood Boulevard, Suite 250, Hollywood, Florida 33020; (2) Phone 954-924-3653; (3) Fax 954-924-3654; or (4) sfadmin@sfrpc.com. If you are hearing or speech impaired, please contact the Agency using the Florida Relay Service, 1 (800) 955-8771 (TTY/VCO), 1 (800) 955-8770 (Voice), 1 (800) 955-8773 (Spanish).

Agenda packets for upcoming Council meetings will be available at the Council's website, https://sfregionalcouncil.org/meeting-materials/ ten days prior to the meeting.

If you would like to be added to the e-mail list to receive the link to the agenda, please e-mail the Council at sfadmin@sfrpc.com.

Analysis of Project Budgets

FYE: 2026

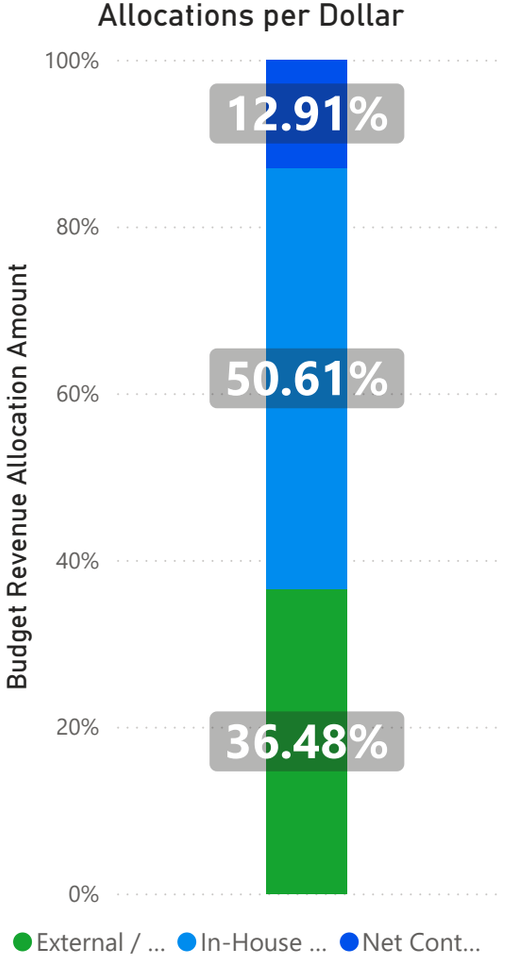
SFRPC
South Florida Regional Planning Council
Proudly serving South Florida since 1974

Budgeted Net Contribution %: **12.91%**

Budgeted In-House %: **50.61%**

Budgeted Pass-Through %: **36.48%**

	Budgeted Revenues	Budgeted Expenses	Budgeted Net Contribution	Budgeted Net Contribution %	Budgeted In-House	Budgeted In-House %	Budgeted Pass-Through	Budgeted Pass-Through %
⊞ **RLF FUNDS**	**$1,211,743**	**$988,668**	**$223,075**	**18.41%**	**$421,118**	**34.75%**	**$567,550**	**46.84%**
⊟ **FEDERAL STATE & LOCAL**	**$1,004,208**	**$941,154**	**$63,054**	**6.28%**	**$699,603**	**69.67%**	**$241,551**	**24.05%**
FDEP Task 5 Res BCA	$255,332	$255,333	($1)	-0.00%	$50,573	19.81%	$204,760	80.19%
EDA Partnership Planning	$140,000	$140,000	$0	0.00%	$136,430	97.45%	$3,570	2.55%
SFRTA 20-25	$100,000	$99,999	$1	0.00%	$99,999	100.00%	$0	0.00%
SEFCDFI	$92,000	$28,947	$63,053	68.54%	$28,947	31.46%	$0	0.00%
FDEM/LEPC	$90,000	$90,001	($1)	-0.00%	$90,001	100.00%	$0	0.00%
FDOT D6	$88,158	$88,157	$1	0.00%	$88,157	100.00%	$0	0.00%
Econ. Forecasting Partnership	$63,400	$63,400	$0	0.00%	$48,400	76.34%	$15,000	23.66%
FDEM/HMEP Training	$62,250	$62,251	($1)	-0.00%	$44,030	70.73%	$18,221	29.27%
Miami-Dade TPO	$50,000	$50,000	$0	0.00%	$50,000	100.00%	$0	0.00%
FDEP Task 6 MIRR Tech As	$41,418	$41,418	$0	0.00%	$41,418	100.00%	$0	0.00%
FDEM/HMEP Planning	$20,750	$20,749	$1	0.00%	$20,749	100.00%	$0	0.00%
FDEM/Monroe Haz	$900	$899	$1	0.11%	$899	99.89%		
Dania B. Vuln Assess 0623-0624	$0	$0	$0		$0		$0	
DOE/Clean Cities	$0	$0	$0		$0			
DRI Parkland	$0	$0	$0		$0		$0	
FDEP Regional Resilience	$0	$0	$0		$0		$0	
Miami-Dade TPOAH	$0	$0	$0		$0		$0	
⊞ **SEFRPI**	**$1,900**	**$1,700**	**$200**	**10.53%**	**$1,700**	**89.47%**	**$0**	**0.00%**
Total	**$2,217,851**	**$1,931,522**	**$286,329**	**12.91%**	**$1,122,421**	**50.61%**	**$809,101**	**36.48%**



***Disclosure:** Report for internal use of the SFRPC only.

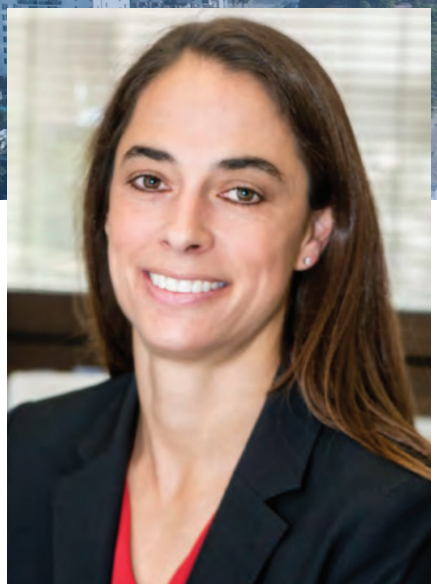
SFRPC
South Florida Regional Planning Council
Proudly serving South Florida since 1974

Monday, May 18, 2026

COUNCIL MEETING GUEST SPEAKER

CAROLINA MARAN PH.D., P.E.

Division Director for Flood Control and Water Supply Planning; Chief of District Resiliency, South Florida Water Management District



JENNIFER L. JURADO PH.D.

Chief Resilience Officer and Deputy Director, Public Works and Environmental Services Department, Broward County

E. TIMOTHY GYSAN P.E., PMP

Chief, Ecosystems Projects Section and Resilience Coordinator, Ecosystems Branch, Programs & Project Management Division (PPMD) USACE Jacksonville District

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CAROLINA MARAN, PH.D., P.E.

Division Director for Flood Control and Water Supply Planning; Chief of District Resiliency, South Florida Water Management District

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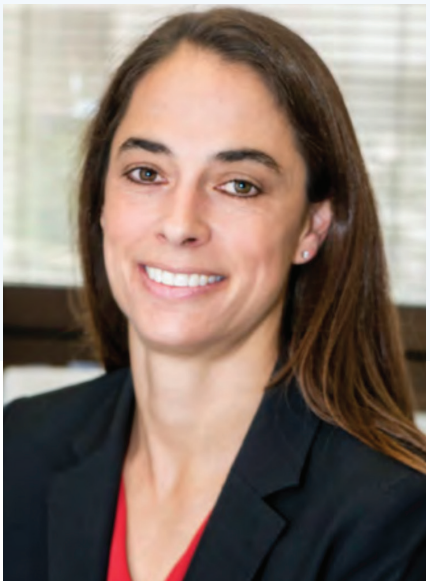
As the Division Director for Flood Control and Water Supply Planning and Chief of District Resiliency at the South Florida Water Management District, Carolina Maran, Ph.D., P.E. provides executive leadership to one of the nation's most robust flood control, water supply, and resilience planning efforts. She oversees the advancement of critical flood infrastructure projects and comprehensive water supply planning that are essential to South Florida's economy, quality of life, and environment. Under her leadership, the District has elevated its resilience and infrastructure adaptation work to protect communities from flooding, ensure long-term water supply, and safeguard critical environmental resources. Through strategic partnerships and collaboration, cutting-edge science and tools, and data-driven solutions, Dr. Maran has spearheaded initiatives to adapt to extreme events, sea level rise, and other evolving conditions—all of which threaten the region's infrastructure and economy. Her responsibilities include executive oversight of planning efforts across multiple levels of government, integrating scientific research and risk-based analyses into planning and actionable projects, and developing and implementing robust adaptation strategies. These responsibilities directly support the region's ability to mitigate flood risks, enhance water management systems, and safeguard water supply and the environment, ensuring that South Florida remains a thriving and sustainable place to live, work, and invest. Carolina has 25 years of experience working on water and climate resiliency; flood risk management, water supply and water resources planning, management and regulation; hydrologic and hydraulic modeling, decision support systems and GIS; water allocation rules and conflict resolution. Prior to joining SFWMD, Carolina was the Water Manager at Broward County, worked over 10 years as a Water Resources Specialist for the Federal Water Agency in Brazil, and collaborated with international organizations as part of technical consulting teams. She holds a Ph.D. in Civil and Environmental Engineering – Water Resources from Colorado State University (earned as a Fulbright Scholar) and a Master's Degree in Water Resources Engineering from Parana Federal University in Brazil. Currently, she serves on the Florida Water and Climate Alliance Steering Committee, Southeast Florida Regional Climate Compact Steering Committee, and on the Board of Directors of South Florida Hydrologic Society. Mom of two incredible boys, Carolina enjoys watching them play baseball and visiting new places with family.



JENNIFER L. JURADO, PH.D.

Chief Resilience Officer and Deputy Director, Public Works and Environmental Services Department, Broward County

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Dr. Jennifer Jurado is responsible for leading climate resilience and environmental planning initiatives for Broward County, Florida. Areas of particular focus include sea level rise adaptation, sustainable water resource management, shoreline protection, coastal resource conservation, and clean energy projects.

She works extensively with internal and regional stakeholders to advance county-wide resilience planning informed by future conditions scenarios and fosters public-private partnerships key to large-scale initiatives. Current efforts involve advancement of a county-wide resilience plan focused on infrastructure improvements, redevelopment strategies, and robust economic analysis. Dr. Jurado has been a participant in the four-county Southeast Florida Regional Climate Change Compact since its formation in 2009.

Dr. Jurado earned her Ph.D. from the University of Miami in Marine Biology and Fisheries.

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E. TIMOTHY GYSAN, P.E., PMP

Chief, Ecosystems Projects Section and Resilience Coordinator, Ecosystems Branch, Programs & Project Management Division (PPMD) USACE Jacksonville District

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Mr. Gysan P.E., PMP is the Resilience Senior Project Manager for the Ecosystems Projects Branch, Jacksonville District, US Army Corps of Engineers. He currently serves as the project manager for the Lake Okeechobee System Operating Manual (LOSOM), C&SF Flood Resiliency (Section 216) Study, the Kissimmee River Restoration, and the Interagency Modeling Center, which supports modeling for the South Florida Ecosystem Restoration program. Mr. Gysan previously spent sixteen years as a hydraulic engineer in the Jacksonville District Engineering Division, Water Resources Engineering Branch supporting projects including the Kissimmee River Restoration and the NRCS Agricultural Conservation Easement Program.

Mr. Gysan graduated from the University of Florida in 1997 with a degree in Environmental Engineering and received his Master's degree in Environmental Engineering specializing in Systems Ecology in 2000. He is a Registered Professional Engineer in the state of Florida and holds a Project Management Professional (PMP) certification. Mr. Gysan is an active member of Society of American Military Engineers Jacksonville Post and was selected as Post Engineer of the Year in 2012 and Junior Engineer of the Year 2007-2008. Mr. Gysan is married and has three children. He and his family reside in St. Johns, Florida.

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MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
APRIL 20, 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 would arrive later; therefore, Second Vice Chair Caplan welcomed everyone in attendance, in person and virtually, and called the meeting to order at 10:36 a.m. Second Vice Chair Caplan led the Pledge of Allegiance. Second Vice Chair Caplan expressed condolences to Dat Huynh and his family on the passing of his wife. Mr. Huynh thanked everyone. The recording of this meeting can be found here: https://www.youtube.com/watch?v=__5l-vIbyMk

I. Pledge of Allegiance and Roll Call

Chair Senator René García
Councilmember Jim Allbritton
Councilmember Frank Caplan
Councilmember Craig Cates (VP)
Councilmember Joseph Corradino *
Councilmember Beam Furr
Councilmember Senator Steve Geller
Councilmember Oliver Gilbert, III (A)
Councilmember Cary Goldberg (VP)
Councilmember Samuel Kaufman (VP)
Councilmember Michelle Lincoln (VP)
Councilmember Kionne McGhee (A)
Councilmember Maria Rodriguez (VP)
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, representing the Florida Department of Environmental Protection
Dat Huynh, representing the Florida Department of Transportation, District 6
Armando Vilaboy, representing the South Florida Water Management District

Legal Counsel, Sam Goren, stated that the Council Meeting would proceed as an Executive Committee Meeting until Chair García arrives.

II. Presentation:

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

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

After Agenda Item III.C, Mr. Deshazo gave a presentation on South Florida's Demographic Transformation 2000-2024. He informed the Council that the South Florida Regional Planning Council updated its analysis of Florida's demographic transformation from 2000 to 2024, focusing on Broward, Miami-Dade, and Monroe counties. The study highlights demographic changes in the three counties, with Monroe County experiencing a decade-long decline before recovering, while the other two counties grew.

Mr. Deshazo provided detailed information on international immigration, aging information (younger residents leaving the area), housing units, household size, and median household income. Councilmember Geller stated that, in an article he read, our area is having more affluent, older people moving in, and displacing the younger generation because they can't afford it. Councilmember Geller pointed out that the household size is different than the information from Ralph Stone of Broward County Housing Finance. Mr. Deshazo stated that he would contact Mr. Stone to verify the numbers. You will find the presentation here:
https://sfregionalcouncil.org/wp-content/uploads/2026/04/SFRPC_Demographics_2000-2024-4-20-26.pdf

Chair García arrived, the gavel was handed to him from Second Vice Chair Caplan, and he presided over the rest of the meeting.

The Councilmembers decided to ratify the motions made previously.

Councilmember Geller motioned that the entire SFRPC actions/motions taken by the Executive Committee given earlier be ratified for the record. Councilmember Furr seconded the motion, which was adopted by unanimous vote.

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

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

Mrs. Cosio Carballo provided an overview of Mr. Coughlin's professional background, noting his 19 years of service with FPL. She also acknowledged additional FPL representatives in attendance, including Mrs. Juliet Roulhac, Mr. Fernandez, and Mr. Goorland. She explained that Mr. Coughlin would present an update on the Andytown Oasis Transmission Line Project, including key background information, and FPL will provide further updates to the Council as additional information becomes available. The project is being reviewed by the Florida Public Service Commission (PSC). Legal Counsel Sam Goren and his colleagues have been monitoring the process.

Mr. Coughlin (virtually) updated the Councilmembers on FPL's Andytown Oasis Transmission Line Project (AOP), located in Broward and Miami-Dade County. He spoke in detail about the history, project overview, and schedule. FPL is proposing a transmission corridor from the existing Andytown substation in Broward County to the new Oasis substation in Miami-Dade County, which will also connect to the existing Quarry and Levee Substations. The AOP hopes to meet the projected load growth in Miami-Dade County with the added capacity and increase power transfer capacity. A significant portion of the preliminary preferred corridor follows land approved as the West Corridor (WCC) for the Turkey Point Units 6 and 7 certifications. FPL acquired this land in the 1960s and 1970s. In 1989, the Everglades National Park boundary expanded eastward to include it. In the mid-2000s, FPL negotiated a land exchange with federal and state agencies to transfer its holdings to the park in return for land along the park's eastern edge.

In 2009, FPL sought certification for Turkey Point Units 6 and 7, including transmission lines along western corridors on the exchanged lands. The 2014 Final Order approved the WCC, determining it had the fewest environmental impacts and received broad agency and stakeholder support. The land exchange was finalized in 2016, requiring FPL to prioritize siting transmission lines east of the park, with provisions to return certain lands. After appeals, the certification became final in 2020. He compared the maps/study areas showing the substations, study area, and the existing and preliminary preferred corridor in detail. Public outreach on the preliminary preferred corridor is underway, with open houses held in March 2026 in Broward and Miami-Dade County. The Transmission Line Siting Act (TLSA) application and the need determination, which is a separate process and a different department within FPL, are expected to be filed in April 2026. Design and permitting are scheduled to occur from 2026 through 2028, with construction projected to begin in 2029. Included in the presentation were the pictures of the structures to be implemented.

Councilmember Geller asked if there was any opposition to the project. He has not heard any opposition in Broward County. Mr. Coughlin stated that they are working with all the major stakeholders, such as SFWMD, Everglades National Park, Town of Southwest Ranches, Department of the Interior, to name a few. Mr. Coughlin stated he is not aware of any opposition at this preliminary stage, before filing with the Florida Department of Environmental Protection.

Chair García thanked Mrs. Cosio Carballo for presenting the preliminary information on the transmission lines and expressed appreciation to Mr. Coughlin for his presentation. He commended FPL's ongoing stakeholder coordination efforts and emphasized the importance of balancing environmental considerations with regional energy needs across all three counties. Chair García inquired about potential environmental concerns. Mr. Coughlin responded that, in the later stages of the project, an environmental consultant will be retained to conduct assessments of environmental and cultural resources.

Mrs. Cosio Carballo thanked Mr. Coughlin and noted that, as the project continues, information will be developed across multiple departments within FPL. She explained that the Council will be notified when the item is filed with the PSC, and that Mr. Goren and his colleagues have been following the process to maintain the rights of the Board. As a regional agency, she reached out to partner agencies for input; most indicated they are aware of the project and intend to participate in the regulatory review process.

Mr. Goren provided an overview of the process and recommended that the Council not intervene in the current PSC proceedings at this time, noting that doing so would require considerable resources. He explained that the Council is currently observing the process while retaining the option to join later if needed. He added that the legal team is actively monitoring developments, including filings and concerns raised by other parties, and noted that local governments such as Miami-Dade and Broward Counties have not filed formal objections. Chair García agreed with the Council's proceedings on this matter. It was noted that FDOT, GMX, and CSX are involved in the process, and Councilmember Furr inquired whether the project could affect the potential for a rail line along US 27. Mr. Coughlin responded that the transmission lines would be located further west and should not interfere with a potential rail corridor. Mr. Goren stated that the Environmental Defense Fund (EDF) pre-filed certain information and gave detailed information on the two witnesses and their comments. Mrs. Cosio Carballo researched and read that Florida Fish and Wildlife will be looking into potential impacts on listed species and habitats when it comes to the sighting tax certification. Chair García thanked Mr. Coughlin again for his presentation.

The presentation is located here:
https://sfregionalcouncil.org/wp-content/uploads/2026/04/Andytown-Oasis-Project-District.pdf

The Chair continued to Agenda Items: C.IV. Program Reports and Activities.

III. Action Items

A. Minutes of the Previous Meeting

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

B. Financial Report

Leandro Braslavsky Soldi, Director of Finance & IT, explained the Financials in detail. Councilmember Geller requested information on whether the SFRPC's programs' funding has a net gain, a net loss, or a pass-through. Mr. Braslavsky Soldi explained that some projects are ahead while others are breaking even, and he will provide detailed information for each project at a future meeting. We are maintaining our fiscal responsibility in our projects and have reduced the indirect cost rates over the past few years.

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

Public Hearing
Second Vice Chair Caplan 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.

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

Adopted

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

*Property Rights Amendment

Public Hearing
Second Vice Chair Caplan 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.

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

Public Hearing

Mr. Goren explained that the Executive Committee has the legal authority to take action; it is not necessary to ratify the motions once Chair García arrives, but it may be done if desired. It was decided that the motions would be ratified once Chair García arrives.

D. Regional Issues: Comprehensive Plan Amendment Review – None

Public Comments
There were no comments or questions from the public in person or virtually.

IV. Program Reports and Activities

A. SFRPC Brownfields Cleanup Revolving Loan Fund Request for Qualifications (RFQ) for Qualified Environmental Consultants

Mrs. Cosio Carballo gave a brief update on the Request for Qualifications (RFQ) for the Brownfields Cleanup RLF, noting that one had not been conducted in the past four years. She noted there were eight qualified submissions and named them accordingly.

B. FPL / Proposed Andytown-Oasis Transmission Lines Project

Mrs. Cosio Carballo explained that the Agenda Item is a preliminary analysis by SFRPC staff of the Andytown–Oasis Transmission Line Project. Because the project spans multiple local government jurisdictions and involves regionally significant energy infrastructure, it may be reviewed for consistency with the Strategic Regional Policy Plan for South Florida (SRPP), particularly regarding infrastructure coordination, environmental protection, and growth management. She noted that the preliminary analysis found the project generally consistent with key SRPP policies, citing its corridor-based approach, ongoing environmental review, and coordinated regional planning framework. She added that continued compliance with SRPP principles, including the protection of Natural Resources of Regional Significance, the preservation of ecological connectivity, and the implementation of meaningful mitigation measures, will remain important as the project moves toward final corridor certification. She will keep the Councilmembers up to date, and she thanked SFRPC staff, Christina Miskis, and Marion Knowles for their work on this item.

C. Opportunity Zones 2.0: Overview and Maps

Ms. Marion Knowles, Council staff, gave a presentation on Opportunity Zones 2.0 (OZ 2.0). Ms. Knowles

explained that the Tax Credit and Jobs Act of 2017 created Opportunity Zones, areas designed to attract investors, businesses, developers, and financial institutions to low-income census tracts and spur job creation. Opportunity Zones are the largest federal community development tax incentive in the United States, influencing billions of dollars of investments. She explained in detail the process, the Florida Commerce survey, requirements, and the eligible census tracts information for Monroe, Miami-Dade, and Broward counties. Included were maps depicting the various Opportunity Zone tracts in each municipality and county. For community outreach, she mentioned that municipality and county managers, planners, and elected officials were notified of this economic development opportunity. Councilmember Furr requested more information, which Council staff will provide. Mrs. Cosio Carballo stated that the Council will be sending a letter of support for the City of Hollywood for OZ 2.0 for their proposed designation application; there are other municipalities applying as well. Councilmember Geller requested an interactive map, and Council staff will send the Councilmembers the link, as noted in the Agenda Item.

D. TCRPC / SFRPC Joint Council Meeting

Chair García updated the Council on the Joint Meeting held at the Palm Beach MPO, stating how great it was collaborating with partners along the east coast and complimenting Brightline for its accommodations. Mrs. Cosio Carballo thanked Chair García and Councilmembers Geller, Caplan, Rodriguez, and Allbritton for attending. She summarized the presentations and updates from the meeting, noting that the presentations and the WPBF 25 News interview are available on the Council's website.

Mrs. Cosio Carballo mentioned TCRPC's membership model, which includes both Board members and alternates and noted the topic of engaging new potential members for the Council was raised during the past Nominating Committee Meeting. She suggested revisiting the idea of forming a membership committee to explore ways to increase participation, develop regional leadership, and evaluate options for an alternate member selection process to bring back to the Council. Chair García brought up the subject of Data Centers (water and power needs), Earth Day, and the power needed for our communities. He stated that at the local, state, and federal levels we need to be mindful of the Data Center consumption needs.

E. SFRPC Revolving Loan Funds Status Report
F. SFRPC CARES Act RLF Status Report

Jeff Tart, Senior Loan Officer and Manager of the Revolving Loan Fund Programs, announced the launch of a Revolving Loan Fund (RLF) borrower profile series highlighting businesses that have successfully used CARES Act funding to expand operations, create jobs, and positively impact local communities. This month's featured borrower is Francois Leconte of Findal Media and Technology Group, Inc., recognized for the growth of WDFL-TV (Channel 18) as an ABC Miami affiliate; the profile was included in the Board package.

Staff also reported that the CARES Act RLF program has closed 39 loans totaling $9.06 million since inception, helping create and retain more than 350 jobs, with approximately $660,000 currently available for new loans. Two additional $100,000 loan requests are under review: one for Xaymaca Coffee Traders in Tamarac to support retail expansion, and one for Compass Law Florida in Fort Lauderdale to support business expansion.

Regarding the traditional RLF program, staff noted that $5.20 million has been provided to 29 businesses, with approximately $1.20 million still available for lending. Outreach efforts continue, and Councilmember referrals are welcomed. Mrs. Cosio Carballo explained the process, qualifications of applicants, and the RLF Boardmembers including Councilmembers Goldberg and Kaufman, banks, Palm Beach Legal Services, of the RLF Program.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo reiterated the Membership Committee conversation. There was a discussion regarding the Regional Conference date, time, and the three Commissions' summer vacation dates. The Council's summer recess is in August. It was decided that the Regional Conference will be in September. The SFRPC/TCRPC Blue Tech Joint Conference will be held on October 30th. Regional discussion topics included condominiums, workforce issues, AI, data centers, coral restoration/artificial reef updates, transportation modes, and autonomous vehicles. Councilmember Lincoln suggested the Mote Laboratory for updated resilient coral information. Coral funding and the next session's budget were discussed. Chair Garcia suggested the Councilmembers email Mrs. Cosio Carballo with their suggestions.

B. Legal Counsel Report

Mr. Goren briefly summarized the pending litigation and asked Councilmembers to review the materials provided, as he cannot comment publicly. The Council has met its obligation.

C. Council Members Report

Councilmember Geller commended Councilmember Furr for his work on solid waste initiatives. Councilmember Furr noted that the Executive Board and Governing Board approved a Master Plan Facilities Amendment, which will be distributed to all municipalities.

Chair Senator García reported that recent Miami-Dade County discussions included public concerns about solid waste disposal. He said proposals may be introduced at a future Commission meeting and that he will update the Council.

Councilmember Furr suggested Miami-Dade County consider Broward County's experience with source separation, including efforts implemented in Okeechobee County. He detailed some of the specifications the company made with Broward County.

Councilmember Caplan discussed ongoing concerns about water management and water quality, particularly factors affecting Biscayne Bay.

Councilmember Allbritton referenced a presentation from Florida Power & Light on the Andytown project, noting that planned transmission lines are not expected to impact Southwest Ranches due to the Town's location. He also mentioned upcoming discussions regarding solid waste matters, which the Town will be voting on.

Mayor Lincoln, Immediate Past Chair, discussed budget planning in Monroe County, noting uncertainty related to potential state-level decisions. She shared that the County recently voted to dissolve its Human Services Advisory Board and reallocate funding to the Department of Health and internal county social services, which may then subcontract with nonprofit organizations. She also noted that the County is evaluating multiple budget scenarios, including potential reductions in ad valorem tax revenue.

Chair Senator García and Councilmember Geller discussed broader budget concerns in Miami-Dade and Broward counties, including uncertainty around future revenues, potential impacts to property tax structures, and ongoing discussions regarding allocations to nonprofit organizations. Councilmember Geller also noted concerns regarding increasing budget allocations to the Sheriff's Office and potential restructuring considerations.

Councilmembers Goldberg and Kaufman reported no updates.

D. Ex-Officio Report

Sirena Davila, representing the FDEP, had no updates.

Dat Huynh, representing the FDOT District 6, announced that Shereen Yee Fong has transferred from FDOT District 6 to FDOT District 4. Moving forward, reviews and correspondence should be directed to Ken Jeffries, who will also serve as Mr. Huynh's alternate. He also expressed appreciation to the Council for their condolences.

Armando Vilaboy, representing the SFWMD, provided a follow-up on prior water shortage warnings issued by the SFWMD, noting that such warnings have been discontinued in Monroe, Miami-Dade, Glades, and Highlands counties, and were not issued in Broward County.

VI. Announcements and Attachments

A. Attendance Form
B. Upcoming Meetings
   1) Monday, May 18, 2026, 10:30 am (SFRPC)

2) Monday, June 15, 2026, 10:30 am (SFRPC)
3) Monday, July 20, 2026, 10:30 am (SFRPC)
4) August – Summer Break
5) Monday, September 28, 2026, 10:30 am (SFRPC)
6) Monday, October 19, 2026, 10:30 am (SFRPC)
7) Friday, October 30, 2026 (TBD), SFRPC / TCRPC Joint Conference - Topic: Blue Tech Economy

VII. Adjourn

Chair García adjourned the meeting at 12:12 p.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 April 20, 2026, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, adopted on the 18th day of May 2026.

_____ _____

Maria Rodriguez, Secretary
Commissioner, City of Pembroke Pines

Date

MEMORANDUM

AGENDA ITEM #III.B

DATE: MAY 18, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: FINANCIAL REPORT

Attached is a Financial Report comparing the months of February through April 2026 for your review and approval.

Recommendation

Approve the Financial Report.

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

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
COMPARATIVE BALANCE SHEET
April 30, 2026
(unaudited)

	February	March	April	Increase (Decrease)
General Fund				
Assets:				
Cash GF	2,167,792	2,005,139	1,864,588	(140,551)
SBA - Investment Account	538,683	540,434	542,138	1,705
Accounts Receivable	13,633	13,633	10,630	(3,003)
Due From Other Funds	35,959	63,772	44,446	(19,326)
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	2,771,545	2,638,454	2,477,279	(161,174)
Liabilities and Fund Balance:				
Liabilities	20,573	30,297	16,547	(13,750)
Fund Balance	2,750,972	2,608,157	2,460,732	(147,424)
Total Liabilities and Fund Balance	2,771,545	2,638,454	2,477,279	(161,174)
Federal, State & Local				
Assets:				
Accounts Receivable	70,874	62,063	84,698	22,635
Total Assets	70,874	62,063	84,698	22,635
Liabilities and Fund Balance:				
Liabilities	426	3,691	75	(3,617)
Fund Balance	70,448	58,372	84,623	26,251
Total Liabilities and Fund Balance	70,874	62,063	84,698	22,635
Revolving Loan Funds				
Assets:				
Cash RLF	3,456,355	3,582,231	3,637,251	55,020
Accounts Receivable	9,598,040	9,482,606	9,432,521	(50,085)
Allowance for Loan Losses	(1,131,419)	(1,131,419)	(1,131,419)	-
Total Assets	11,922,977	11,933,419	11,938,354	4,935
Liabilities and Fund Balance:				
Accounts Payable	1,513	27,438	38	(27,400)
Due To Other Funds	35,959	63,772	44,446	(19,326)
Fund Balance	11,885,504	11,842,209	11,893,869	51,661
Total Liabilities and Fund Balance	11,922,977	11,933,419	11,938,354	4,935
Southeast Florida Regional Prosperity Institute				
Assets:				
Cash	67,000	67,115	67,225	110
Receivables	-	-	-	-
Total Assets	67,000	67,115	67,225	110
Liabilities and Fund Balance:				
Liabilities	127	137	27	(109)
Fund Balance	66,873	66,979	67,198	219
Total Liabilities and Fund Balance	67,000	67,115	67,225	110

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

April 30, 2026

(unaudited)

Description	February	March	April	Fiscal to Date	% Realized	Annual Budget	% of Budget	Remaining Budget
REVENUE REPORT								
Membership Dues	$ -	$ -	$ -	$ 1,360,630	100%	$ 1,360,630	34%	$ 1,360,630
Interest & Other Income	6,643	7,132	6,399	51,316	73%	$ 70,000	2%	18,684
Federal Funded Projects	47,186	68,481	42,741	357,222	54%	$ 667,617	17%	310,395
State Funded Projects	18,450	-	-	33,300	9%	$ 387,650	10%	354,350
Local Funded Projects	33,732	14,612	72,326	313,466	79%	$ 395,258	10%	81,792
Trust Funds	40,088	48,497	299,499	1,114,252	101%	$ 1,108,014	28%	(6,238)
TOTAL Revenues	146,100	138,721	420,965	3,230,186	81%	3,989,169	100%	758,983
EXPENSE REPORT								
Operating Expenses								
Staff Compensation	$ 139,469	$ 136,912	$ 202,657	$ 1,146,757	56%	$ 2,033,272	51%	$ 886,514
Occupancy	9,650	9,650	9,650	66,982	55%	122,004	3%	55,021
Utilities Electric/Sanitation	648	502	445	3,482	50%	7,000	0%	3,518
Janitorial Services	802	-	1,949	5,157	52%	10,000	0%	4,843
Repairs & Maintenance	-	325	819	1,144	16%	7,000	0%	5,856
Storage	518	518	518	3,626	48%	7,500	0%	3,874
Office Automation	2,659	6,897	4,302	50,284	72%	70,000	2%	19,716
Advertising, Notices, Supplies, Postage & PR	17,101	4,141	10,564	52,324	61%	85,414	2%	33,090
Travel	2,243	504	656	3,710	31%	12,000	0%	8,290
Professional Development	-	-	-	878	5%	16,000	0%	15,122
Insurance	3,654	11,673	-	26,999	49%	55,000	1%	28,001
Miscellaneous Expenses	-	-	-	-	0%	1,000	0%	1,000
Legal Services (1)	6,050	2,526	11,938	30,221	46%	65,000	2%	34,780
Financial Services	132	1,239	137	2,091	4%	50,000	1%	47,909
Professional Consultants	213	-	350	4,603	27%	17,000	0%	12,398
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	**253,066**	**174,886**	**243,984**	**1,398,256**	54%	**2,583,189**	**65%**	**1,184,933**
Pass Through Expenses:	33,915	99,698	45,189	321,157	23%	1,383,786	34%	1,062,629
TOTAL Expenses	**305,784**	**274,585**	**289,174**	**1,719,413**	**43%**	**3,966,975**	**99%**	**2,247,561**
OTHER REVENUES (Expenses)								
Bad Debt- RLF Programs	-	-	-	-				
Excess (deficit) Revenues over Expenditures	**$ (30,584)**	**$ 1,562,437**	**$ 131,792**	**$ 1,510,773**		**$ 22,194**	**1%**	

(1) Additional legal YTD expenses included in "pass-through Expenses" **$ 25,805**

Note: Percentage of Fiscal Year lapsed *58.33%*

MEMORANDUM

AGENDA ITEM #III.C

DATE: MAY 18, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED AMENDMENT CONSENT

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to "assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region."

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP).* Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness. A written report of the Council's evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation:

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments, with a copy to the State Land Planning Agency.

PROPOSED AMENDMENTS

- **Broward County 26-04ESR**
  Proposes amendments to the Broward County Comprehensive Plan's Climate Change, Recreation and Open Space, and Transportation Elements to remove references to initiatives that support diversity, equity, and inclusion (DEI).

- **Monroe County 26-01ACSC**
  Proposes amending Policies 101.5.30, 101.5.31, 101.5.32, 101.5.33, 101.5.34, and the Glossary of the Monroe County 2030 Comprehensive Plan to increase the maximum height of residential structures from 35 feet to 42 feet.

- **Monroe County 26-02ACSC**
  Proposes amendments to the Monroe County 2030 Comprehensive Plan modifying the Future Land Use and the Housing Elements to modify the requirements related to the 300 Keys Affordable Workforce Housing Initiative Early Evacuation Unit Building Permit Allocations by removing the 1-for-1 takings and Bert Harris Act liability reduction exchange requirement by amending, as well as clarifying, Policies 101.2.2, 101.2.4, 101.3.1, 101.3.2, 101.3.3, 101.3.4, 101.3.10, 101.3.11, 101.3.12, and 601.1.8.

- **City of Doral 26-01ER***
  Proposes amendments adopting Evaluation and Appraisal Report-based amendments to the Comprehensive Plan by amending the Resiliency Element, Future Land Use Element, Transportation Element, Housing Element, Infrastructure Element, Conservation Element, Parks and Recreation Element, Educational Facilities Element, Intergovernmental Coordination Element, and Capital Improvements Element; by creating a new Private Property Rights Element and Economic Development Element; and updating the Water Supply Facilities Work Plan.

- **City of Hollywood 26-01ESR**
  Proposes an amendment to the City's Comprehensive Plan updating the Potable Water sub-element of the Utilities Element and the Water Supply Plan.

- **Village of Pinecrest 26-01ER**
  Proposes Evaluation and Appraisal Report-based amendments to the Village of Pinecrest's Comprehensive Development Master Plan, including: revisions and updates to the supporting Background Data and Analysis and to the Goals, Objectives, and Policies; amending the Future Land Use Map by bringing two (2) new properties into the Pinecrest Business Alternative District; and updates to the Village's Ten-Year Water Supply Facilities Work Plan.

- **City of Plantation 26-02ESR**
  Proposes a new 2025-2045 City of Plantation Comprehensive Plan, replacing the adopted Comprehensive Plan in its entirety and including the following elements: Future Land Use, Transportation and Mobility, Housing, Sanitary Sewer, Potable Water, Stormwater and Drainage, Solid Waste, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital

Improvements, Public Schools Facilities, Neighborhood Design, Property Rights, and Resiliency and Sustainability.

ADOPTED AMENDMENTS

- **Broward County 26-01ESR**
  Adopts an amendment to the Broward County Land Use Plan to amend the land use designation of a property in the City of Lauderhill from Commercial Recreation to Irregular (9) Residential. The property is approximately 132.6 acres and is generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard West and Rock Island Road. The amendment supports the redevelopment of the site into a residential community containing 888 dwelling units comprised of a mix of single-family detached and attached housing units and multi-family townhome units. In addition, a text amendment is included that updates Broward County Land Use Plan Policy 2.23.2 regarding Environmentally Sensitive Lands.

- **Islamorada, Village of Islands 25-06ACSC**
  Adopts an amendment to the Comprehensive Plan of Islamorada, Village of Islands, which amends the land use designation of a property in the Future Land Use Map from Conservation (C) to Mixed Use (MU) and establishes a new subarea policy under objective 1-2.11. The subject property is located on Overseas Highway, Upper Matecumbe Key, with Real Estate Number 00096850-000200 comprising approximately 6.4 acres (3.16 of which is mangroves).

- **City of Lighthouse Point 25-01ER**
  Adopts an amendment to the Comprehensive Plan of the City of Lighthouse Point, with a text amendment updating the Future Land Use Element, Housing Element, Recreation and Open Space Element, Transportation Element, Coastal Management Element, Conservation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, Capital Improvements Element, and Intergovernmental Coordination Element.

- **City of Margate 26-01ESR**
  Adopts amendments to the City of Margate's Comprehensive Plan; Amending Element III, "Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water, Aquifer Recharge"; Amending Part 1, "Potable Water" to adopt the updated Ten-Year Water Supply Facilities Work Plan.

- **City of North Miami Beach 24-01ESR**
  Adopts amendments to the City's Future Land Use Element (FLUE) Text; Amending polices 1.2.7., 1.6.3., 1.8.2., 1.8.5., and 1.8.6., to set minimum standards over all development within the Rapid Transit Zone (RPZ) by adopting a local ordinance with its own policies satisfying the minimum floor-area ratio (FAR) requirements of the County's RTZ ordinance, as well as procedures for review and approval of new development within the RTZ.

- **City of Oakland Park 25-01ESR**
  Adopts amendments to the City's Comprehensive Plan 2045 to the Future Land Use Element (FLUE), and the Housing Element Chapter 163, Section 163.3184, of the Florida Statutes; by specifically amending policies in the "Future Land Use Element" to comply with the items identified as

deficiencies, by the Broward County Planning Council on October 24, 2024, according to Article 2.3.1 of the Administrative Rules document: BrowardNext, in addition providing for a revised policy in the "Housing Element".

- **City of Pompano Beach 26-01ESR**
  Adopts amendments of the City of Pompano Beach, Florida, adopting amendments to the Potable Water Sub-Element and the Conservation Element in the City's Comprehensive Plan to be consistent with the South Florida Water Management District's 2023-2024 Lower East Coast Regional Water Supply Plan.

*Property Rights Amendment

**** Staff Note:** Due to the different time requirements for Agencies' responses, some comments may not have been received. Of the Agencies that have submitted comments, those comments do not reflect potential adverse regional or extra-jurisdictional impacts.

No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.

MEMORANDUM

AGENDA ITEM #IV.A

DATE: MAY 18, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: DATA CENTER RESOURCES

Following the Data Center presentation and conversation at the April 10, 2026 TCRPC / SFRPC Joint Council Meeting, Council staff continues to collect information and resources that may be helpful for Council Members and elected officials.

On May 8, 2026 Governor DeSantis signed CS/CS/SB 484 by Senator Avila into law. https://laws.flrules.org/2026/65. This legislation revises Florida law regarding the regulation of large-scale data centers and certain other large electricity users. The Florida Senate Bill Analysis and Fiscal Impact Statement by the Senate Rules Committee provides an excellent review of the legislation and most important issues related to large scale data centers. This Staff Analysis provides among other things, information about the different types of data centers and their energy usage: Micro data center, Small-sized data centers, Medium-sized data centers, Large-scale data centers, and Hyperscale data centers.

Please note that following the publication of the Senate Rules Committee Staff Analysis on February 18, 2026, the legislation was subsequently amended by the Florida House of Representatives prior to final passage by the Florida Senate. House Amendment - Barcode 383957 revised CS/CS/SB 484 by:

- Deleting a specification that agencies may not enter into non-disclosure agreements, or other contracts restricting the agency from disclosing information about potential data center development to members of the public.

- Changing the effective date (to effective upon becoming a law) of a provision maintaining the authority of local governments to exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to

large load customers. This provision also establishes that large load customers may not be considered an electric substation for the purposes of s.163.3208, F.S.

- Revising s. 288.075, F.S., which provides in current law a 12-month public records exemption, upon written request, for certain information held by economic development agencies when a business is considering locating, relocating, or expanding in Florida, with a possible 12-month extension upon written request. The underlying bill provision requires disclosure if the project involves a data center and eliminates the additional 12-month extension for projects that involve data centers. The amendment maintains this extension prohibition (with stylistic revisions), but removes the disclosure requirement.

- Removing a directive for the PSC to engage in rulemaking relating to creating large load tariff minimum requirements.

- Removing a provision that large load tariffs minimize the risk of nonpayment of such costs to the maximum extent practicable and replaces it with a directive that the general body of ratepayers may not bear the risk of non-payment of the costs to serve large load customers.

- Making the ratemaking and other financial tools to effectuate large load tariffs to be optional and does not provide or direct the PSC to use these in creating minimum standards.

- Requiring updated large load tariffs to be filed by the utilities by October 1, 2026.

- Changing the effective date (to effective upon becoming a law) of a provision in the bill amending 373.203, F.S., to create a definition for data centers and large-scale data centers for ch. 373, F.S., which regulates Florida's water resources.

- Creating a requirement that the Office of Program Policy Analysis and Government Accountability (OPPAGA) shall contract for an independent, interdisciplinary study of policy considerations related to the construction and operation of large-scale data centers.

- Removing a re-enactment and making technical changes.

Multiple websites exist to provide information about Data Centers and assist local governments in planning for and regulating emerging Hyperscale data centers. These include, but are not limited, to:

1000 Friends of Florida Potential Impacts of Data Center Development on Florida Communities: https://1000fof.org/wp-content/uploads/2026/02/FOF-1380-Data-Centers-Special-Report-v4-FINAL.pdf

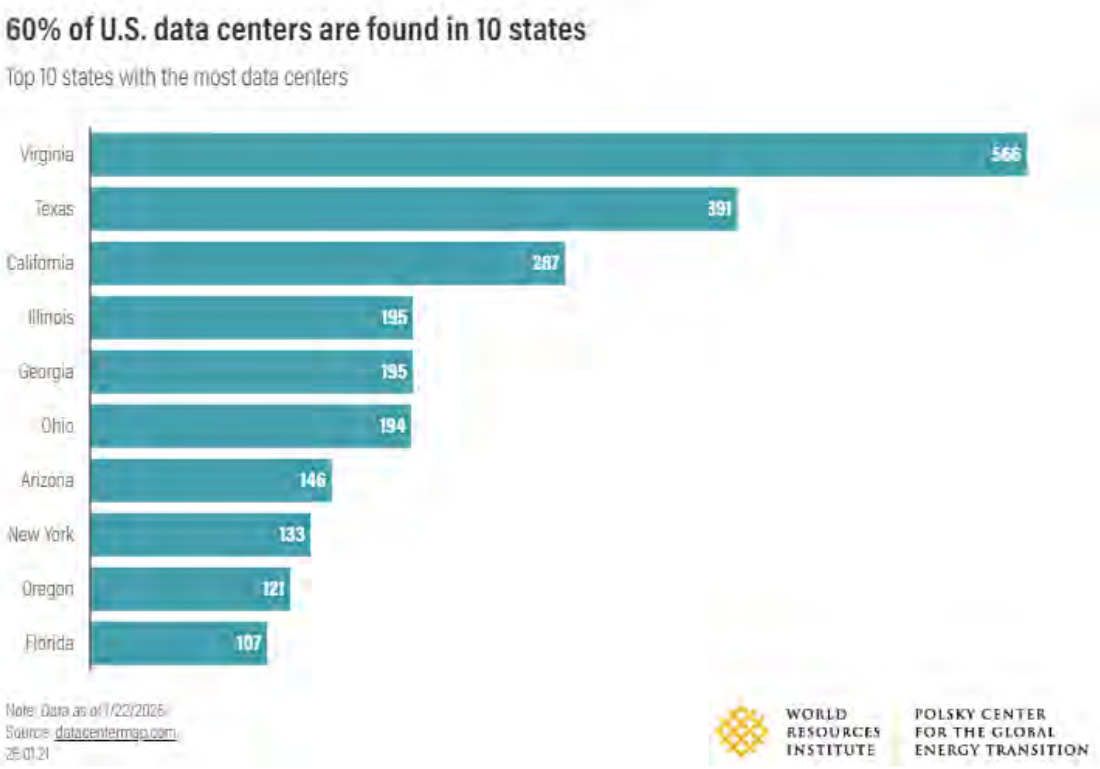
North Star Data Center Policy Toolkit: About - North Star Data Center Policy Toolkit
"This policy toolkit is primarily geared toward stopping, slowing, and restricting rampant data center development in the US at the local and state level. **…"** This tool kit contains information about local, state, regional, and federal actions that can be implemented to regulate data centers; informational guides, and webinar meetings.

State Policy Toolkits for Data Center Regulation / Water Impacts: https://climate-xchange.org/resources-for-regulating-data-centers/water-impacts/ This report analyzes over 160 state-level bills from 2025 and 2026 session to identify policy tools that protect water supply, quality, and rates.

Preliminary Toolkit for Municipal Data Center Planning in Washtenaw County: https://content.civicplus.com/api/assets/ee280c75-b213-4c90-8d02-756fc3890329

Data Center Map: https://www.datacentermap.com/
Miami Dade: https://www.datacentermap.com/usa/florida/miami/
Broward: https://www.datacentermap.com/usa/florida/fort-lauderdale/

World Resources Institute: https://www.wri.org/insights/us-data-center-growth-impacts



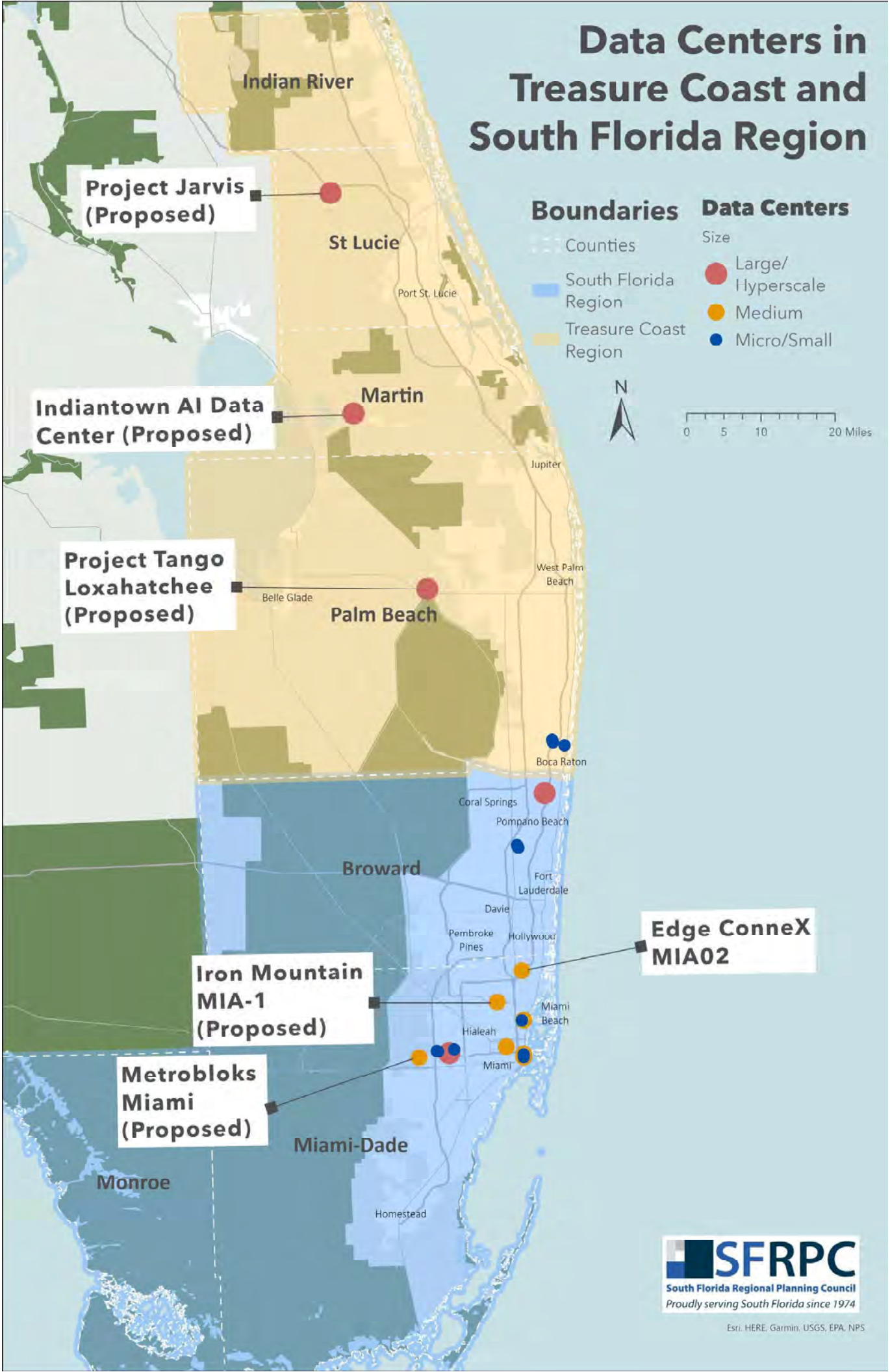
Appendix 1: Data Center Map and Locations in Southeast Florida and SFRPC Data Center Briefing Paper.

Appendix 2: Sample Ordinance creating a temporary moratorium on the acceptance, review, or approval of applications for data centers; Sample Ordinance creating a Special Use District for Data Centers (Indianapolis-Marion County, Indiana).

In Florida, Nassau County is currently in the process of adopting an ordinance and Citrus County has indicated that they will also pursue a temporary moratorium.

Information only.

Appendix 1


Data Centers in Treasure Coast and South Florida Region
Indian River
Project Jarvis (Proposed)
St Lucie
Port St. Lucie
Boundaries
Counties
South Florida Region
Treasure Coast Region
Data Centers
Size
Large/ Hyperscale
Medium
Micro/Small
N
0 5 10 20 Miles
Indiantown AI Data Center (Proposed)
Martin
Jupiter
Project Tango Loxahatchee (Proposed)
Belle Glade
Palm Beach
West Palm Beach
Boca Raton
Coral Springs
Pompano Beach
Broward
Fort Lauderdale
Davie
Pembroke Pines
Hollywood
Edge ConneX MIA02
Iron Mountain MIA-1 (Proposed)
Miami Beach
Hialeah
Miami
Metrobloks Miami (Proposed)
Miami-Dade
Monroe
Homestead
SFRPC
South Florida Regional Planning Council
Proudly serving South Florida since 1974
Esri, HERE, Garmin, USGS, EPA, NPS

Map Information

Classification	Name	Status	Capacity	Address
Large/hyperscale	Equinix MI6 Doral Data Center	Existing	Not publicly listed	1525 NW 98th Ct, Doral, FL 33172
Large/hyperscale	Volico FLL1 Broward Data Center	Existing	48.0 MW	500 Green Rd, Deerfield Beach, FL 33064
Large/hyperscale	Project Tango Loxahatchee	Proposed	200 MW	20125 Southern Blvd, Loxahatchee, FL 33470
Large/hyperscale	Project Jarvis (Sentinel Grove Technology Park)	Proposed	1,000 MW	Minute Maid Rd & Orange Ave, Fort Pierce, FL 34945
Large/hyperscale	Indiantown AI Data Center	Proposed	Not publicly listed	13820 Silver Fox Road

Classification	Name	Status	Capacity	Address
Medium	Equinix MI1 Miami Data Center	Existing	17.0 MW	50 NE 9th St, Miami, FL 33132
Medium	CoreSite MI1 Miami Data Center	Existing	Not publicly listed	2115 NW 22nd St, Miami, FL 33142
Medium	Volico MIA2 Miami Data Center	Existing	10.0 MW	36 NE 2nd St, Miami, FL 33132
Medium	iM Critical Miami Data Center	Existing	5.0 MW	100 NE 80th Terrace, Miami, FL 33138
Medium	EdgeConneX MIA02 Miami Data Center	Existing	6.0 MW	475 NE 185th St, Miami, FL
Medium	Metrobloks Miami Data Center (MIA-A1)	Proposed	15.0-15.2 MW	500 NW 137th Ave, Miami, FL
Medium	Iron Mountain MIA-1	Proposed	16.0 MW	2925 NW 120th Terrace, Miami, FL 33167

Classification	Name	Status	Capacity	Address
Micro/small	365 Data Centers BCA Boca Raton	Existing	2.0 MW	3500 NW Boca Raton Blvd, Boca Raton, FL 33431
Micro/small	365 Data Centers FTL Fort Lauderdale	Existing	1.0 MW	3250 W Commercial Blvd, Fort Lauderdale, FL 33309
Micro/small	QuadraNet Miami Data Center	Existing	2.0 MW	36 NE 2nd St, Miami, FL 33132
Micro/small	Equinix MI3 Boca Raton	Existing	2.0 MW	4680 Conference Way South, Boca Raton, FL 33431
Micro/small	Flexential Fort Lauderdale Data Center	Existing	3.0 MW	5301 NW 33rd Ave, Fort Lauderdale, FL 33309
Micro/small	Cogent Communications Boca Raton	Existing	Not listed	5050 Conference Way North, Boca Raton, FL 33431
Micro/small	365 Data Centers MIA3 Miami	Existing	Not listed	100 NE 80th St, Miami, FL
Micro/small	Aptum MIA-89P Data Center	Existing	2.0 MW	2300 NW 89th Pl, Doral, FL 33172
Micro/small	Equinix MI2 Miami Data Center	Existing	Not listed	36 NE 2nd St, Miami, FL 33132
Micro/small	Colocation America MiamiDC1 Data Center	Existing	1.0 MW	36 NE 2nd St, Miami, FL 33132
Micro/small	Navegalo Miami Data Center	Existing	Not listed	50 NE 8th St, Miami, FL 33132
Micro/small	DataBank MIA1	Existing	1.6-2.0 MW	36 NE 2nd St, Miami, FL 33132
Micro/small	QTS Miami Data Center	Existing	2.0 MW	11234 NW 20th St, Miami, FL 33172
Micro/small	EdgeConneX MIA01 Miami Data Center	Existing	1.0-2.0 MW	2132 NW 114th Ave, Miami, FL 33172

Classification Guide

Definitions sourced from SB 484 Staff Analysis:

Micro data center: These are the smallest type of data center—used by single companies or for remote offices of larger operations. Generally, these centers will have up to 10 server racks (or fewer than 140 servers).

- **Power capacity: Less than 150 kilowatts (kW).**
- **Size: Less than 5,000 square feet.**

Small-sized data centers: These types of data centers are typical for onsite or regional enterprise facilities, ranging from 500-2,000 servers.

- **Power capacity: 1 to 5 megawatts (MW).**
- **Size: 5,000 to 20,000 square feet.**

Medium-sized data centers: Also used for onsite or regional enterprise facilities. At the upper end of this scale, one may also see colocation data centers. Generally, these data centers will range from 2,000 to 5,000 servers.

- **Power capacity: 5 to 20 MW.**
- **Size: 20,000 to 100,000 square feet.**

Large-scale data center: These facilities can be used for collocation, cloud services, big data analytics, and artificial intelligence. Generally, these data centers will fall somewhere between a medium-sized data center and a hyperscale data center in regard to servers, power capacity, and size.

Hyperscale data center: These are massive-scale facilities, often involving a large campus of buildings. While the minimum scale to qualify as hyperscale can differ according to various sources—generally these facilities start at 40 to 100 MW in power capacity and reach up to a gigawatt or more.

Prepared by SFRPC Regional Planners Marion Knowles and Jordan Parker

Map Data: Collected from datacenters.com and cleanview.co

Data Centers and Regional Planning: Briefing for Florida RPCs

Executive Summary

A small number of hyperscale data centers built to support artificial intelligence and large-scale cloud computing are projected to drive most of the growth in U.S. data-center electricity demand over the next several years, creating outsized implications for grid planning and regulatory review.[1] While many smaller colocation and enterprise data centers exist, they account for a relatively modest share of total load and rarely trigger major utility approvals. By contrast, hyperscale AI facilities, often requiring tens to hundreds of megawatts at a single location, are responsible for the sharp increase in projected power use, with federal analyses estimating that data centers will rise from roughly 4.4% of U.S. electricity consumption in 2023 to as much as 6.7–12% by 2028, driven primarily by the deployment of new, large-scale AI-oriented campuses.[2] MIT estimates that AI can already replace 12% of the U.S. Labor market.[3] Additionally, Dario Amodei, Anthropic CEO, expects that 50% of entry-level, white-collar jobs will be disrupted In the next 5 years.[4] Between now and 2028, these hyperscale projects are expected to make up the majority of new data-center capacity additions and associated load growth, placing them squarely within the scope of RPC oversight related to interconnection, resource adequacy, cost allocation, and ratepayer impacts.[5]

Legislative Context

On July 1st, CS/CS/SB 484, concerning such datacenters, will take effect. CS/CS/SB 484 says that "facilities with substantial electric or other utility demands … may present unique planning, infrastructure and compatibility considerations. The Legislature intends that such considerations shall be addressed through local comprehensive planning … related to infrastructure capacity, land use compatibility, environmental impacts, and the efficient provision of public facilities and services."[6] RPCs serve an advisory role in this process, focusing on regional consistency with CEDS planning, infrastructure strain, and economic impacts.

Community & Infrastructure Impacts

- High, continuous peak and sustained electric demand concentrated in hyperscale facilities[7]
- 267% increase in monthly electricity costs over a five-year period for areas near significant data center activity[8]
- Potential need for new generation, substations, or transmission upgrades[9]
- Increased demand for potable or reclaimed water for cooling[10]
- Short-term construction jobs; limited permanent employment[11]

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[1] Lawrence Berkeley National Laboratory. *2024 United States Data Center Energy Usage Report. Prepared for the U.S. Department of Energy, December 19, 2024.* 11-14
[2] Lawrence Berkeley National Laboratory, 3
[3] Kolawole Samuel Adebayo, "Dario Amodei Doubled Down on His AI Jobs Warning—Here's What's Different Now," Forbes, February 21, 2026,
[4] Ibid
[5] *2024 United States Data Center Energy Usage Report* 15
[6] Florida Senate, *CS/CS/SB 484 (2026): Data Centers*, enrolled bill text, Florida Legislature, accessed April 1, 2026,
[7] *2024 United States Data Center Energy Usage Report,* 11-14
[8] Bloomberg News. "US Electricity Bills Soar Near Major AI Data Centers." Bloomberg Graphics, September 30, 2025.
[9] U.S. Department of Energy. "DOE Releases New Report Evaluating Increase in Electricity Demand from Data Centers." Energy.gov, December 20, 2024.
[10] Congressional Research Service. "Data Centers and Their Energy Consumption: Frequently Asked Questions." CRS Report No. R48646, January 23, 2026.
[11] Dean, Joseph. "Data Centers Won't Stop the Labor Market Slowdown: November 2025 Race, Jobs and Economy Update." National Community Reinvestment Coalition (NCRC), November 26, 2025.

RPC Recommendations and Accountability Tools

RPCs may recommend performance-based conditions, including usage-based clawbacks tied to actual power draw: phased certificates of occupancy linked to delivered capacity, utility cost impact disclosures, and penalties for prolonged underutilization of approved capacity or lack of long-term job creation.

Clawback Example

In Virginia, Dominion Energy requires large data centers to sign long-term contracts with minimum demand obligations, requiring payment for 60–85% of reserved electric capacity even if actual usage is lower. These provisions ensure that infrastructure built to serve data centers is not subsidized by other ratepayers and operate as a usage-based clawback when promised load does not materialize.[12]

Demographic Considerations and Economic Outlook

As discussed at the Joint Regional Conference on the Silver Tsunami on November 15, 2024, the number of electricity-dependent older adults in Southeast Florida is expected to rise substantially in the coming years, consistent with BEBR projections that the population age 85 and older will more than double over the next 25 years. While a precise estimate of additional demand on the power grid is not available, the risks of rising strain on the grid driven by demographic changes need to be taken into account.

While data centers are not used exclusively for AI, the role of data centers in supporting the growth of AI in the U.S. economy should be acknowledged. AI is reshaping work initially through task reallocation with near-term prospects of economy-wide job loss, as noted by the MIT study. The clearest effects to date are in occupations built around routine cognitive tasks, especially entry-level white-collar roles where AI can handle structured information work, such as drafting, customer support, and coding.[13] Beginning with a gradual restructuring of jobs, slower hiring in some exposed occupations, flatter career ladders for junior workers, there is significant risk that these shifts may turn into a landslide of job loss.

Harvard Business School recently published findings from data produced by Anthropic on occupational level risks of AI. The following figure illustrates why the infrastructure decisions local governments face today carry long-term economic consequences that extend well beyond grid planning by utilities. The blue area, representing the share of job tasks that AI models could theoretically perform, dwarfs the red area of actual observed workplace usage across nearly every occupational category, indicating that current AI deployment **substantially lags its demonstrated capability**, not the extent that AI can displace workers. The widest gaps appear in Management, Business & Finance, Legal, Office & Administrative Support, and Arts & Media: the occupational categories most concentrated in South Florida's business-service economy and most aligned with the entry-level white-collar roles identified as high-displacement risk. AI's capability to displace workers is likely to accelerate.

Data centers are the physical infrastructure enabling that acceleration. Approving large-scale AI-oriented facilities without accounting for their labor market effects means that the communities absorbing the grid strain and ratepayer cost increases may simultaneously bear a disproportionate share of the occupational restructuring those facilities drive.

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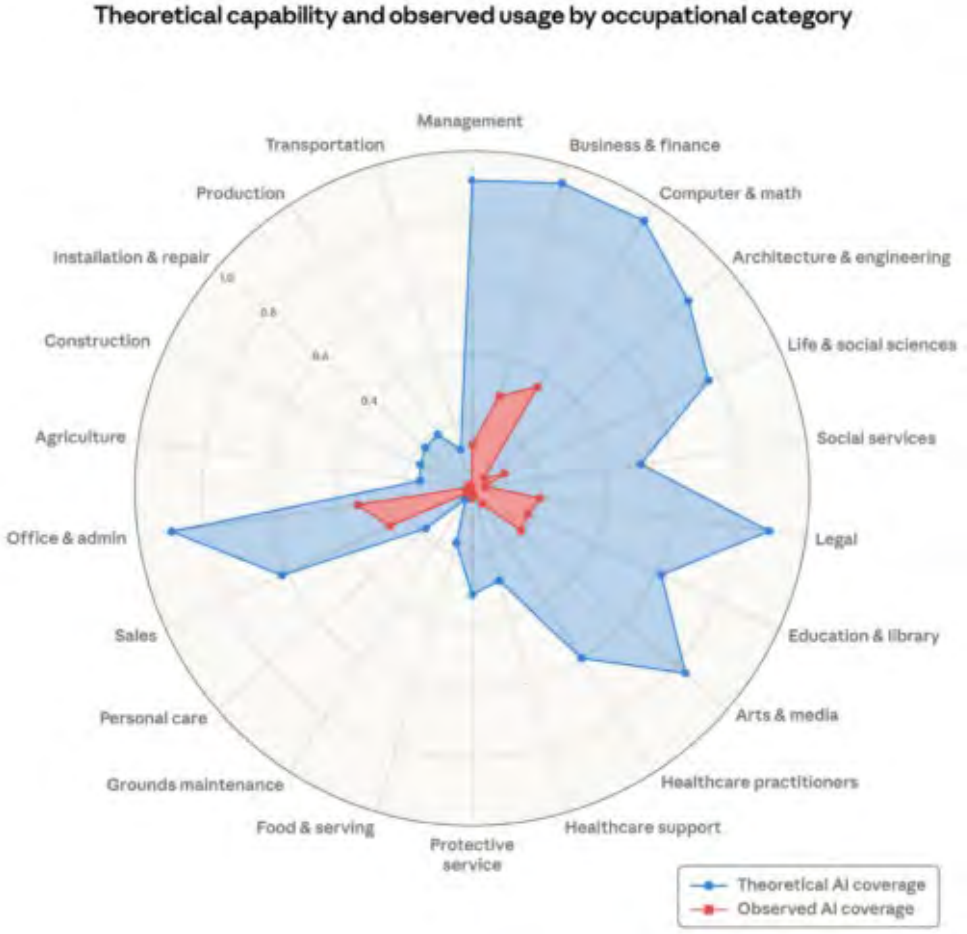
[12] Skidmore, Zachary. "Virginia Regulators Approve New Rate Class for Data Centers and Other Large Loads." Data Center Dynamics, November 27, 2025.

[13] Brynjolfsson, Erik, Danielle Li, and Lindsey Raymond. "Generative AI at Work." *Quarterly Journal of Economics* 140, no. 2 (2025): 889–942. https://doi.org/10.1093/qje/qjae044



Source: [Enhance or Eliminate? How AI Will Likely Change These Jobs | Working Knowledge](). Harvard Business School. Accessed April 8, 2026.

For additional information:

South Florida Regional Planning Council
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Hollywood, Florida 33020
(954) 924-3653; sfadmin@sfrpc.com

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Jordan Parker, Economic Development & Research Coordinator (jparker@sfrpc.com)

Appendix 2

ORDINANCE NUMBER 2026-044

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA; IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT PERMITS, DEVELOPMENT ORDERS, REZONING, OR SITE PLANS RELATED TO DATA CENTERS, DATA PROCESSING FACILITIES, DATA MINING OR CRYPTOCURRENCY MINING OPERATIONS (REFERENCED HEREIN COLLECTIVELY AS DATA CENTER FACILITIES) WITHIN UNINCORPORATED NASSAU COUNTY, FLORIDA; ADOPTING FINDINGS; PROVIDING FOR THE STUDY AND DEVELOPMENT OF APPROPRIATE LAND USE REGULATIONS ADDRESSING SUCH DATA CENTER USES; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (Board) has the authority pursuant to Chapter 125, Florida Statutes, and Article VIII of the Florida Constitution to protect the public health, safety and general welfare of its residents and to enact ordinance for valid governmental purposes that are no inconsistent with general or special law; and

WHEREAS, on April 13, 2026, the Board directed the County Attorney to prepare an ordinance instituting a temporary moratorium on the acceptance, review, or approval of applications for data center facilities; and

WHEREAS, Nassau County is located within a coastal region, an area that relies heavily upon groundwater resources from the Floridan Aquifer system, which has historically been subject to significant management and conservation efforts due to saltwater intrusion risks and long-term sustainability concerns; and

WHEREAS, state and regional planning efforts emphasize the importance of careful management of groundwater withdrawals and coastal water resources to ensure long-term environmental and economic stability for coastal communities; and

WHEREAS, data center facilities are known to require substantial water resources for cooling systems and substantial electrical power to support continuous computing operations, which in some cases require infrastructure demands comparable to small municipalities; and

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Relocated = green double underline

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WHEREAS, such facilities have the potential to place significant demands on regional groundwater supplies, water treatment infrastructure, and electrical grid capacity, particularly in rapidly growing areas; and

WHEREAS, the Board finds that Nassau County currently lacks specific zoning provisions or development regulations addressing the unique operational characteristics, infrastructure requirements, and environmental considerations associated with data center facilities; and

WHEREAS, the Board further finds that allowing such facilities to proceed without appropriate regulatory standards could create risks to the County's water resources, electrical infrastructure capacity, land use planning objectives, and long-term community development strategy; and

WHEREAS, Nassau County's proximity to sensitive coastal ecosystems, wetlands, estuarine systems, and maritime forests further underscores the importance of ensuring that new forms of industrial-scale development are evaluated carefully and responsibly; and

WHEREAS, local governments may enact moratoriums if the moratorium is intended to preserve the status quo and is rationally related to the government's attempt to enact changes to development regulations. (*WCI Communities Inc. v. City of Coral Springs*, 885 So. 2d 912 (Fla. 4th DCA 2004)); and

WHEREAS, Florida courts have held that permissible basis for land use restrictions include concern about the effect of the proposed development on traffic, congestion, surrounding property values, demands for public services, and on other aspects of the general welfare (*WCI Communities Inc. v. City of Coral Springs*, 885 So.2d 912 (Fla. 4th DCA 2004; *see also Corn v. City of Lauderdale Lakes*, 997 F.2d 1369, 1375 (11th Cir. 1993)); and

WHEREAS, local governments are entitled to enact moratoriums as a land-use tool to promote effective planning and preserve the status quo during this change (*Tahoe-Sierra Pres. Council, Inc. v. Tahoe Reg'l Planning Agency*, 535 U.S. 302, 337, 122 S.Ct. 1465, L.Ed.2d 517 (2002) (holding temporary moratoria are used widely among land use planners to preserve the status quo while formulating a more permanent development strategy); and

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WHEREAS, the County is actively engaged in the process of review, study, and planning public workshops and hearings to prepare and adopt amendments to its Comprehensive Plan, Land Development Regulations, and Code of Ordinances as may be necessary to address the demands of data center facilities; and

WHEREAS, a temporary moratorium on the acceptance, review, or approval of applications for development permits, development orders, rezoning, or site plans related to data center facilities within unincorporated Nassau County will allow time to review, study, hold public hearing, and prepare and adopt an amendment or amendments to the County Comprehensive Plan, Land Development Regulations, or Code of Ordinances, as may be required, to address such uses; and

WHEREAS, the Board wishes to establish a temporary moratorium of up to one (1) year on the acceptance, review, or approval of applications for development permits, development orders, rezoning, or site plans related to data center facilities within unincorporated areas and such moratorium is reasonable and necessary to accomplish the goal of revising its regulations to ensure the community welfare is well-balanced and the public health, safety and general welfare are preserved; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163, Florida Statutes and the Nassau County Land Development Code; and

WHEREAS, the Board of County Commissioners finds this ordinance imposing a one (1) year temporary moratorium on the acceptance, review, or approval of applications for data center facilities serves the health, safety, and welfare of the residents of and visitors to Nassau County, Florida.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County. Florida as follows:

SECTION 1. FINDINGS OF FACT.

The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption thereof.

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SECTION 2. PURPOSE.

The purpose of this Ordinance is to allow Nassau County sufficient time to review, study, hold public hearings, and prepare and adopt an amendment or amendments to the Nassau County Comprehensive Plan, Land Development Code and/or Code of Ordinances, relating to Data Center Facilities.

SECTION 3. TEMPORARY MORATORIUM ESTABLISHED.

A temporary moratorium is hereby established on the acceptance, review, processing, or approval of any:

- rezoning applications
- conditional use permits
- development permits
- site plan approvals
- building permits
- or other development approvals

for the construction, expansion, or operation of Data Center Facilities within the unincorporated areas of Nassau County.

SECTION 3. DEFINITION.

For the purposes of this moratorium, Data Center Facilities is a building, a dedicated space within a building, or group of buildings housing computer systems and associated components, such as telecommunication and data processing systems, to be used for remote storage, processing, or distribution of large amounts of data. Examples of such data, include but are not limited to, computationally intensive applications such as cryptocurrency mining, artificial intelligence (A.I.) computing, weather modeling, genome sequencing, application hosting, cloud storage, video and technical streaming services, etc. Such facilities may include air handlers, power generators, water cooling and storage facilities, utility substations, and other infrastructure to support operations.

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SECTION 4. STUDY AND EVALUATION.

During the moratorium period, Nassau County staff shall conduct a comprehensive review of the potential impacts associated with data center facilities, including but not limited to:

1. Groundwater withdrawal impacts, particularly as they relate to the Floridan Aquifer and coastal aquifer management policies.

2. Water supply and wastewater treatment capacity, including potential impacts on municipal and regional water systems.

3. Electrical grid capacity and infrastructure requirements, including consultation with regional electric utilities regarding potential long-term demand impacts.

4. Land use compatibility, including appropriate zoning classifications and development standards for such facilities.

5. Environmental considerations, including impacts on wetlands, coastal ecosystems, noise, lighting, and surrounding land uses.

6. Best practices adopted by other jurisdictions in Florida and throughout the United States for the regulation of data center development.

SECTION 5. DEVELOPMENT OF REGULATORY FRAMEWORK.

Following the completion of and during the review process, County staff shall present best practices, hold public workshops, and make final recommendations to the Board of Commissioners regarding the adoption of appropriate zoning regulations, permitting requirements, infrastructure standards, and environmental safeguards governing data center facilities within Nassau County.

SECTION 6. DURATION.

This temporary moratorium shall remain in effect for a period of twelve (12) months from and including the effective date of this Ordinance or until the effective date of an ordinance(s) amending the Nassau County Comprehensive Plan, Land Development Regulations and/or the Code of Ordinances relating to Data Center Facilities, whichever first occurs.

SECTION 7. CONFLICTING PROVISIONS.

All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

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SECTION 8. SEVERABILITY.

It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 9. EFFECTIVE DATE.

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

ADOPTED THIS _____ DAY OF _____, 2026 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

_____
ALYSON R. MCCULLOUGH
Chair

ATTEST AS TO CHAIR'S SIGNATURE:

_____
MITCH L. KEITER
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

_____
DENISE C. MAY

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CITY-COUNTY GENERAL ORDINANCE NO.___, 2026
Proposal No._____, 2026

METROPOLITAN DEVELOPMENT COMMISSION
DOCKET NO. 2026-AO-001

PROPOSAL FOR A GENERAL ORDINANCE to amend Chapter 740-202 (Definitions), 742-109 (Special Use Districts) and Table 743-208-1 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis-Marion County, Indiana, concerning data center development.

WHEREAS the City of Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance establishes definitions of terms as well as Special Use Districts and development standards; and

WHEREAS there is a need to create a Special Use District specifically for Data Center development; and

WHEREAS, therefore, the creation of a new Special Use District for Data Center development will require the addition of certain definitions and development standards;

BE IT ORDAINED BY THE CITY-COUNTY COUNCIL OF THE CITY OF INDIANAPOLIS AND OF MARION COUNTY, INDIANA:

SECTION 1. Section 740-202 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

Data Center: A facility used primarily for the storage, management, processing, and transmission of digital data and that houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage, processing, and related operations. Data center uses include data storage facilities, server farms, artificial intelligence training or processing, image processing, cloud computing, email servicing, and similar uses. This definition does not include information technology (IT) services and equipment which are incidental and subordinate to a primary, permitted use.

SECTION 2. Section 742-109 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

Section 742-109(B) Permitted uses and developments standards

Table 742-109-1: SU Districts Permitted Use and Development Standards Summary Table		
Zoning District Symbol	**Applicable District for Development Standards Review**	**Permitted Use**
SU-47	I-3	Data Center facilities

Section 742-109(L) Additional standards for SU-47 district (Data Center)

In addition to the regulations of subsections B. through G. above, the following regulations apply to the SU-47 district:

1. **Land use restriction**. Land use permitted in the SU-47 district is limited to data center facilities as defined. Whenever the applicable standards or requirements of any other ordinance, or governmental unit or agency thereof are higher or more restrictive, the latter shall control land use permitted in the SU-47 district.

2. **Existing Structures.** When a data center facility occupies a legally established, legally non-conforming structure, the change of use shall require compliance with all the standards of the current Ordinance.

3. **Protected District separation.** Minimum separation of 200ft. between the primary building of the data center facility and the property line of a Protected District (pertaining to industrial development).

4. **Sound levels.** Maximum sound levels associated with any component of a data center may not exceed 65 decibels (dB), measured at the property line.

5. **Mechanical equipment.** All mechanical and electrical equipment will be screened from the view of the public right-of-way and adjoining properties.

- All backup generators are subject to compliance with Indiana Department of Environmental Management permitting under 326 Indiana Administrative Code (IAC) 2 and limited to emergency use only. Any and all testing of equipment or generators is prohibited between 5:00 p.m. and 7:00 a.m.

6. **Screening.** All mechanical equipment, including but not limited to generators, HVAC systems, and cooling/chilling systems shall be screened from the view of the public right-of-way and adjoining properties by the following standards:

- A fence or wall that is a minimum of 10 feet in height and 100% opacity shall be provided to screen the equipment from abutting properties. Roof-mounted equipment shall be limited to 10 feet above the maximum building height;

- An undulating earthen berm shall be constructed to provide a continuous buffer strip along a lot line that is adjacent to a Protected District. An earthen berm shall be built to a minimum height of eight (8) feet above the natural surface of the ground. In no instance shall the peak height of an earthen berm be less than three (3) feet measured from the established street grade;

- A vegetated buffer strip shall be planted and maintained consisting of two (2) staggered rows of evergreen trees, each row planted 15 feet on center, with a height of five (5) feet at time of planting in all yards that are adjacent to a Protected District.

7. **Buried utilities.** All on-site utility lines must be placed underground, as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment including, without limitation, any poles with new easements and right-of-way.

8. **Sidewalks, multi-use paths and greenways**. The construction of sidewalks is required along all rights-of-way adjacent to the SU-47 parcel. If a segment of a multi-use path and/or greenway is proposed adjacent to the SU-47 parcel, it shall be constructed within three (3) years of the issuance of an Improvement Location Permit.

- The SU-47 parcel owner will also be responsible for multi-use path and/or greenway enhancements that are enumerated in the Comprehensive Plan, including but not limited to: proposed trail heads, restrooms, benches and other amenities.

9. **Required site and operational plan(s)**

1. All data centers shall be subject to an approved Site Plan, Plan of Operation, utility consumption and capacity reports which identify:

a. The Subject property including the property lines, setback lines, and right-of-way lines; and

b. Physical features including but not limited to roads, special flood hazard areas, wetlands, existing and proposed buildings, parking areas, equipment, proposed locations of underground or overhead electric lines and utility poles, landscaping, and fencing.

c. Proposed access routes for emergency response vehicles.

d. A facility security plan that provides, at a minimum, the location and specifications for perimeter security fencing, security gates and exterior building and parking lot lighting.

e. Visual screening report that includes at least the following:

1. An area map showing all properties and principal buildings within 600 feet of the proposed data center site;
2. Locations and types of existing vegetation that may provide screening of views of the data center and associated improvements;
3. Any topographic features that provide screening of the facility;
4. A proposed landscape and screening plan.
5. Heritage Tree assessment and mitigation plan.

f. A water management plan detailing how the facility will meet their anticipated cooling needs and how the used water will be discharged and disposed.

g. An electricity capacity plan that details the electrical load requirements for the primary building and all accessory buildings and/or structures on-site.

h. A noise study and mitigation plan prepared by an acoustics engineer describing the facility's anticipated noise levels and all proposed mitigation efforts (e.g., sound walls, baffles, ventilation silencers, landscaping) that will be employed to ensure compliance with the maximum sound level standard. Prior to issuance of an ILP, a report that describes the methodology on how the property owner/operator shall measure and monitor decibel levels at the property line shall be submitted to ensure compliance with all rules and regulations related to permitted level of noise.

i. A decommissioning plan that provides, at a minimum:

1. Definition of the scope of the decommissioning process: full or partial decommission.
2. Anticipated timeline for the decommissioning process.
3. Identification of the required compliance measures with local, state and federal building code and environmental regulations.
4. Inventory Removal Plan including asset disposition, e-waste tracking reports and hazardous materials handling.
5. Identification of the required documentation for the destruction of inventory.

6. Facility Restoration Plan including the removal of all equipment and restoration of the building insuring that it is a building code compliant structure.

2. All proposed data centers shall provide written verification in the form of a will serve letter from the utility provider(s) and agencies serving the site. At a minimum, the utility provider(s) and agencies shall verify that:

a. Adequate electrical capacity is available to meet the current customer electrical load and the expected electrical load for the proposed data center.

b. Utility supply equipment, including supply lines, substations and related electrical infrastructure, are sufficiently sized and can safely accommodate the proposed data center;

c. The proposed data center will not cause electrical interference or fluctuations in line voltage.

d. Adequate water supply is available to meet the current customer demand and the expected demand of the data center facility.

e. Adequate means of providing sanitary sewer and the management of waste and wastewater for the project are available.

f. Compliance with the Airspace Secondary Zoning District regulations and all applicable Federal Aviation Administration (FAA) guidelines.

SECTION 3. Table 743-208-1 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

Table 743-208-1: USES PROHIBITED IN NON-SU DISTRICTS	
DISTRICT	**USES**
SU-47	Data Center facilities

THE FOREGOING amending ordinance, 2026-AO-001 to the "Revised Code of the Consolidated City and County" of Indianapolis-Marion County, Indiana, is hereby recommended for approval by the affirmative vote of the undersigned members of said Commission, this the 20th day of May, 2026.

John J. Dillon III, Commissioner and President

Megan Garver, Commissioner and Vice President

Bruce Schumacher, Commissioner and Acting Secretary

Brandon Herget, Commissioner

Brigid Robinson, Commissioner

Brent Lyle, Commissioner

Daniel Moriarty, Commissioner

Brian P. Murphy, Commissioner and Secretary

Gregg West, Commissioner

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

ATTEST:

Brian P. Murphy, Secretary
Metropolitan Development Commission
of Marion County, Indiana

APPROVED AS TO LEGAL FORM
AND ADEQUACY this 20th day of
May, 2026

Christopher Steinmetz
Assistant Corporation Counsel

MEMORANDUM

AGENDA ITEM #IV.B

DATE: MAY 18, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC TCRPC Joint Conference – Blue Tech Jobs

Staff has prepared an initial list of potential panels representing different topics for the Blue Tech Jobs conference to be held at the Broward Center for the Performing Arts on October 30, 2026.

Working Title: Blue Tech Jobs: Policy, Investment, and Workforce Development in Southeast Florida
This is envisioned as a five- to six-hour conference focused on how Southeast Florida business leaders, elected officials, and local governments can turn Blue Tech assets into jobs, pilot projects, commercialization, and targeted local government action.

****

Registration and Networking

Welcome and Conference Framing
Opening remarks on why Blue Tech matters to Southeast Florida's ocean economy, workforce strategy, and joint regional economic development priorities.

CEDS and Blue Tech implementation overview
Brief presentation connecting the CEDS process to the Blue Tech Jobs agenda. Defining and framing Blue Tech as the innovation layer of the regional ocean economy and identifying the implementation questions for the day.

Panel 1: What Blue Tech Companies Do in Southeast Florida
This panel should showcase Blue Tech through company examples rather than abstract definitions. The focus should be on local firms, products, services, and technologies. Speakers should explain what they

build, who buys it, how it helps ports, local governments, coastal managers, researchers, or private industry, and where public sector involvement may be useful.

Short networking break

Panel 2: Regulatory Pathways, Permitting, and Local Government Tools
This panel should examine the regulatory and land use tools that could help Blue Tech companies test, deploy, and scale technologies in Southeast Florida. Topics may include permitting pathways, pilot deployment zones, temporary approvals, flexible zoning, model ordinance concepts, and lessons from the St. Pete Innovation District or similar models.

Lunch

Panel 3: Workforce, Credentials, and Employer Commitments
Focus on workforce systems needed to support Blue Tech job growth. Topics should include credentials, apprenticeships, incumbent worker training, employer commitments, university and college pathways, and workforce board programs. The Florida Office of Ocean Economy is working in this area, and Workforce Development Boards can contribute to a panel discussion.

Short break

Panel 4: Research, Commercialization, and Capital
This panel should be framed as research-to-market and commercialization. Topics may include university research, commercialization pathways, port or local government demonstration projects, corporate partnerships, federal and state funding, venture capital, and what makes a Blue Tech company investable or bankable. A corporate venture capital speaker could be included, paired with research, commercialization, or applied deployment speakers.

Implementation discussion and next steps
A closing session that identifies the next practical steps from the conference. Possible outputs include a Blue Tech policy blueprint, a local government survey summary, candidate pilot project areas, and workforce action items.

Closing remarks

Recommendation:

Please provide Council Staff with input on the Preliminary Draft Agenda.

MEMORANDUM

AGENDA ITEM # IV.C

DATE: MAY 18, 2026

TO: COUNCIL MEMBER

FROM: STAFF

SUBJECT: SFRPC REVOLVING LOAN FUNDS STATUS REPORT

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

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

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

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

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

Payment Status Report

Traditional RLF Payment Status Report

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
1022	xxxxxxxxxxxxxxx	300,000.00	300,000.00	240	7.0	2,709.36	248,381.52	05/01/26	0	05/01/26	06/01/26	01/08/04	09/01/39	Performing
1023	xxxxxxxxxxxxxxx	301,586.50	301,586.50	120	0.0	350.00	161,715.88	05/01/26	0	05/01/26	06/01/26	07/19/06	03/01/29	Performing
1039	xxxxxxxxxxxxxxx	125,000.00	125,000.00	84	0.0	200.00	119,582.53	05/01/25	0	04/09/26	06/01/26	11/24/08	12/31/15	Performing
1040	xxxxxxxxxxxxxxx	200,000.00	200,000.00	84	5.0	1,472.32	25,234.88	05/01/26	0	05/01/26	06/01/26	02/02/09	08/01/28	Performing
3024	xxxxxxxxxxxxxxx	189,043.88	189,043.88	144	0.0	500.00	83,000.00	05/01/26	0	05/01/26	06/01/26	07/26/99	12/01/16	Default Final Judgment
4008	xxxxxxxxxxxxxxx	300,000.00	300,000.00	0	5.0	750.00	133,896.65	04/12/26	0	04/14/26	05/12/26	07/31/09	03/31/39	Performing
4018	xxxxxxxxxxxxxxx	119,598.00	150,000.00	120	6.0	1,327.78	108,446.38	05/01/26	0	05/01/26	06/01/26	07/12/13	08/01/20	Performing
4027	xxxxxxxxxxxxxxx	149,500.00	149,500.00	120	0.0	1,590.98	19,392.95	09/01/25	212	09/04/25	10/01/25	12/15/15	12/15/25	Pending Collateral Sale
4028	xxxxxxxxxxxxxxx	75,000.00	75,000.00	1	0.0	765.03	74,994.72	04/01/19	2557	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	xxxxxxxxxxxxxxx	75,000.00	75,000.00	1	0.0	803.02	75,000.00	04/01/19	2557	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	xxxxxxxxxxxxxxx	332,972.82	332,972.82	111	0.0	500.00	319,583.86	04/15/26	0	04/17/26	05/15/26	09/28/17	08/01/28	Performing
4032	xxxxxxxxxxxxxxx	300,000.55	300,000.55	120	7.0	3,577.27	111,593.87	05/01/26	0	05/01/26	06/01/26	10/24/18	11/01/28	Performing
4033	xxxxxxxxxxxxxxx	254,999.57	254,999.57	84	0.0	250.00	187,832.65	10/15/23	898	10/12/23	11/15/23	10/25/18	10/25/25	In Legal

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
4034	**xxxxxxxxxxxxxx**	84,506.66	84,506.66	84	0.0	300.00	71,412.80	08/01/22	1338	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	**xxxxxxxxxxxxxx**	248,684.03	248,684.03	84	0.0	375.00	8,021.57	05/01/26	0	05/01/26	06/01/26	03/05/19	10/01/33	Performing
4036	**xxxxxxxxxxxxxx**	549,223.30	549,223.30	84	0.0	375.00	472,719.60	05/01/26	0	05/01/26	06/01/26	03/05/19	10/01/33	Performing
4037	**xxxxxxxxxxxxxx**	173,904.64	173,904.64	84	5.0	1,000.00	91,800.38	05/01/26	0	05/01/26	06/01/26	03/28/19	03/28/26	Performing
4039	**xxxxxxxxxxxxxx**	200,000.00	200,000.00	84	0.0	300.00	196,815.27	08/01/22	1338	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	**xxxxxxxxxxxxxx**	400,000.00	400,000.00	84	0.0	250.00	389,882.46	10/15/23	898	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	**xxxxxxxxxxxxxx**	200,000.00	200,000.00	120	4.5	2,322.17	95,327.90	05/01/26	0	05/01/26	06/01/26	04/22/21	04/01/31	Performing
4044	**xxxxxxxxxxxxxx**	130,000.00	130,000.00	120	4.5	1,347.30	70,170.14	05/01/26	0	05/01/26	06/01/26	03/22/21	03/01/31	Performing
4046	**xxxxxxxxxxxxxx**	100,000.00	100,000.00	60	0.0	300.00	79,327.84	04/15/26	0	04/17/26	05/15/26	10/06/22	10/01/27	Modification
4048	**xxxxxxxxxxxxxx**	349,497.00	98,668.75	60	0.0	352.00	83,812.75	05/01/26	0	05/01/26	06/01/26	02/23/23	03/01/28	Performing
4049	**xxxxxxxxxxxxxx**	331,700.00	80,271.75	60	0.0	301.00	71,843.75	05/01/26	0	05/01/26	06/01/26	02/23/23	03/01/28	Performing
4050	**xxxxxxxxxxxxxx**	331,700.00	85,566.75	60	0.0	321.00	76,578.75	05/01/26	0	05/01/26	06/01/26	02/23/23	03/01/28	Performing
Totals		**5,821,916.95**	**5,103,929.20**			**22,339.23**	**3,376,369.10**							

Kerry L. Ezrol
KEzrol@GorenCherof.com

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

May 1, 2026

VIA E-MAIL (isabelc@sfrpc.com)
Isabel Cosio Carballo, MPA, Executive Director
South Florida Regional Planning Council
Oakwood Business Center
One Oakwood Boulevard, Suite 250
Hollywood, FL 33320

Re: South Florida Regional Planning Council ("SFRPC") / Revolving Loan Fund Status Report

Dear Ms. Carballo:

Below please find the status of the Revolving Loan Fund cases which have been brought on behalf of the SFRPC. This shall confirm that once a judgment is obtained and recorded, our office has been instructed to take no further action, other than to re-record specified judgments, as requested, in a timely fashion. We have therefore removed all of the "Closed Cases" from this list. In the future, once a judgment is obtained and recorded relative to cases appearing on this list, they will be removed from this list.

1. **SFRPC adv. Equity Partners 102, LLC (Our File No. 9940633)**

Equity Partners 102 foreclosure complaint was filed with the Court on July 13, 2023. On July 24, 2023, SFRPC filed an Answer and did not assert affirmative defenses. Equity Partners seeks to foreclose its first mortgage against Ms. Dawson's real property located at 2748 NW 8th St., Fort Lauderdale, FL. Since April, 2025, Chris Stearns of Johnson Anselmo has been representing SFRPC.

On September 15, 2025, the Court entered an Order Resetting Trial, rescheduling the trial period to December 15, 2025 through December 19, 2025 and scheduling a calendar call for December 11, 2025. On November 10, 2025, Ms. Dawson filed another Notice of Extended Unavailability through November 28, 2025. SFRPC rescheduled it's hearing to November 20, 2025, then again rescheduled it for December 1, 2025. On November 12, 2025, the Court entered a Uniform Case Management Order, scheduling a mandatory Case Management Conference for December 1, 2025. On December 2, 2025, the Court entered the following: 1) Order Granting SFRPC's Motion to Strike and/or to Dismiss Amended Crossclaim; and 2) Order on Case Management Conference.

On December 2, 2025 and December 3, 2025, Ms. Dawson filed the following pleadings: 1) Affidavit of Excusable Neglect; 2) Motion to Vacate Order on Case Management Conference of December 1, 2025; 3) Motion to Vacate Order on SFRPC's Motion to Strike and/or to Dismiss Amended Crossclaim dated December 2, 2025; and 4) Notice of Objection for Plaintiff's Motion for Summary Judgment to be Heard on Motion Calendar. On December 4, 2025, Plaintiff filed a Re-Notice of Hearing for their Motion for Summary Final Judgment and it was scheduled for December 18, 2025. On December 5, 2025, Ms. Dawson filed a Motion to Strike Re-Notice of Hearing on Plaintiff's Motion for Final Summary Judgment and a Motion for Continuance and/or Stay the Calendar Call December 11, 2025. On December 9, 2025 and December 10, 2025, Ms. Dawson filed the following: 1) Notice of Filing Transcript of Hearing held May 21, 2025; 2) Sworn Affidavit of Angela L. Dawson; and 3) Verified Motion to Disqualify Judge Daniel Casey. On December 11, 2025, the Court entered an Order of Disqualification, granting Ms. Dawson's Motion and randomly reassigning the case to another Circuit Civil Division. The case was reassigned to the Honorable Judge John Bowman. The Honorable Judge Bowman had previously recused himself on or about November 7, 2018, in South Florida Regional Planning Council v. Angela Dawson PA, et al, Case No. CACE18-010315 and this current case will most likely be reassigned again.

Howard Law filed a Notice of Appearance on behalf of Equity Partners on December 17, 2025. A Stipulation for Substitution of Counsel and Consent to Substitution of Counsel was filed on December 18, 2025. On December 31, 2025, Ms. Dawson filed a Motion for Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey. On January 26, 2026, Plaintiff filed a Response in Opposition to Defendant's Motion for Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey. On February 2, 2026, Plaintiff filed a Notice of Readiness for Trial. A hearing was scheduled for February 17, 2026 for Defendant's Motion to Reconsideration/Vacate and/or Amend Prior Orders of Disqualified Judge Casey. On February 9, 2026, Summonses were issued to SFRPC, Equity Partners, and Benworth Capital Partners, LLC on behalf of Defendant 1817 NW 15th St, LLC. Ms. Dawson filed a Notice of Unavailability for the periods of February 11th, 13th, 17th, 19th, and 24th, 2026. On February 16th, 2026, Ms. Dawson filed a Verified Motion to Disqualify Judge John Bowman. On March 9, 2026, the Court entered an Order granting the Motion to Disqualify.

As of May 1, 2026, there has been no further activity on this matter.

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

Sincerely yours,

/s/ *Kerry L. Ezrol*

Kerry L. Ezrol

KLE:jc

FOR THE EXCLUSIVE USE OF SFADMIN@SFRPC.COM

From the South Florida Business Journal:
https://www.bizjournals.com/southflorida/news/2026/05/01/kaplan-group-business-bankruptcy-filings-2025.html

SUBSCRIBER CONTENT:

Career & Workplace

Study: South Florida business bankruptcies rose 30% in 2025

Filings grew across the board in South Florida, according to a new report.
JOCK FISTICK / SOUTH FLORIDA BUSINESS JOURNAL

By Mark Dovich – Reporter, South Florida Business Journal
May 1, 2026

Listen to this article 3 min

Story Highlights

- South Florida recorded 836 business bankruptcy filings in 2025, up 30% year-over-year.
- Miami-Dade County led the region with 382 filings, accounting for nearly 34% of Florida's total.
- The Kaplan Group noted a rise in Chapter 11 filings, suggesting restructuring-focused distress cycles.

Business bankruptcies in South Florida grew by more than 30% year-over-year in 2025.

That's one key takeaway from a new study by The Kaplan Group, a Pismo Beach, California-based commercial debt collection agency.

> ***Trending:*** ***Falcone Group's Alfonso Costa Jr. on how mixed-use projects help boost urban housing (Podcast)***

South Florida recorded 836 business bankruptcy filings last year, according to the report, which analyzed federal judiciary data from 2019 through 2025, including both Chapter 7 liquidation and Chapter 11 reorganization filings.

That's up by around 30% from the year prior, and the highest figure since 2020, according to the study.

Miami-Dade County led, with 382 business bankruptcy filings last year, followed by Broward County, at 261 filings, and Palm Beach County, at 193 filings.

BUSINESS BANKRUPTCIES IN SOUTH FLORIDA

South Florida counties by number of filings per year

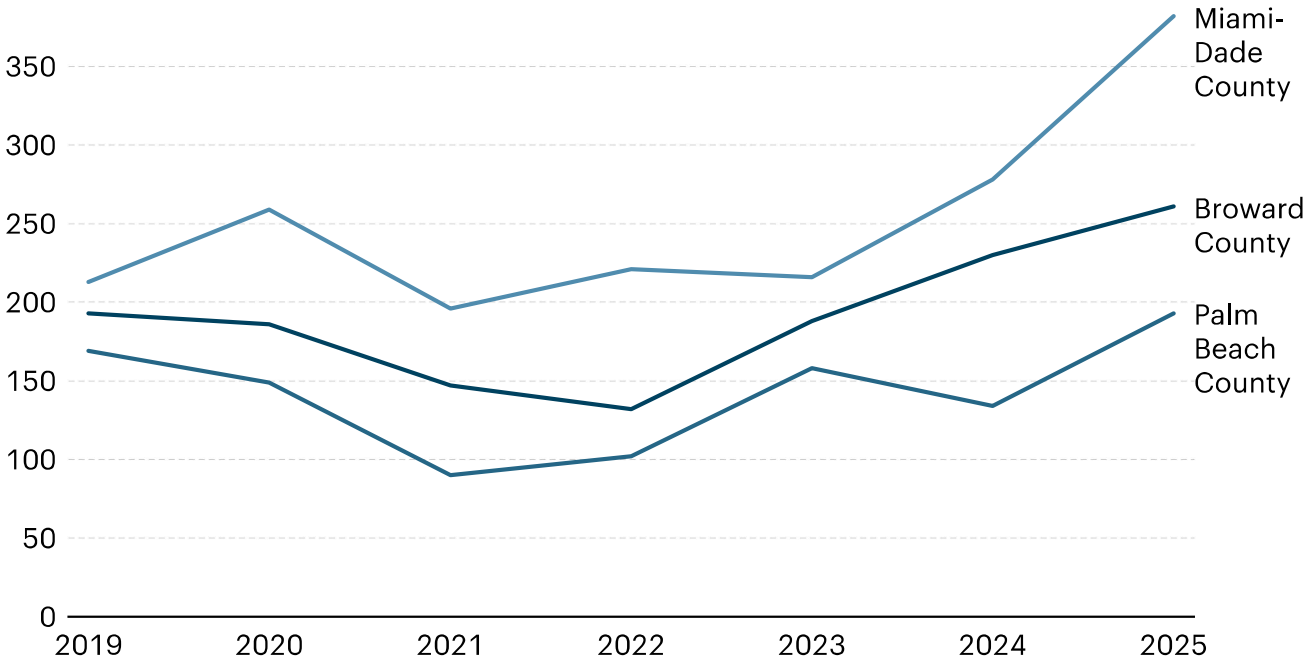

CHART: MARK DOVICH / SOUTH FLORIDA BUSINESS JOURNAL • SOURCE: THE KAPLAN GROUP

That means South Florida accounted for nearly 34% of all business bankruptcy filings in the Sunshine State last year.

Overall, Florida recorded 2,480 business bankruptcy filings in 2025, ranking No. 3 in the nation, behind only California and Texas. New York and Georgia rounded out the Top 5.

Across the United States, there was a total of 24,737 business bankruptcy filings in 2025. That marks 8.6% growth in business bankruptcy filings from 2019, used as a pre-pandemic baseline.

BUSINESS BANKRUPTCY FILINGS

Top 5 states by number of filings in 2025

	State	Filings
1	California	3,438
2	Texas	2,874
3	**Florida**	**2,480**
4	New York	2,087
5	Georgia	1,112

TABLE: MARK DOVICH / SOUTH FLORIDA BUSINESS JOURNAL • SOURCE: THE KAPLAN GROUP

The national numbers show a sharp fall in business bankruptcy filings in the years immediately after the Covid-19 pandemic, bottoming out in 2021-2022, before rebounding strongly through last year. South Florida shows the same general trend.

The Kaplan Group noted a particular rise in Chapter 11 filings, suggesting a shift toward a more restructuring-oriented distress cycle.

"Taken together, the data suggests that U.S. business bankruptcy risk has not simply returned, but has returned in a more selective and operationally important way," the agency said.

In South Florida, business bankruptcies have continued into 2026 and span multiple industries. Just this week, that has included a Pembroke Pines roofing contractor, Delray Beach restaurant and Hialeah furnishing importer.

Sign up here for the South Florida Business Journal's free morning and afternoon daily newsletters to receive the latest business news impacting Miami-Dade, Broward and Palm Beach counties. Download the free Business Journal app for breaking news alerts on your phone.

THE LIST

Here are the largest homebuilders in South Florida

2025 observed starts

Rank	Prior Rank	Company
1	1	Lennar Corp.
2	4	Minto Communities
3	3	D.R. Horton

View This List

May 2026

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SFRPC'S Brownfields Cleanup Revolving Loan Fund
Project Update – 1960 NW 27th Avenue LLC – Miami-Dade County

BACKGROUND

The SFRPC has committed $1,750,000 from its EPA Brownfields Clean-Up Revolving Loan Fund to help remediate and redevelop a 2.08-acre property located at 1960 and 1970 NW 27th Avenue in Miami, Florida. This regional project is a collaborative effort between he SFRPC, Goldstein Kite Environmental (GKE), the U.S. Environmental Protection Agency (EPA), Miami-Dade County Department of Environmental Resources Management (DERM) and the Florida Department of Environmental Protection (FDEP).

The land parcels are contaminated from previous use as an exterminating company warehouse (Orkin) and subsequent marina storage facility. GKE's intention is to develop the property with affordable housing with amenities such as a business center, wellness center, dog park, river walk, and neighborhood retail services, to benefit the Miami Health District. Providing affordable housing is a key component of the community's plan for growth, which is currently suffering from an acute crisis. Construction is targeted to conclude the first quarter of 2025.

PROPERTY DESCRIPTION

The property is comprised of about 2.08 acres of land, and portions of the property are unpaved and covered with sandy soil backfill. The property is currently a vacant lot with no structures and is surrounded on the north, east, and west by a 6-ft tall, barbed wire-topped chain link fence. The general topography of the property is relatively flat with a land surface elevation of approximately 5.5 to 6 feet. However, the southeast portion of the property has a gradual east-facing slope that levels off at approximately 13 ft. A seawall with a concrete cap is located along the southern property boundary of the property adjacent to the Miami River.

2026 PROJECT PROGRESS UPDATE

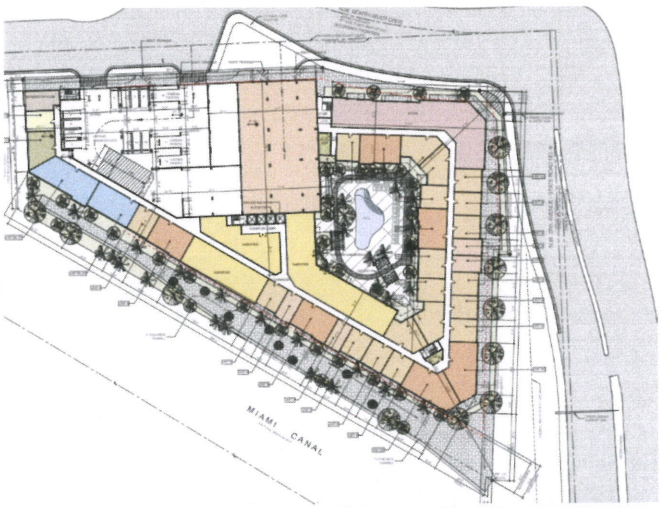
The site remains in the Post-Active Remediation Monitoring Program, which was approved by the Miami-Dade County Department of Environmental Resources Management ("DERM") on January 7, 2025. The latest results

of the sampling under this program were documented by the project's consultant, Geosyntec Consultants, Inc. ("Geosyntec"), in Groundwater Monitoring Report No. 6, dated December 11, 2025, and submitted to DERM on December 15, 2025.

In the last update, Geosyntec opined that only one more quarterly sampling event would be needed to demonstrate that the site meets regulatory criteria to close out the groundwater monitoring program altogether. The December 2025 report reaffirmed that optimism, with Geosyntec formally requesting DERM's concurrence that no further groundwater monitoring is required at the site. A proposal for No Further Action Concurrence ("NFAC"), along with proposed controls to address remaining impacted soils, will be provided to DERM in a subsequent deliverable, contingent in part on FDOT's approval of a conditional closure through their "MAP Note" process for the eastern right-of-way.

Note: Project progress updates prior to 2026 were made available in earlier updates and are available upon request.

PROPOSED REDEVELOPMENT ILLUSTRATIONS – RIVER VIEW



To learn more about the SFRPC Brownfields Cleanup Revolving Land Fund, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or jtart@sfrpc.com or Loan Administrator, Steve Foreman at sforeman@sfrpc.com.

Phone 954-924-3653
Fax 954-924-3654
www.sfregionalcouncil.org

EXPANDING AFFORDABLE HOMEOWNERSHIP THROUGH THE SOUTHEAST FLORIDA COMMUNITY DEVELOPMENT FUND AND THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

The Renaissance Riviera Beach Project is a collaborative effort between the South Florida Regional Planning Council (SFRPC), the Southeast Florida Community Development Fund, Inc. (SFCDFI), and the Riviera Beach Community Redevelopment Agency (CRA) to expand affordable homeownership opportunities in Riviera Beach. This collaboration is helping to advance homeownership opportunities for residents in the Riviera Beach community.

The Riviera Beach CRA is at the heart of the dramatic transformations underway within its district. Formed in 1984 by the Riviera Beach City Council, the CRA provides funding for a wide scope of projects that incentivize economic growth through business attraction and retention; finances new and improved infrastructure for real estate projects; and generally works to expand the tax base by creating a welcoming environment that eliminates blight and improves the perception of safety in an area.

Project Overview

The Renaissance Riviera Project includes the development of seven affordable homes in Riviera Beach, with initial homes now under construction.

Home Details

- Approximately 1,700 SF
- Three bedrooms, two and a half baths

Locations

1201 Avenue F | 173 West 13th St | 980 West 1st St

Through its affordable housing program, the SFCDFI provides construction financing for homes serving low- to moderate-income residents, supported by lending expertise and administrative services from the SFRPC. Together with the Riviera Beach CRA, the partnership is supporting long-term community and economic development in Riviera Beach.

The Riviera Beach CRA supports redevelopment across their communities through strategic investment in infrastructure and neighborhood projects that strengthen residents and expand opportunity. The CRA is hosting an Affordable Housing Fair on Saturday, June 13, 2026 at the Riviera Beach Marina, featuring the Renaissance Riviera Beach Project alongside local homeownership resources, lenders, and housing professionals.

South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020

Contact
Jeffrey Tart, Senior Loan Officer
954-924-3653 | jtart@sfrpc.com

FREE EVENT

Find Your Path to HOUSING & HOMEOWNERSHIP

We're Building Stronger Communities, Together.

Bring your questions. Leave with answers.

Riviera Beach Housing Fair

June 13, 2026
9:30 AM - 2:00 PM

Riviera Beach Marina
190 W 13th Street, Riviera Beach, FL

- **Housing Resources** On Site
- **Down Payment** Assistance
- **Meet Lenders** & Experts
- **Credit** Guidance
- **Giveaways** · Vendors

FREE & OPEN TO THE PUBLIC

"When we connect people to resources, we open doors to real opportunity."

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LEGAL AID SOCIETY OF PALM BEACH COUNTY

Riviera Beach COMMUNITY REDEVELOPMENT AGENCY

Southeast Florida Community Development Partners

RB CDC
RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION
Innovation. Restoration. Beautification.®

Riviera Beach

CIBC

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MEMORANDUM

AGENDA ITEM # IV.D

DATE: May 18, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC CARES ACT RLF STATUS REPORT

The U.S. Department of Commerce's Economic Development Administration is partnering with the South Florida Regional Planning Council (SFRPC) to oversee and administer a new $5.90 million CARES ACT Business Revolving Loan Fund program that will alleviate sudden and severe economic dislocation caused by the coronavirus in Monroe, Miami-Dade, Broward and Palm Beach counties. Designated a U.S. Department of Commerce Economic Development District in 1994, the SFRPC welcomes this new program into its lending portfolio as it continues to expand its economic development activities.

The initiative/focus is to initially conduct financial assessments of vital and essential South Florida small businesses to evaluate financial and resiliency capacity with the focus on maintaining ongoing operations. Once assessed, the SFRPC along with its coalition partners will determine an applicable loan program to meet the financial needs of the small business in order to maintain its vital operations. This supplemental financial assistance award will help support critical small business operations for the long-term within industries that are essential in South Florida.

Since the program was launched on August 5, 2020, the SFRPC has received in excess of 400 prospects inquiring into the loan program from Palm Beach, Broward, Miami-Dade and Monroe counties. The Initial loan program funding was available for up to 2 years or until all loan funds were disbursed. Currently, the program is revolving in nature, as all initial funds have been deployed and new businesses have an opportunity to seek financial support as loan proceeds are repaid from former borrowers.

In December 2025, the EDA completed their RLF Risk Analysis and conveyed the South Florida Regional Planning Council earned a current annual risk rating of an "A" for the fiscal year ending 9/30/2025.

To date, loan administration has approved thirty-nine (39) new CARES ACT RLF loans totaling $9,060,077 and saved and/or created 350 related jobs.

CARES ACT REVOLVING LOAN FUND

PAYMENT STATUS REPORT - MAY 2026

Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Pay/Yr	Normal Pay	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
5107	**xxxxxxxxxxxxxx**	300,000.00	300,000.00	120	3.5000	12	2,966.58	2,966.58	148,058.21	05/01/26	0	05/01/26	06/01/26	11/20/20	11/01/30	Performing
5110	**xxxxxxxxxxxxxx**	500,000.00	515,000.00	120	3.5000	12	4,934.78	4,934.78	319,473.37	05/01/26	0	05/01/26	06/01/26	01/13/21	01/01/31	Performing
5111	**xxxxxxxxxxxxxx**	560,000.00	560,000.00	120	3.5000	12	4,713.59	4,713.59	444,799.78	05/01/26	0	05/01/26	06/01/26	12/31/20	07/31/35	Performing
5112	**xxxxxxxxxxxxxx**	500,000.00	500,000.00	120	3.5000	12	4,944.29	4,944.29	256,432.70	05/01/26	0	05/01/26	06/01/26	12/28/20	01/01/31	Performing
5114	**xxxxxxxxxxxxxx**	150,000.00	150,000.00	120	3.5000	12	1,483.29	1,483.29	79,497.08	05/01/26	0	05/01/26	06/01/26	02/24/21	02/01/31	Performing
5115	**xxxxxxxxxxxxxx**	100,000.00	100,000.00	60	0.0000	12	200.00	200.00	73,321.09	04/01/26	0	04/29/26	05/01/26	02/02/21	02/01/28	Performing
5117	**xxxxxxxxxxxxxx**	394,000.00	394,000.00	120	3.5000	12	3,033.80	3,033.80	282,766.86	05/01/26	0	05/01/26	06/01/26	05/13/21	05/01/35	Performing
5118	**xxxxxxxxxxxxxx**	500,000.00	500,000.00	180	3.5000	12	3,493.33	3,493.33	381,108.96	05/01/26	0	05/01/26	06/01/26	06/15/21	07/01/36	Performing
5119	**xxxxxxxxxxxxxx**	150,000.00	150,000.00	120	3.5000	12	1,441.59	1,441.59	92,313.48	05/01/26	0	05/01/26	06/01/26	08/12/21	08/01/31	Performing
5120	**xxxxxxxxxxxxxx**	295,000.00	295,000.00	120	4.1490	12	3,258.10	3,258.10	206,114.02	05/01/26	0	05/01/26	06/01/26	08/09/21	08/01/31	Performing
5121	**xxxxxxxxxxxxxx**	175,000.00	175,000.00	120	3.5000	12	1,730.50	1,730.50	99,367.67	05/01/26	0	05/01/26	06/01/26	08/24/21	08/01/31	Performing
5122	**xxxxxxxxxxxxxx**	500,000.00	500,000.00	120	3.5000	12	2,899.80	2,899.80	410,557.42	05/01/26	0	05/01/26	06/01/26	08/25/21	08/01/31	Performing
5123	**xxxxxxxxxxxxxx**	250,000.00	250,000.00	120	3.5000	12	2,390.96	2,390.96	158,468.71	05/01/26	0	05/01/26	06/01/26	10/15/21	10/01/31	Performing
5125	**xxxxxxxxxxxxxx**	500,000.00	500,000.00	180	4.5000	12	3,824.97	3,824.97	388,674.86	05/01/26	0	05/01/26	06/01/26	01/13/21	10/01/31	Performing
5126	**xxxxxxxxxxxxxx**	128,000.00	128,000.00	60	4.0000	12	2,357.31	2,357.31	23,497.21	05/01/26	0	05/01/26	06/01/26	02/15/22	02/01/27	Performing
5127	**xxxxxxxxxxxxxx**	200,000.00	200,000.00	120	4.5000	12	2,072.77	2,072.77	132,451.62	05/01/26	0	05/01/26	06/01/26	06/09/22	06/01/32	Performing
5129	**xxxxxxxxxxxxxx**	600,000.00	600,000.00	180	6.0000	12	5,300.00	5,300.00	561,743.30	05/01/26	0	05/01/26	06/01/26	06/22/23	07/01/38	Performing
5131	**xxxxxxxxxxxxxx**	500,000.00	134,086.66	36	7.0000	12	782.15	782.15	134,083.69	05/01/26	0	05/01/26	06/01/26	10/16/25	10/01/28	Performing
5132	**xxxxxxxxxxxxxx**	500,000.00	149,895.51	240	5.5000	12	687.02	687.02	149,895.51	05/01/26	0	05/01/26	06/01/26	11/21/25	12/01/45	Performing
Totals		**6,802,000.00**	**6,100,982.17**				**52,514.83**	**52,514.83**	**4,342,625.54**							

LIST OF COMMITTED CARES RLF FUNDS
May 1, 2026

Loan #	Company Name	Committed	Commitment Date	Total Disbursed	Disbursement Date	Remaining Commitment
5131	**XXXXXXXXXXXXXXX**	500,000.00	1/16/2024	$134,083.69	10/16/2025	$ 365,916.31
5132	**XXXXXXXXXXXXXXX**	500,000.00	5/20/2025	$149,895.00	1/21/2026	$ 350,105.00
	TOTAL	**$1,000,000.00**		**$283,978.69**		**$ 716,021.31**

Cash Available to Lend				
Bank Balance as of	4/30/2026			$ 1,444,206.45
Committed Funds				
Unfunded Loan Commitments	$716,021.31			
Administrative Fees	14,071.51			
Total Committed Funds				$ 730,092.82
Total Uncommitted Funds				**$ 714,113.63**

Portfolio Analysis

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

Cutoff Date: 5/1/2026
Run Date: 05/01/2026
Run Time: 12:08:13 pm

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	19	4,342,625.54	100.00%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	0	0.00	0.00%
Past due 61-90 days	0	0.00	0.00%
Past due 91-120 days	0	0.00	0.00%
Past due 121-150 days	0	0.00	0.00%
Past due 151-180 days	0	0.00	0.00%
Greater than180 days	0	0.00	0.00%
Total Portfolio	19	4,342,625.54	100.00%

Contaminated Portfolio	0	0.00	0.00%

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

Delinquent Loans	0	0.00	0.00%

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

Default Loans	0	0.00	0.00%

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

Write-off Loans	0	0.00	0.00%

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

CARES ACT RLF FUNDING UPDATE
AS OF: 05/01/2026

Loan #	LOAN AMOUNT	COUNTY	CITY
1	$25,000.00	Monroe	Key Largo
2	$30,000.00	Monroe	Islamorada
3	$500,000.00	Broward	Pompano Beach
4	$85,000.00	Palm Beach	Palm Springs
5	$300,000.00	Miami- Dade	Miami
6	$35,000.00	Broward	Hollywood
7	$210,000.00	Broward	Miramar
8	$150,000.00	Monroe	Key West
9	$500,000.00	Monroe	Key West
10	$500,000.00	Miami- Dade	Miami Beach
11	$50,000.00	Broward	Hollywood
12	$150,000.00	Broward	Davie
13	$50,000.00	Broward	Lauderhill
14	$243,000.00	Broward	Sunrise
15	$394,000.00	Palm Beach	Boca Raton
16	$300,000.00	Broward	Plantation
17	$75,000.00	Broward	Fort Lauderdale
18	$80,000.00	Miami- Dade	Miami
19	$175,000.00	Palm Beach	West Palm Beach
20	$500,000.00	Miami- Dade	Miami
21	$150,000.00	Broward	Plantation
22	$250,000.00	Miami- Dade	Miami Beach
23	$500,000.00	Broward	Coconut Creek
24	$128,000.00	Broward	Hollywood
25	$365,000.00	Monroe	Key West
26	$200,000.00	Broward	Plantation
27	$75,000.00	Broward	Fort Lauderdale
28	$200,000.00	Broward	Fort Lauderdale
29	$100,000.00	Broward	Plantation
30	$50,000.00	Broward	Lauderhill
31	$462,036.20	Palm Beach	Riviera Beach
32	$100,000.00	Miami- Dade	Miami
33	$63,041.60	Broward	Sunrise
34	$250,000.00	Broward	Sunrise
35	$500,000.00	Palm Beach	Riviera Beach
36	$115,000.00	Miami- Dade	Miami
37	$350,000.00	Broward	Miramar
38	$500,000.00	Broward	Sunrise
39	$350,000.00	Broward	Sunrise

TOTAL FUNDED: **$9,060,077.80**

MEMORANDUM

AGENDA ITEM #VI.A

DATE: MAY 18, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ATTENDANCE FORM

Information only.

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

2025/2026 ATTENDANCE RECORD

COUNCILMEMBERS	7/21	** 8/27	** 9/22	MDC TPO 9/22	10/20	1/26/26	2/23	4/20
ALLBRITTON, Jim Councilmember Southwest Ranches	-	-	-	-	-	P	*	P
CAPLAN, Franklin *2nd Vice Chair* Council Member, Key Biscayne	P	P	P	P	P	P	P	P
CATES, Craig Monroe County Commission	VP		VP	VP	VP	VP	VP	VP
CORRADINO, Joseph Mayor, Village of Pinecrest	*			*	*	*	*	*
FURR, Beam, *Treasurer* Broward County Commission	*			VP	*	P	P	P
GARCIA, René, *Chair* Miami-Dade Co. Commission	P	VP	*	*	D/VP	VP	VP	P
GELLER, Steve Broward County Commission	P	P	P	P	P	*	P	P
GILBERT, III, Oliver G. Miami-Dade Co. Commission	A			*	A	A	A	A
GOLDBERG, Cary *1st Vice-Chair* Governor's Appointee, Broward	VP	P	P	P	VP	VP	P	VP
HORLAND, Denise Commissioner, Plantation	*	P	*	*	P	-	-	-
KAUFMAN, Samuel Commissioner, Key West	VP			VP	VP	*	VP	VP
LINCOLN, Michelle *Past Chair* Monroe County Mayor	P	VP	VP	VP	VP	P	*	VP
McGHEE, Kionne L. Miami-Dade Co. Commission	A		A	A	A	A	A	A
RODRIGUEZ, Maria, *Secretary* Commissioner, Pembroke Pines	VP			*	A	VP	P	VP
UDINE, Michael Broward County Commission	*		VP	VP	*	*	VP	VP

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2025/2026 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	7/21	** 8/27	** 9/22	MDC TPO 9/22	10/20	1/26	2/23	4/20
DAVILA, Sirena Florida Dept. of Environmental Protection	VP	VP		VP	VP	VP	VP	VP
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	VP	VP	P	P	VP	VP	D/VP	VP
VILABOY, Armando L. South Florida Water Management District	VP	VP		VP	VP	VP	VP	VP

A majority of the meetings were physical/virtual meetings

P = Present

VP = Virtually Present

A = Absent

D = Designee Present

* = Excused Absence

- = Not Yet Appointed

MDC = MIAMI-DADE COUNTY

MC = MONROE COUNTY

MD TPO =Miami-Dade Transportation Planning Organization

B MPO = Broward Metropolitan Planning Organization

* Joint Meeting

** Exec. Committee/Workshop only