DRAFT AGENDA

WEDNESDAY, SEPTEMBER 30, 2026

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/83545107208?pwd=DhZr1chxbCZbL80WIefvGw7GtmZw5N.1

Meeting ID: 835 4510 7208
Passcode: 311479

I. Pledge of Allegiance and Roll Call

- Special Recognition and thank you to Councilmember Horland
- Special Recognition and thank you to Councilmember Furr
- Introduction of new SFRPC Staff

II. Presentations

CEDS Annual Update, Randy Deshazo, Deputy Director and Director of Economic Development and Research **(Time to be Determined)**

III. Action Items

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

Proposed

- Monroe County 26-03ACSC*

- Monroe County 26-04ACSC
- Monroe County 26-05ACSC
- City of Coral Gables 26-01ESR
- City of Doral 26-03ER*
- City of Hialeah 26-01ESR
- City of Hollywood 26-04ESR
- City of Hollywood 26-06ESR
- City of Margate 26-02ESR
- City of Pembroke Pines 26-01ESR
- City of Pembroke Pines 26-02ESR
- City of Sunrise 26-01ESR
- City of Sweetwater 26-01ER
- City of Tamarac 26-01ESR
- City of Weston 26-01ER*

Public Hearing

Adopted

- Broward County 26-04ESR
- Broward County 26-05ESR
- Broward County 26-08ESR
- Monroe County 26-01ACSC
- Monroe County 26-02ACSC
- City of Doral 26-02ESR
- City of Hallandale Beach 26-01ESR
- Islamorada, Village of Islands 26-01ACSC
- City of Tamarac 25-01ER

*Property Rights Amendment

Public Hearing

D. Regional Issues: Comprehensive Plan Amendment Review
   - City of Hollywood 26-05ESR (A)
E. General Counsel Annual Review / Contract
F. Executive Director Annual Review / Contract
G. FY 2026 - 27 Proposed Operating Budget
H. 2022 – 2027 South Florida CEDS Annual Report
I. Audit Firm Selection Process Update and Draft Contract FY 25 – 26 Audit

Public Hearing

Public Comments

IV. Program Reports and Activities

A. SFRPC Revolving Loan Funds Status Report
B. SFRPC CARES Act RLF Status Report
C. SFRPC / TCRPC Blue Tech Conference

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, October 19, 2026, 10:30 a.m. (SFRPC) (Upon call of the Chair)
   2) 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
   3) Monday, November 16, 2026, 10:30 a.m. (SFRPC)
   4) December (Winter Break)

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.

SFRPC

South Florida Regional Planning Council

Proudly serving Miami-Dade, Broward, and Monroe Counties

Wednesday, September 30, 2026

COUNCIL MEETING

IN SPECIAL RECOGNITION

DENISE APPLEBY HORLAND

SFRPC Councilmember, 2023 – 2026
SFRPC Executive Committee 2024 - 2026

QUENTIN "BEAM" FURR

SFRPC Councilmember, 2016 – 2026
SFRPC Executive Committee 2019-2023, 2026

The Council extends its sincere appreciation and gratitude to former Councilmember Denise Horland and Councilmember Beam Furr for their dedicated service, leadership, and commitment to advancing the region's shared goals. Throughout their tenure, they contributed valuable perspectives, fostered collaboration among local governments, and helped guide initiatives that have strengthened our communities. Their time, expertise, and public service have left a lasting impact on the Council and the residents we serve. We thank them for their many contributions and wish them the very best in retirement and in the years ahead.

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

Phone 954-924-3653
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www.sfregionalcouncil.org

DENISE APPLEBY HORLAND

Councilmember

Denise has served on the Plantation City Council since 2018. She and her husband of 38 years, Bob, have lived in the City of Plantation since 1993, where they have raised their three children and three rescue dogs.

She has served on the board of Plantation's Relay for Life and has volunteered with charitable groups such as LifeNet4Families to address food insecurity and homelessness in the community.

Prior to serving as a Councilmember, Denise served on the City of Plantation's Education Advisory Board, and has remained an active presence in our public schools, focusing on reading competency and civic engagement.

One of Denise's proudest moments as a council member was bringing forth a policy providing 12 week paid family leave for employees upon the adoption or birth of a child. As the daughter of a U.S. Marine, she is also proud of initiating the Hometown Heroes Banner Program, honoring current and former service members with banners along Broward Blvd. She has been instrumental in the expansion of public art offerings through collaborations with artists Cey Adams and Magda Love, who designed a community-driven tapestry comprised of discarded textiles to highlight the impact of "fast fashion' on our natural resources.

Denise is the immediate past President of the Broward League of Cities, where she put forth the initiative of Leading ONE Broward, encouraging elected officials to develop strong, thoughtful public policies, making decisions that uplift residents, and holding themselves to a higher standard as they collaborate with one another in a spirit of respect, trust, and unity.

Denise serves on the Broward County Planning Council, Broward County Water Advisory Board, Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Broward Reads Coalition, Florida League of Cities Board of Directors, is the current Chair of the FLC's Advocacy Committee, and formerly served on the South Florida Regional Planning Council addressing regional needs in the tri-county area. Denise is proud to have been named by the Florida League of Cities as a Home Rule Hero for the past seven years, championing the local decision-making abilities of municipalities. She has also been honored as a 2021 Woman of Distinction by the Broward County Commission on the Status of Women. Additionally, Denise currently serves as Secretary on the Plantation Police Pension Board and earned her Certified Public Pension Trustee (CPPT) designation in 2021.

As a graduate of the Broward County Leaders Water and Climate Academy and past participant of two Broward Resiliency Roundtables, Denise hopes to further improve Plantation's resiliency and sustainability for future generations. As for the next generation of leaders, through her work with various organizations and her high school internship program, she mentors and supports those who may seek a career in public service.

QUENTIN "BEAM" FURR

Commissioner

Beam Furr is a Broward County Commissioner representing District Six, the southeast part of the county. He served as Mayor of Broward County in 2018 and 2025. He was first elected to the Broward County Commission in 2014. Prior to that, he was a Hollywood City Commissioner for 12 years.

As an elected official, he has focused on environmental issues, early childhood education, transportation, housing, economic opportunity, and the arts.

Mayor Furr serves as chair of the Southeast Florida Transportation Council, the co-chair of the Broward Climate Change Task Force, Broward County Solid Waste Authority and Broward Reads, as well as a board member of the Broward Metropolitan Planning Organization (MPO), CareerSource Broward, the Broward County Tourist Development Council (TDC), and South Florida Regional Planning Council. Beam also served as a board member of the Broward County Children's Services Council for 9 years.

Commissioner Furr was a teacher in the Broward County School system for 25 years. During that time, he taught social studies, before becoming a librarian for Flanagan High School. Beam grew up in South Florida and now lives in Hollywood with his wife, Shelli Edwards, and is the proud dad of his daughter, Eliza.

MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
JULY 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 Senator García welcomed everyone in attendance, in person and virtually, called the meeting to order at 10:35 a.m., and led the Pledge of Allegiance. There was a moment of silence in honor of troops and Councilmember Allbritton's aunt, who recently passed away. Agenda items were presented out of sequence during the meeting; however, these minutes are organized according to the published agenda. The recording of this meeting can be found here:
https://youtu.be/uUvkkkb_zB0

I. Pledge of Allegiance and Roll Call

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

A = Absent   * = Excused Absence
D = Designee   VP = Virtually Present

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

The following Ex-Officio Member was present:
Viviana Useche, representing the Florida Department of Environmental Protection

The following Ex-Officio Members were virtually present:
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 met quorum for an Executive Committee. Chair García welcomed newly appointed Ex-Officio Member Viviana Useche, Acting Southeast Florida District Director, representing the Florida Department of Environmental Protection. Ms. Useche stated it was a pleasure to be here.

II. Presentation:

- FY 24-25 Audit Presentation ***(Time Approximate: 11:00 AM)***

  Joy Chambers-Nicholas, Senior Accountant, S. Davis & Associates, PA

Chair Senator García introduced Ms. Joy Chambers-Nicholas, Senior Accountant with S. Davis & Associates, PA. Ms. Chambers-Nicholas gave a detailed presentation as of and for the fiscal year ending September 30, 2025. The auditor presented the results of the annual audit and reported an unmodified opinion on the Council's Financial Statements. Ms. Chambers-Nicholas stated that no material weaknesses were identified in internal control over financial reporting and no instances of non-compliance or other matters required reporting under Government Auditing Standards.

Ms. Chambers-Nicholas also reviewed the results of the Single Audit for federal grant programs and reported an unmodified opinion on compliance for each major federal program with no material weaknesses noted in internal control over compliance. Ms. Chambers-Nicholas further stated that there were no matters of negative impact to report under Chapter 10.550, Rules of the Auditor General, and that the Council was in compliance with Section 218.415, Florida Statutes, regarding investment policies.

Ms. Chambers-Nicholas explained that the examination included an audit of the financial statements in accordance with Generally Accepted Auditing Standards, Government Auditing Standards, the Rules of the Auditor General, and a Single Audit performed in accordance with Uniform Guidance requirements.

Ms. Chambers-Nicholas provided an overview of the Council's financial position. Fund financial statements showed total assets of approximately $14.3 million, total liabilities of approximately $309,000, restricted fund balances for the Revolving Loan Program of approximately $11.1 million, and unassigned fund balances of approximately $3.0 million. Revenues totaled approximately $3.9 million, expenditures totaled approximately $3.1 million, and revenues and other financing sources exceeded expenditures by approximately $817,000.

The government-wide financial statements reflected total assets and deferred outflows of approximately $15.2 million, total liabilities and deferred inflows of approximately $1.4 million, restricted net position for the loan program of approximately $11.1 million, unrestricted net position of approximately $2.6 million, and a change in net position of approximately $705,000 during the fiscal year.

Ms. Chambers-Nicholas also reported that total expenditures subject to the Single Audit were approximately $6.8 million, with the U.S. Department of Commerce Economic Development Cluster identified as the major federal program. The Council qualified as a Low-Risk Auditee under Uniform Guidance.

Councilmember Senator Geller inquired about the Council's reserve levels and the amount available to address any unforeseen issues or emergencies. Director of Finance & IT Leandro Braslavsky Soldi explained that the Council's reserve funds are intended to cover the portion of the operating budget that is not funded through member dues. He noted that the Council previously maintained reserves of approximately $10,000 but has established a long-term reserve goal of $1 million. Mr. Braslavsky Soldi stated that the Council has made significant progress toward that objective and currently maintains reserve funds of approximately $800,000.

Ms. Chambers-Nichols thanked the auditors and Council staff for their work in completing a clean audit and ensuring timely financial reporting.

- Joint Initiatives of the South Florida Defense Alliance, SFRPC, and State of Florida
  (Time Approximate: 11:07 AM)
  Captain Richard Miller, Jr., USN (Ret); Executive Director, South Florida Defense Alliance

Mrs. Cosio Carballo provided a brief history of the relationship between the South Florida Regional Planning Council (SFRPC) and Captain Richard "Rick" Miller before introducing Captain Miller, Executive Director of the South Florida Defense Alliance. Captain Miller provided an update on defense economic development initiatives and ongoing grant applications aimed at strengthening South Florida's defense and maritime industries. He discussed efforts to support the next Florida Military and Defense Economic Impact Study, including economic modeling, development of county-level data, quality assurance, and technical reporting.

Captain Miller explained that the overall goal is to develop a next-generation, county-level defense economic planning model that moves beyond traditional economic impact reporting. The initiative is intended to identify future defense growth opportunities, vulnerabilities, constraints, and potential intervention strategies while creating a scalable methodology that can be applied across Florida's diverse defense ecosystems. He reviewed the expected outcomes of the project, including county-level scorecards, common defense metrics, future demand and intervention scenarios, dashboard and GIS planning tools, and a final report to support statewide implementation.

Captain Miller also discussed recent federal and state activities supporting maritime and defense industries. He noted recent federal initiatives focused on restoring America's maritime dominance, modernizing defense acquisitions, increasing innovation within the defense industrial base, and expanding shipbuilding investments. He further highlighted state efforts to designate maritime industries as a target sector, support workforce development, expand apprenticeship programs, and continue defense economic planning activities.

Captain Miller provided an overview of a pending Defense Reinvestment Grant application focused on converting Broward County's commercial maritime strengths into a defense-ready and dual-use industrial ecosystem. The proposed project would identify existing maritime-defense assets, evaluate expansion opportunities, support vendor readiness for defense work, and strengthen Broward County's ability to support emerging maritime and unmanned vessel opportunities.

Captain Miller explained several analytical models being developed to assess existing maritime industrial capabilities, future expansion potential, cross-sector growth impacts, and the readiness of geographic areas for maritime-defense investment. He stated that the project would produce inventories, maps, economic impact scenarios, and recommendations to support future investment and defense-related economic development.

Captain Miller concluded by describing the Ocean Arsenal Project, a vendor assistance program designed to help businesses transition into defense contracting opportunities through stages including capability assessments, registrations, compliance planning, testing readiness, autonomous vessels, and ship-building production scaling capacity. Captain Miller encouraged the Council to promote participation among local marine industry companies and leaders by attending upcoming programs and events hosted by the South Florida Defense Alliance. He stated that he would provide the Council with additional information regarding these opportunities. Discussion followed regarding Opportunity Zones 2.0, aerospace and maritime growth and development, and opportunities for local workforce growth.

III. Action Items

A. Minutes of the Previous Meeting

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

B. Financial Report

Leandro Braslavsky Soldi, Director of Finance & IT, explained the Financials in detail.

Chair Senator García motioned to approve the Financial Report. Councilmember Senator Geller moved the motion; Councilmember Caplan seconded the motion, which was adopted by unanimous vote.

C. Consent: Comprehensive Plan Amendment Reviews

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

Proposed

- Broward County 26-05ESR
- Broward County 26-07ESR
- Miami-Dade County 26-01ESR
- Miami-Dade County 26-02ESR
- City of Doral 26-02ESR
- Islamorada, Village of Islands 26-02ACSC
- City of North Miami 26-01ESR
- City of North Miami Beach 26-01ER
- City of North Miami Beach 26-02ESR
- City of Wilton Manors 26-01ER*

Public Hearing
Chair Senator García opened the Public Hearing and asked if there were any comments or questions.

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

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

Adopted

- Broward County 26-02ESR
- Broward County 26-03ESR
- Town of Davie 26-01ESR
- City of Fort Lauderdale 25-02ESR
- City of Hollywood 26-01ESR
- City of Lauderhill 25-01ESR
- City of Marathon 26-01ACSC
- City of Miami Beach 26-01ER
- Town of Southwest Ranches 25-01ESR

*Property Rights Amendment

Public Hearing
Chair Senator García opened the Public Hearing and asked if there were any comments or questions.

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

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

Public Hearing

D. Regional Issues: Comprehensive Plan Amendment Reviews – None
E. FY 2024 - 2025 Annual Audit **(Time Approximate: 11:00 AM)**
Audit presented earlier in the meeting.

The Audit Report was adopted by unanimous vote.

F. Appointment of Audit Selection and Negotiation Committee / Draft RFP

Mrs. Cosio Carballo explained the Audit RFP and the responsibilities of the Selection/Negotiation Committee in detail. Mr. Goren informed the Councilmembers that he has reviewed the RFP and provided an overview of the legal issues regarding the Audit process. Discussion ensued on the negotiations. Chair Senator García, Councilmembers Caplan, Geller, Rodriguez, and Allbritton volunteered to be on the Negotiating Committee.

Chair Senator García motioned to approve the Audit Selection and Negotiation Committee / Draft RFP. Councilmember Senator Geller moved the motion, and Councilmember Caplan seconded it. The motion was adopted by unanimous vote.

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

G. FY 2025 – 2026 Amended Budget

The Director of Finance & IT, Leandro Braslavsky Soldi, presented the Amended Budget for Fiscal Year 2025-2026.

Chair Senator García motioned to approve the FY 2025-2026 Amended Budget. Councilmember Geller moved the motion, and Councilmember Caplan seconded it. The motion was adopted by unanimous vote.

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

H. FY 2025 – 2026 Membership Dues

Mrs. Cosio Carballo stated that in July the Council is required to certify its membership dues for transmittal to Monroe, Miami-Dade, and Broward counties. She explained that this year represents the final scheduled dues increase, which will bring the Council's rate to $0.30 per capita. Mrs. Cosio Carballo reminded Council Members that the Council did not increase dues for 28 years prior to the implementation of the current dues schedule. She emphasized the importance of county funding to the Council's operations and expressed appreciation for the continued support of the member counties. Mrs. Cosio Carballo also noted that the Council remains fiscally prudent and committed to operating in a frugal manner while continuing to move the organization forward.

Chair Senator García motioned to approve the FY 2025-2026 Membership Dues. Councilmember Senator Geller moved the motion, and Councilmember Caplan seconded it. The motion was adopted by unanimous vote.

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

IV. Program Reports and Activities

A. SFRPC / TCRPC Joint Conference Update

Mr. Randy Deshazo, Deputy Director and Director of Economic Development and Research, provided an update on planning efforts for the upcoming SFRPC / TCRPC Joint Conference. He explained that Council staff and staff from the Treasure Coast Regional Planning Council (TCRPC) have held extensive discussions regarding potential speakers and conference themes. Mr. Deshazo stated that a key challenge has been balancing geographic and political diversity with a range of technical specialties while identifying opportunities for local governments to support the growth of the Blue Tech industry in the region.

Mr. Deshazo presented a draft of the conference agenda and reviewed a list of potential speakers. He requested the Council's support in inviting Allison Barlow, Executive Director of the Saint Petersburg Innovation District, to serve as a keynote speaker and provide an overview of the organization's work in fostering innovation and economic development.

Councilmember Senator Geller recommended inviting Captain Miller, Executive Director of the South Florida Defense Alliance, to participate as a conference speaker. Captain Miller accepted the invitation.

Mrs. Cosio Carballo stated that the Council intends to invite Captain Miller to return as a guest presenter at a future Council meeting.

B. SFRPC Membership Committee Update

Mrs. Cosio Carballo reported that the Membership Committee met on June 15, 2026, to review Council membership and attendance. She presented a roster of current Council members and discussed participation levels, emphasizing the importance of maintaining strong and balanced representation from all three counties. Mrs. Cosio Carballo also highlighted quorum requirements as an important consideration and stated that the Committee's goal is to increase member engagement and participation.

Councilmember Senator Geller requested that Mrs. Cosio Carballo prepare a brief handout for Council members to share with their fellow county commissioners regarding Council membership and participation opportunities.

Chair Senator García thanked Mrs. Cosio Carballo for her leadership and efforts on this initiative.

C. SFRPC Revolving Loan Funds Status Report
D. SFRPC CARES Act RLF Status Report

Mr. Jeff Tart, Senior Loan Officer and Manager of the Revolving Loan Fund Programs, provided an update on the RLF Programs. He reported on recent outreach efforts, including participation in Broward County's Broward & Beyond Business Conference and a new partnership with the Florida Women's Business Center to connect small businesses with funding opportunities.

The CARES Act RLF Program has closed 39 loans totaling $9.06 million since inception, supporting more than 350 jobs, with approximately $590,000 available for new lending. The RLF Board recently approved two $100,000 loans for business expansion projects in the cities of Tamarac and Fort Lauderdale.

The traditional RLF Program has provided $5.20 million to 29 businesses and currently has approximately $1.80 million available for lending.

Included in the Board Packet is an update on the Claude Pepper Park Redevelopment Project in North Miami, which received $3.5 million in EPA funding for site assessment and remediation. He also reported that the EPA awarded the SFRPC a new $1 million Brownfields RLF supplemental grant to support remediation of the former Hollywood Incinerator Ash Dump site.

In affordable housing, progress continues on the 29-unit Sunset Strip workforce housing project in Sunrise and the Minority Builders Coalition Infill Lot Development Project in Fort Lauderdale, which includes four affordable single-family homes. Loan Administration also participated in the Riviera Beach CRA Housing Fair to promote affordable housing opportunities, including the Renaissance Riviera Beach project.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo reported that the Council is actively recruiting for several vacant positions, including a Regional Planner, a Senior Planner, and a Financial Specialist. She stated that filling these positions will support the Council's ongoing programs and initiatives and help ensure the organization has the staffing resources necessary to meet its operational needs.

B. Legal Counsel Report

Mr. Goren briefly summarized the pending litigation and asked Councilmembers to review the materials provided. He confirmed that the Council has met its obligation.

C. Council Members Report

Councilmember Senator Geller requested a brief discussion regarding Amendment III. He stated that he had prepared documentation reflecting the actual percentages of spending by the municipalities and noted that he has compiled the supporting data. Councilmember Senator Geller advised that the information is available for review by any Councilmember who would like to examine it.

Councilmember Furr reported that the Kristin Jacobs Coral Aquatic Preserve is now operating under a formally adopted management plan, marking the culmination of an effort that the Council has been involved with for approximately eight years. Mrs. Cosio Carballo congratulated Councilmember Furr and commended his leadership in helping bring the initiative to completion.

Councilmember Furr provided an update on the Broward Solid Waste Authority, stating that the Authority's Master Plan was scheduled to be established on July 21, 2026. He reported that participating municipalities had reached 79.2 percent of the required threshold for approval and that one additional municipality was needed to vote in favor of the Master Plan for it to move forward.

Mrs. Cosio Carballo provided additional comments regarding the Broward Solid Waste Authority Master Plan. She stated that the Council will be working closely with regional partners on these issues and plans to reconvene the regional Solid Waste Working Group with county representatives from Southeast Florida to continue advancing the regional solid waste management conversation. Mrs. Cosio Carballo emphasized that regional solid waste planning remains a top priority for the Council.

Councilmember Senator Geller noted that a key consideration moving forward will be the ability to negotiate favorable long-term contracts with the companies providing recycling and waste management services. He stated that the success of the initiative will ultimately be dependent on securing competitive pricing and favorable contract terms.

Councilmember Caplan reported that he and Mrs. Cosio Carballo would be traveling to St. Petersburg to represent the South Florida Regional Planning Council at the Florida Regional Councils Association (FRCA) Summer Policy Board meeting. Mrs. Cosio Carballo stated that the Council is seeking participation from two additional Council members to represent the Council as members of FRCA.

Councilmember Lincoln reported that workshops are being conducted throughout the Florida Keys to educate residents about the potential impacts of property tax reform in their respective communities. She stated that the purpose of the workshops is to ensure that voters are informed about the implications of the proposed changes before casting their votes.

D. Ex-Officio Report

Ex-Officio Members reported no updates.

VI. Announcements and Attachments

A. Attendance Form
B. Upcoming Meetings
   1) August – Summer Break
   2) Monday, September 28, 2026, 10:30 a.m. (SFRPC)
   3) Monday, October 19, 2026, 10:30 a.m. (SFRPC) (Upon call of the Chair)
   4) 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. Adjourn

Chair Senator García adjourned the meeting at 12:20 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 July 20, 2026, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, adopted on the 30th day of September 2026.

__________________________________ __________________________________

Maria Rodriguez, Secretary — Date
Commissioner, City of Pembroke Pines

South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

MEMORANDUM

AGENDA ITEM #III.B

DATE: SEPTEMBER 30, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: FINANCIAL REPORT

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

<u>Recommendation</u>

Approve the Financial Report.

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
COMPARATIVE BALANCE SHEET
August 31, 2026
(unaudited)

	June	July	August	Increase (Decrease)
General Fund				
Assets:				
Cash GF	1,561,958	1,542,939	1,337,823	(205,116)
SBA - Investment Account	545,605	547,383	799,610	252,226
Accounts Receivable	8,544	7,502	6,219	(1,283)
Due From Other Funds	134,492	63,462	50,562	(12,900)
Prepaid Expenses	15,477	15,477	15,477	-
Total Assets	2,266,076	2,176,762	2,209,691	32,928
Liabilities and Fund Balance:				
Liabilities	17,856	28,216	29,945	1,729
Fund Balance	2,248,220	2,148,546	2,179,745	31,199
Total Liabilities and Fund Balance	2,266,076	2,176,762	2,209,691	32,928
Federal, State & Local				
Assets:				
Accounts Receivable	103,589	130,122	67,944	(62,178)
Total Assets	103,589	130,122	67,944	(62,178)
Liabilities and Fund Balance:				
Liabilities	1,664	2,495	3,298	803
Fund Balance	101,926	127,627	64,646	(62,981)
Total Liabilities and Fund Balance	103,589	130,122	67,944	(62,178)
Revolving Loan Funds				
Assets:				
Cash RLF	3,491,397	3,483,629	3,269,179	(214,450)
Accounts Receivable	9,585,060	9,600,026	9,797,489	197,463
Allowance for Loan Losses	(1,131,419)	(1,131,419)	(1,131,419)	-
Total Assets	11,945,038	11,952,237	11,935,250	(16,987)
Liabilities and Fund Balance:				
Accounts Payable	38	16,609	24,950	8,341
Due To Other Funds	134,492	63,462	50,562	(12,900)
Fund Balance	11,810,507	11,872,167	11,859,738	(12,428)
Total Liabilities and Fund Balance	11,945,038	11,952,237	11,935,250	(16,987)
Southeast Florida Regional Prosperity Institute				
Assets:				
Cash	67,452	67,568	67,685	117
Receivables	-	-	-	-
Total Assets	67,452	67,568	67,685	117
Liabilities and Fund Balance:				
Liabilities	27	-	-	-
Fund Balance	67,425	67,568	67,685	117
Total Liabilities and Fund Balance	67,452	67,568	67,685	117

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

August 31, 2026

(unaudited)

Description	June	July	August	Fiscal to Date	% Realized	Annual Budget	% of Budget	Remaining Budget
REVENUE REPORT								
Membership Dues	$ -	$ -	$ -	$ 1,360,630	100%	$ 1,360,630	38%	$ 1,360,630
Interest & Other Income	5,512	5,672	5,773	74,534	106%	$ 70,000	2%	(4,534)
Federal Funded Projects	102,282	35,572	109,142	670,567	96%	$ 695,974	19%	25,407
State Funded Projects	-	-	39,150	90,000	24%	$ 372,351	10%	282,351
Local Funded Projects	127,932	87,570	(19,104)	483,351	101%	$ 477,943	13%	(5,408)
Trust Funds	128,567	67,150	64,354	1,419,422	226%	$ 626,856	17%	(792,566)
TOTAL Revenues	364,294	195,964	199,315	4,098,503	114%	3,603,754	100%	(494,749)
EXPENSE REPORT								
Operating Expenses								
Staff Compensation	$ 136,079	$ 139,049	$ 137,719	$ 1,677,446	84%	$ 2,000,029	55%	$ 322,583
Occupancy	9,650	9,650	9,650	109,273	90%	122,004	3%	12,731
Utilities Electric/Sanitation	576	626	660	5,871	84%	7,000	0%	1,129
Janitorial Services	802	802	802	8,365	84%	10,000	0%	1,635
Repairs & Maintenance	-	-	-	1,144	23%	5,000	0%	3,856
Storage	528	530	530	5,742	88%	6,500	0%	758
Office Automation	6,397	4,887	4,177	70,711	101%	70,000	2%	(711)
Advertising, Notices, Supplies, Postage & PR	3,341	12,806	7,815	79,766	99%	80,414	2%	648
Travel	2,623	1,693	2,942	11,471	229%	5,000	0%	(6,471)
Professional Development	1,140	1,438	30	3,486	50%	7,000	0%	3,514
Insurance	11,673	-	-	39,448	74%	53,000	1%	13,553
Miscellaneous Expenses	-	-	-	-	0%	1,000	0%	1,000
Legal Services (1)	-	3,280	3,896	41,986	84%	50,000	1%	8,014
Financial Services	142	30,939	150	33,497	74%	45,000	1%	11,503
Professional Consultants	-	2,310	-	6,913	86%	8,000	0%	1,088
Capital Expenditures	-	-	-	-	0%	25,000	1%	25,000
Subtotal Operating Expenses	**253,066**	**208,010**	**168,371**	**2,095,117**	84%	**2,494,946**	**69%**	**399,829**
Pass Through Expenses:	74,749	48,373	35,707	614,470	70%	880,751	24%	266,281
TOTAL Expenses	**305,784**	**256,383**	**204,078**	**2,709,587**	**80%**	**3,375,697**	**93%**	**666,110**
Excess (deficit) Revenues over Expenditures	**$ (30,584)**	**$ 1,562,437**	**$ (4,763)**	**$ 1,388,916**		**$ 228,057**	**6%**	

(1) Additional legal YTD expenses included in "pass-through Expenses" **$ 39,243**

Note: Percentage of Fiscal Year lapsed *91.67%*

MEMORANDUM

AGENDA ITEM #III.C

DATE: SEPTEMBER 30, 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

- **Monroe County 26-03ACSC***
  Proposes amendments to the Monroe County 2030 Comprehensive Plan amending the Glossary, the Private Property Rights, the Future Land Use, the Housing, and the Intergovernmental Coordination Elements, to establish a new Rate of Growth Ordinance (ROGO) Allocation category for Market Rate Workforce Housing and associated definitions. This amends the Goals, Objectives, and Policies related to the redistribution of ROGO allocations as it related to annual rate and percentages and/or numbers assigned to designated categories to create a new type of ROGO allocations and the acceptance of up to 657 ROGO allocations approved and established through Chapter 2025-190, Laws of Florida, and modifying purchase offers related to administrative relief by amending the Glossary and Policy 2.2.5, Objective 101.2, Policy 101.2.1, Policy 101.2.2., Policy 101.2.3, Policy 101.2.4, Objective 101.3, Policy 101.3.1, Policy 101.3.2, Policy 101.3.4, Policy 101.3.5, Policy 101.3.10, Policy 101.3.11, Policy 101.3.12, Policy 101.7.1, Policy 102.4.3, Objective 105.2, Policy 601.1.8, and Policy 1301.7.1.

- **Monroe County 26-04ACSC**
  Proposes amending the Monroe County Comprehensive Plan to incorporate the 10-Year Water Supply Plan update and be consistent with the South Florida Water Management District Lower East Coast Water Supply Plan update of 2024.

- **Monroe County 26-05ACSC**
  Proposes amending Monroe County Comprehensive Plan Policy 301.1.2 to reflect the U.S. 1 Level of Service (LOS) Task Force's Recommendations to the Board of County Commissioners on the LOS methodology.

- **City of Coral Gables 26-01ESR**
  Proposes an amendment to the City of Coral Gables Comprehensive Plan (1) to increase the maximum floor area ratio (FAR) for the "University Campus" land use category; (2) to include hospital use and increase retail use within the Multi-Use Zone; and (3) to modify the boundaries of the "University Campus Multi-Use Area" to include the Central Energy Plant building and extend southwest to Red Road and northeast to the Mahoney-Pearson Parking garage, excluding properties that are not owned by the University of Miami.

- **City of Doral 26-03ER***
  Proposes Evaluation and Appraisal Report (EAR) based amendments to the City of Doral's Comprehensive Plan, by amending the Resiliency, Future Land Use, Transportation, Housing, Infrastructure, Conservation, Parks and Recreation, Educational Facilities, Intergovernmental Coordination, and Capital Improvements Elements, by creating a new Private Property Rights Element, and Economic Development Element, and updating the Water Supply Facilities Work Plan. The major policy changes in the Doral 2050 Comprehensive Plan Update are intended to modernize the City's planning framework to reflect current State requirements and anticipated growth through 2050 while promoting more resilient, sustainable, and quality-focused development. Key themes include strengthening climate resilience and stormwater management, improving multimodal transportation and transit connectivity, expanding affordable and workforce housing, and coordinating development with adequate water supply and infrastructure capacity. The update also

supports mixed-use redevelopment, innovation districts, technology investment, and preservation of important industrial and employment areas. New Economic Development and Private Property Rights Elements further address economic diversification, workforce development, business resilience, and protection of property rights.

- **City of Hialeah 26-01ESR**
  Proposes an amendment to the City of Hialeah's Comprehensive Plan 2025-2050 to include the updated 20-year Water Supply Facilities Work Plan (2025-2045) and related text amendments to Potable Water, Conservation, Intergovernmental Coordination, and Capital Improvement Elements.

- **City of Hollywood 26-04ESR**
  Proposes an amendment to the City of Hollywood's existing Comprehensive Plan to establish a Transfer of Development Rights Program within the Land Use Element.

- **City of Hollywood 26-06ESR**
  Proposes an amendment to the City of Hollywood's Comprehensive Plan to provide clarifications and modifications to Flexibility Unit provisions within the Land Use Element.

- **City of Margate 26-02ESR**
  Proposes an amendment to the City of Margate's Comprehensive Plan, amending Element V Capital Improvements Element, amending the Goals, Objectives, and Policies, providing an update to the 5-Year Capital Improvements Schedule, amending Element III Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater, Aquifer Recharge, Part 1 Potable Water, providing for potable water minimum level of service.

- **City of Pembroke Pines 26-01ESR**
  Proposes amendments to the City of Pembroke Pines' Comprehensive Plan, specifically to the Future Land Use, Infrastructure, and Conservation Elements, including an update to the City of Pembroke Pines' 10-Year Water Supply Facilities Work Plan ("WSFWP").

- **City of Pembroke Pines 26-02ESR**
  Proposes an amendment to the Future Land Use Element of the City of Pembroke Pines' Comprehensive Plan with a text amendment to the Permitted Uses in the Agricultural Land Use Plan.

- **City of Sunrise 26-01ESR**
  Proposes amending the Future Land Use Map of the City of Sunrise Comprehensive Plan for approximately 154 gross acres consisting of the "Savannah P.U.D. Plat 7" Plat, as recorded in Plat Book 149, Page 3 of the Public Records of Broward County, Florida, together with a portion of Parcel A of the "Sawgrass Preserve" Plan, as recorded in Plat Book 157, Page 4 of the Public Records of Broward County, Florida, and generally located on the southwest corner of NW 136 Avenue (Panther Parkway) and Pat Salerno Drive, from Industrial, Commercial, Low (5) Residential and Low Medium (10) Residential to the Transit Oriented Development (TOD) Land Use designation, amending the Future Land Use Element of the City of Sunrise Comprehensive Plan by adding the "Broward County Arena Property" to the Transit Oriented Development (TOD) Land Use Category.

- **City of Sweetwater 26-01ER**
  Proposes EAR-based amendments of the City of Sweetwater Comprehensive Master Plan amending each of the Plan's elements: Future Land Use, Housing, Transportation, Economic Development, Sanitary Sewers, Storm Drainage, Potable Water, Recreation and Open Space, Capital Improvements, and Public Education Facilities. The Sweetwater EAR-based Comprehensive Plan amendments are primarily intended to update the City's plan for consistency with current State requirements and changing local conditions, while removing obsolete provisions and revising outdated timelines. The amendments also update the City's Water Supply Facilities Work Plan to coordinate future growth with long-term water supply, conservation, and infrastructure needs.

- **City of Tamarac 26-01ESR**
  Proposes amendments to the City of Tamarac Comprehensive Plan Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements to incorporate the water supply planning policies consistent with the City of Tamarac's Water Supply Facilities Work Plan – 2026 Update and incorporating the City of Tamarac Water Supply Facilities Work Plan – 2026 Update to be consistent with the South Florida Water Management District Regional Water Supply Plan.

- **City of Weston 26-01ER ***
  Proposes amending the Comprehensive Plan of the City of Weston by adopting the Evaluation and Appraisal Report (EAR) Based Amendments to the Future Land Use, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement, Transportation, and Public-School Elements, and adding a new Property Rights Element. The amendments generally seek to preserve Weston's established development character while supporting affordable housing, adequate public facilities, environmental and water-resource protection, multimodal connectivity, and coordinated capital investment. The update also adds a new Property Rights Element to ensure private property rights are appropriately considered in local land-use decision-making.

ADOPTED AMENDMENTS

- **Broward County 26-04ESR**
  Adopts an amendment to the Broward County Comprehensive Plan text amending the Broward County Comprehensive Plan text related to the Climate Change, Recreation and Open Space, and the Transportation Elements to remove specific references to initiatives supporting DEI.

- **Broward County 26-05ESR**
  Adopts an amendment to the Broward County Land Use Plan – City of Margate – from 75.1 acres of Recreation and Open Space and 6.6 acres of Commercial Recreation within Dashed-Line Area to Irregular (7) Residential within a Dashed-Line Area, approximately 81.7 acres, generally located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.

- **Broward County 26-08ESR** *(Originally part of 26-03ESR Proposed)*
  Adopts an amendment to the Broward County Land Use Plan text of the Broward County Comprehensive Plan, related to Policies 2.36.1 and 2.36.2 regarding land use policy and public infrastructure and services decisions.

- **Monroe County 26-01ACSC**
  Adopts an ordinance approving amendments to the Monroe County Comprehensive Plan Policies 101.5.30, 101.5.31, 101.5.32, 101.5.33, 101.5.34, and Comprehensive Plan Glossary, to increase the maximum height of residential structures from 35 feet to 42 feet, to revise the structures listed as exceptions to the maximum height restriction, and to allow for additional height related to airports as approved by the Federal Aviation Administration (FAA) and in accordance with the adopted Airport Master Plans.

- **Monroe County 26-02ACSC**
  Adopts amendments to the Monroe County Comprehensive Plan to revise the Future Land Use Element and Housing Element to modify the requirements related to the 300 Keys Affordable Workforce Housing Initiative Early Evacuation Unit Building Permit Allocations created by the Governor of Florida, Attorney General of Florida, Chief Financial Officer of Florida, and Florida Agriculture Commissioner acting in their capacity as the Florida Administration Commission 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, 601.1.8.

- **City of Doral 26-02ESR**
  Adopts an amendment to the City of Doral Comprehensive Plan Future Land Use Element by creating the "Mall Mixed Use (MMU)" Future Land Use designation, establishing purpose and intent, applicability, and development parameters for regional shopping mall properties fifteen (15) acres or greater currently designated on the Future Land Use Plan Map as "Business" ("B") and providing for residential development opportunities within qualifying developments.

- **City of Hallandale Beach 26-01ESR**
  Adopts an amendment to the City of Hallandale Beach's Comprehensive Plan, Future Land Use Element, Part 2.3. "Permitted Uses in Future Land Use Categories," Subpart A. – Residential Use, to

provide for dashed–line areas as authorized in the Broward County Land Use Plan, amending the Future Land Use Map to change the designation of 17.5 net acres from Commercial Recreation to Commercial Recreation and irregular residential within a dashed line area, allowing a maximum density of 13.03 dwelling units per net acre.

- **Islamorada, Village of Islands 26-01ACSC**
  Adopts an amendment to the Islamorada, Village of Islands Comprehensive Plan, amending the Village's Future Land Use Map from Public/Semi-Public Services (PS) to Mixed Use (MU) for a subject property, located on Upper Matecumbe Key, with Real Estate Number 00402900-000000.

- **City of Tamarac 25-01ER**
  Adopts amendments to the City of Tamarac Comprehensive Plan, including amendments to the Future Land Use, Transportation, Housing, Infrastructure, Capital Improvements, and the Economic Development Elements.

*Property Rights Amendment

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

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

MEMORANDUM

AGENDA ITEM #III.D.

DATE: SEPTEMBER 30, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: REGIONAL ISSUES: COMPREHENSIVE PLAN AMENDMENT REVIEW – CITY OF HOLLYWOOD 26-05ESR (A)

Amendment Review

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 Statues 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 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.

South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 221, Hollywood, Florida 33020
954.924.3653 Phone, 954.924.3654 FAX
www.sfregionalcouncil.org

City of Hollywood 26-05ESR (A)

Hollywood Amendment 26-05ESR was transmitted to the Council as Adopted on September 24th to the Council and commenting organizations. According to the City of Hollywood, “the comprehensive plan amendment updates the Land Use Element and Coastal Element of the City of Hollywood Comprehensive Plan to establish the Tourism Incentive Density Entitlement (TIDE) Program and provides clarifications to the Hollywood Beach Hotel Density Bonus Program and associated hotel room densities. The amendment provides a policy framework for the allocation of hotel room density to support the continued viability and redevelopment of hotel, resort, and tourist-serving accommodations within the Hollywood Beach area.”

Council staff concurs with FloridaCommerce’s comments that the proposed Hollywood Beach Hotel Density Bonus Program does not establish sufficiently meaningful and predictable standards for determining how density bonuses would be awarded, including clear guidelines on the amount of bonus that could be granted and the circumstances under which it would apply. It is recommended that the City specify within the Comprehensive Plan how much additional density the City Commission may approve and ensure that the program standards are clearly established in the Zoning and Land Development Regulations, with proper incorporation by reference if the regulations are deferred to that document.

There is insufficient information provided at this time to determine the potential regional impact of this amendment, particularly with respect to resources of regional significance such as hurricane evacuation routes and the regional transportation network. Additional detail regarding the specific density bonus standards, thresholds, and applicable circumstances is necessary before the Council can adequately assess whether the proposed amendment will result in adverse impacts to regional resources or facilities.

Attachments

Attachment A – Correspondence from FloridaCommerce regarding this amendment.

Attachment B – Sun Sentinel article “Hollywood commission embraces plan for taller towers at the beach” dated September 17, 2026.

August 17, 2026

The Honorable Josh Levy
Mayor, City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33022

Dear Mayor Levy,

FloridaCommerce has reviewed the City of Hollywood's proposed comprehensive plan amendment (Amendment No. 26-05ESR), received on July 16, 2026, pursuant to the expedited state review process in Section 163.3184(2) and (3), Florida Statutes (F.S.). FloridaCommerce has identified no comment related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

FloridaCommerce is, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the local government's comprehensive plan to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Technical Assistance Comment 1: Meaningful and Predictable Standards

This amendment proposes to add language establishing the Hollywood Beach Hotel Density Bonus Program within the Flexibility and Reserve Units section of the Future Land Use Element. This language specifies that "the City's Zoning and Land Development Regulations [ZLDR] shall include the procedures, accounting, application standards, and allocation methods to administer the program." Additionally, Policy 1.7 of the Coastal Element includes item 'e' which states: "notwithstanding subsections (a) through (d), the City Commission may approve hotel densities in excess of the limits otherwise established by this Comprehensive Plan through the Hollywood Beach Hotel Density Bonus Program."

The proposed amendment does not provide meaningful or predictable standards pursuant to 163.3177(1), F.S. This amendment does not establish clear guidelines on how the bonus is to be applied on applicable development, nor is it clear how much of a bonus can be, or will be, once granted by the City Commission. FloridaCommerce staff have contacted the City and was informed that the program framework does not currently exist in the ZLDR at this time and is currently in the process of being established. Once the Bonus Program is established in the ZLDR, FloridaCommerce recommends that the City specify how much of a bonus could be granted at the discretion of the City Commission within the comprehensive plan. If the City intends to defer to the ZLDR, the City should include proper references to the regulations, pursuant to section 163.3177(1), F.S. This will ensure that the density bonus program guidelines are clearly stated within the ZLDR and prevents a self-amending comprehensive plan.

The local government should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed. In addition, the local government is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the local government. **If the local government receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption**.

- The local government shall hold a second public hearing, which shall be a hearing on whether to adopt the comprehensive plan amendment. **If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendment is deemed withdrawn** unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment pursuant to section 163.3184(3)(c)1., F.S. **If the amendment is not adopted at the second public hearing, the amendment shall be formally adopted by the local government within 180 days** after the second public hearing is held **or the amendment is deemed withdrawn.**

- **The adopted amendment must be transmitted to FloridaCommerce within 30 working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under section 163.3184(3)(c)2. and 4., F.S., **the amendment effective date** is 31 days after FloridaCommerce notifies the local government that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Avian Williams, Planning Analyst, by telephone at (850)-717-8504 or by email at Avian.Williams@Commerce.fl.gov.

Sincerely,

James D. Stansbury

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/aw

Enclosure(s): Procedures for Adoption

cc: Andria Wingett, Development Services Director, City of Hollywood
Cameron Palmer AICP, Assistant Director, City of Hollywood
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council
Kathe Lerch, Office Administrator, South Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

<u>ADOPTION AMENDMENT PACKAGE:</u> Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

______ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance, and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

LOCAL NEWS

Hollywood commission embraces plan for taller towers at the beach

High-rise towers, shown Aug. 21, dominate the southern end of Hollywood beach. New height rules would allow taller buildings to the north as well. (Amy Beth Bennett/South Florida Sun Sentinel)

By **SUSANNAH BRYAN** | sbryan@sunsentinel.com | South Florida Sun Sentinel

PUBLISHED: September 17, 2026 at 4:31 PM EDT

Commissioners narrowly approved a controversial proposal that paves the way for taller towers on Hollywood's barrier island during a spirited meeting that ended before midnight Wednesday.

The plan — blasted by opponents as one that will forever alter the quaint charm of Hollywood beach — passed with a tight 4-3 vote.

Before the vote, several residents pleaded with commissioners to delay taking action until they had a better understanding of the 541-page proposal.

"I think cramming this through right now is insane," said longtime resident Stephanie Burns. "I didn't hear about any of this until recently. And I really think that's going to be a disaster for the beach. Please, please have some common sense."

Mayor Josh Levy touted the five-year plan as one that would help revitalize a beach dotted with what he called dilapidated hotels and buildings in need of redevelopment.

Levy voted for the Hollywood Beach Overlay District plan along with Kevin Biederman, Adam Gruber and Peter Hernandez.

Commissioner Caryl Shuham voted no along with Vice Mayor Traci Callari and Commissioner Idelma Quintana.

A second and final commission vote is set for Oct. 7.

Upon final commission approval, developers will be free to seek height and density bonuses across six distinct sections of the beach.

Under rules proposed by staff, the seven-story Hollywood Beach Resort could be transformed into a tower as high as 340 feet to 490 feet.

If the property's multiple owners can agree to a unified and "iconic" development plan, Commissioner Peter Hernandez suggested they be allowed to build as high as they like, with the commission having the final say. His suggestion won support from the mayor, Biederman and Gruber.

Commissioners also agreed to cap the height in the central beach area to 150 feet on State Road A1A. A landmark property would be capped at 180 feet.

Resident Siobhan McLaughlin, a frequent critic of the plan, argued no one wants to see Hollywood beach turn into a condo canyon.

“Hollywood is fine the way it is,” she said. “It may be a little shabby. But nobody is asking you to change the character of our beach. Leave the beach alone.”

The new height caps are a bad idea, resident Steven Busacca told the commission.

“We don’t have to rush this through,” he said. “This beach overlay plan is opening us up to becoming like Miami Beach. That’s a genie that once you let that genie out of the lamp, you can’t put it back in.”

Susannah Bryan can be reached at sbryan@sunsentinel.com. Follow me on X @Susannah_Bryan

South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

MEMORANDUM

AGENDA ITEM #III.E

DATE: SEPTEMBER 30, 2026

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: GENERAL COUNSEL ANNUAL REVIEW / CONTRACT

The SFRPC employs General Counsel in accordance with the terms and agreement of the annual Independent Contractor Professional Services Employment Contract between the Council and General Counsel. The Executive Committee, with the delegated function, performs an annual evaluation and review of Legal Counsel.

The annual review of Legal Counsel is undertaken by the Executive Committee prior to renewal of the annual contract and held prior to the September Council Meeting. This year, the review will be held during the Executive Committee meeting scheduled for 10:00 a.m. on September 30, 2026. The Evaluation Form and Legal Counsel's Independent Contractor Professional Services Employment Contract are provided herewith for your review and information. The Professional Services Employment Contract with General Counsel terminates on September 30, 2027.

All Council Members are welcome to attend the Executive Committee meeting.

Recommendation

- Assess the General Counsel's Performance
- Approve Legal Counsel's Professional Services Employment Contract

SOUTH FLORIDA REGIONAL PLANNING COUNCIL ("Council")
GENERAL COUNSEL PERFORMANCE REVIEW
RATING SHEET

Rate each item from 1 (low) to 5 (high) based on your opinion of the Council's General Counsel's performance. Mark N/A if you do not have enough information to rate.

I. LEGAL CONSULTATION

_______ A. Has legal advice provided by the General Counsel proven to be accurate and technically correct?

_______ B. Does the General Counsel provide his best and honest recommendations given all existing legal issues andramifications?

_______ C. Does the General Counsel possess and provide an efficient and effective knowledge of the state law, the rules, policies and procedures of the Council?

_______ D. Does the General Counsel possess and provide an efficient and effective knowledge of other government regulations and case law regarding the Council and issues facing the Council?

_______ E. Does advice provided by the General Counsel regularly take into account and balance the overall goals and objectives of the Council?

_______ F. Does the General Counsel regularly provide the scope of legal expertise necessary to meet the Council's needs on issues that arise, either from himself, within his firm or other available resources?

_______ G. Does the General Counsel proactively identify potential issues when he is aware of them to avoid problems from occurring?

_______ H. Are alternatives and innovative solutions provided rather than just raising problems?

_______ I. Is the General Counsel able to maintain the Council and staffs confidence while informing them of the different legal risks that proposed actions might generate?

II. LEGAL REPRESENTATION

_______ A. Does the General Counsel aggressively represent the interests of the Council as directed by the Council Members?

_______ B. Is the General Counsel's approach effective in achieving the best possible legal outcomes for the Council's interests given the issues that arise?

_______ C. Does the General Counsel represent the Council in a professional and ethical manner?

_______ D. Is the General Counsel impartial and objective in his duties and responsibilities?

_______ E. Are the General Counsel's estimates of legal impacts reasonably accurate on a regular basis?

III. STAFF WORK

_______ A. Does the General Counsel prepare contracts and other legal work accurately and consistent with the direction and objectives communicated by the Council Members, Executive Director and/or staff?

_______ B. Does the General Counsel maintain good working relationships and serve as an effective member of the management team?

_______ C. Does the General Counsel accurately identify and address all legal issues within documents and items that he reviews?

_______ D. Are staff and the Council Members advised of key changes in governmental and administrative law as it pertains to the Council's activities?

_______ E. Does the General Counsel display a positive attitude in carrying out his responsibilities and responding to requests?

_______ F. Has the General Counsel been successful in accomplishing objectives previously established?

IV. COST/FISCAL ACCOUNTABILITY AND CONTROL

_______ A. Are regular legal activities achieved within budgetary goals and limits?

_______ B. Has the General Counsel been effective in minimizing legal costs by limiting tasks to those regarding legal issues and utilizing Council's in-house staff when possible to perform administrative and other functions?

_______ C. Are standard forms developed and used where possible to minimize preparation of legal documentation?

_______ D. Are legal tasks performed with appropriate authorization according to established procedures and contract requirements?

_______ E. Do invoices accurately identify tasks and expenses in sufficient detail to provide accountability and cost control?

_______ F. Does the General Counsel display the ability and knowledge to research issues in a minimum amount of time?

_______ G. Have legal costs been effectively managed and controlled given the issues, assignments and requests made to the General Counsel?

V. RESPONSIVENESS/TIMELINESS OF ACTIONS

_______ A. Are requested legal work and assignments completed in a timely manner within established time frames?

_______ B. Is the General Counsel accessible when needed to respond to requests for legal information and assistance?

_______ C. Are legal review and requests for information completed in time to avoid delays to Council projects, programs and other tasks?

_______ D. Does the General Counsel follow-up effectively to requests that are made?

_______ E. Does the General Counsel accurately interpret and clarify Council Members and Executive Director direction?

VI. COMMUNICATIONS

_______ A. Does the General Counsel communicate effectively with the Council Members, staff and the community?

_______ B. Arc answers provided in a timely and in an understandable manner?

_______ C. Are timelines for follow-up to requests clearly communicated?

_______ D. Does the General Counsel maintain confidentiality with regard to all matters discussed with the Council Members and/or Executive Director and staff?

_______ E. Does the General Counsel effectively report to the Council Members and/or Executive Director communications by project attorneys of a substantive nature regarding significant or sensitive matters?

General Comments and Rating Regarding General Counsel's Performance:

Future Goals, Objectives and Areas for Improvement:

INDEPENDENT CONTRACTOR PROFESSIONAL
<u>SERVICES EMPLOYMENT CONTRACT</u>

THIS INDEPENDENT CONTRACTOR PROFESSIONAL SERVICES EMPLOYMENT CONTRACT is made and entered into in duplicate in Broward County, Florida, this ____ day of September, 2026 by and between the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, a body corporate and politic and an agency of the State of Florida, hereinafter referred to as "SFRPC", being party of the first part, and SAMUEL S. GOREN, as a member of the law firm of Goren, Cherof, Doody & Ezrol, P.A., hereinafter referred to as "ATTORNEY", party of the second part.

IN CONSIDERATION of the mutual covenants and promises herein contained and the mutual exchange of other good and valuable consideration, the receipt of which is hereby acknowledged, it is mutually agreed, promises and covenanted as follows:

1.0 SFRPC does hereby agree to employ and accordingly does employ ATTORNEY, and ATTORNEY does hereby agree to accept and does accordingly accept employment by the SFRPC in the capacity of "General Counsel" of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, all in accordance with the terms and conditions and provisions of said employment as set forth hereinbelow.

2.0 The term of employment of ATTORNEY under this Contract, hence the term of this Independent Contractor Professional Services Employment Contract, shall commence on October 1, 2026 and terminate on September 30, 2027 the term of employment of ATTORNEY hereunder shall be for a period of twelve (12) months, unless the term of employment of ATTORNEY is earlier reduced or terminated pursuant to the early termination provision as set forth herein in numbered Paragraph 3 hereof.

3.0 This Independent Contractor Professional Services Employment Contract is terminable by either SFRPC or ATTORNEY at any time on thirty (30) days written notice to the other party. However, at ATTORNEY'S option, and if so requested by SFRPC, ATTORNEY may continue to provide the professional services contemplated herein pending the appointment/employment of his successor if such appointment/employment requires more than thirty (30) days, and provided that SFRPC exerts reasonable efforts during said thirty (30) days to seek and select his said successor.

In addition, the parties may terminate this Employment Contract at any time and on any agreed basis by mutual consent of all parties, the same reduced to writing and properly executed by all parties hereto. Likewise, the term of this Agreement may be extended at any time by mutual consent of all parties hereto, the terms of such extension being reduced to writing and executed by all parties hereto.

4.0 ATTORNEY, or a member of the law firm, agrees to personally attend all regular and special meetings of the SFRPC Council and to attend any meeting of any official SFRPC board, committee or commission when specifically requested to attend and to perform any and all legal services, of whatever kind or nature, including office practice and litigation, required, in the opinion of the Attorney or requested of ATTORNEY by SFRPC for the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and the agents, servants and/or employees thereof (when same are acting in their official capacity(s) on behalf of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL) during the term of this Employment Contract, subject only to the following. All legal services to be performed by ATTORNEY hereunder shall be rendered at the request or direction of the majority of the SFRPC (meaning majority of Council sitting at the time that any vote is taken on a direction to request service from ATTORNEY) and/or the Executive Director; otherwise, ATTORNEY shall not be required to perform legal services for SFRPC except on his own initiative and at his own expense. Other legal fees and expenses that may be incurred are as follows:

4.1 Any litigation in which the SFRPC is a party plaintiff or a party defendant in either the Broward County Court, the Broward Circuit Court, or the United States District Court for the Southern District of Florida or any other administrative matter, or trial or appellate Court into which the SFRPC is summoned or petitions;

4.2 Any administrative hearings before any governmental/administrative bodies;

4.3 Co-Counsel activities with insurance counsel assigned by the SFRPC's insurance carrier when necessary and appropriate.

4.4 Real estate and related loan transactions.

For purposes of clarification and emphasis: This Independent Contractor Professional Services Employment Contract is, and is intended to be, a party specific agreement and shall be construed accordingly. The individual attorney with whom SFRPC contracts hereby shall be the sole and exclusive party to render services for, to and on behalf of the SFRPC pursuant to the terms hereof. Except with the specific concurrence and approval of the SFRPC Council, no substitution of counsel for ATTORNEY shall be permitted, except as expressly provided for herein.

The parties specifically recognize and understand that the ATTORNEY is a member of the law firm of Goren, Cherof, Doody & Ezrol, P.A., Fort Lauderdale, Broward County, Florida (the "Firm") and that several members of the Firm possess the requisite skill, competence and exposure in administrative/governmental practice. Specifically, therefore, and notwithstanding any of the foregoing, the rendition of services hereunder by an attorney from the Firm other than the specific attorney contracted with hereunder shall not be prohibited and shall be deemed to be in accordance with the provisions of Section 112.313, Florida Statutes, as amended from time to time, including, litigation and support services otherwise described and permitted by the aforesaid Statute.

5.0 As full payment and compensation for ATTORNEYS and for all legal services hereunder, SFRPC shall pay to ATTORNEY and ATTORNEY agrees to accept from SFRPC rates as follows:

Partners	\$315.00/hour
Associates	\$295.00/hour
Paralegals	\$175.00/hour

In the event of early termination pursuant to the terms hereof, ATTORNEY shall be entitled to accrued and unbilled/billed and unpaid compensation as shall have accrued to the date of said early termination.

6.0 In addition to the compensation for professional services as last set forth, ATTORNEY shall be permitted to submit to the SFRPC on a monthly basis for payment by SFRPC to ATTORNEY an invoice for all reasonable and necessary legal expenses incurred on behalf of the SFRPC, such as court costs and filing fees, in addition to long distance toll charges, messenger service, computerized legal research, photo-copying and facsimile costs not performed by the SFRPC. The foregoing constitutes reimbursement of legal expenses to ATTORNEY and not legal fees for services as contemplated hereunder. ATTORNEY may also request these costs be paid directly by SFRPC to the billing party, agency or vendor upon their original invoice or billing statement rather than on a reimbursement basis including reimbursement for library books and supplements owned by the SFRPC and in possession of the Attorney, if any.

7.0 This Independent Contractor Professional Services Employment Contract sets forth the entire agreement between the parties hereto. Any prior conversations or writing are merged herein and extinguished. No subsequent amendment to this Contract shall be binding upon any of the parties hereto unless reduced to writing and properly signed and executed.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this Independent Contractor Professional Services Employment Contract to be executed this ____ day of ____________________, 2026.

WITNESSES AS TO ALL PARTIES:

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

BY: ________________________________

SENATOR RENE GARCIA
CHAIR

____
Print Name: ____________________

____
Print Name: ____________________

BY: ________________________________

MARIA RODRIGUEZ
SECRETARY

____
Print Name: ____________________

____
Print Name: ____________________

ATTORNEY

____

SAMUEL S. GOREN, as a
Member of the law firm of
Goren, Cherof, Doody & Ezrol, P.A.

____
Print Name: ____________________

____
Print Name: ____________________

ATTACHMENT "A"
FOR PRIVATE ATTORNEY SERVICES

A. <u>SCOPE OF SERVICE:</u>

The ATTORNEY, or a member of his law firm, shall attend all regular and special meetings of the SFRPC Council and to attend any meeting of any official SFRPC board, committee or commission when specifically requested to attend and to ***perform any and all legal services, of whatever kind or nature, including office practice and litigation,*** *required or requested of ATTORNEY by SFRPC for the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and the agents, servants and/or employees thereof (when same are acting in their official capacity(s) on behalf of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL) during the term of this Employment Contract, subject only to the following. All legal services to be performed by ATTORNEY hereunder shall be rendered at the request or direction of the majority of the SFRPC (meaning majority of Council sitting at the time that any vote is taken on a direction to request service from ATTORNEY) and/or the Executive Director; otherwise, ATTORNEY shall not be required to perform legal services for SFRPC except on his own initiative and at his own expense.*

For purposes of clarification and emphasis: This Independent Contractor Professional Services Employment Contract is, and is intended to be, a party specific agreement and shall be construed accordingly. The individual attorney with whom SFRPC contracts hereby shall be the sole and exclusive party to render services for, to and on behalf of the SFRPC pursuant to the terms hereof. Except with the specific concurrence and approval of the SFRPC Council, no substitution of counsel for ATTORNEY shall be permitted, except as expressly provided for herein.

The parties specifically recognize and understand that the ATTORNEY is a member of the law firm of, Goren, Cherof, Doody & Ezrol, P.A., Fort Lauderdale, Broward County, Florida (the "Firm") and that several members of the Firm possess the requisite skill, competence and exposure in administrative/governmental practice. Specifically, therefore, and notwithstanding any of the foregoing, the rendition of services hereunder by an attorney from the Firm other than the specific attorney contracted with hereunder shall not be prohibited and shall be deemed to be in accordance with the provisions of Section 112.313, Florida Statutes, as amended including, litigation and support services otherwise described and permitted by the aforesaid Statute.

2. ATTORNEY shall review and analyze SFRPC files, data, documents and other materials and advise on a recommended legal course. Further, ATTORNEY shall attend and participate in meetings, conference calls, inspections or the like and report on the status of the legal matters.

3. ATTORNEY shall prepare and file pleadings, motions, or briefs, initiate and conduct discovery, as required and represent SFRPC in any related litigation and otherwise represent SFRPC at trial or on appeal.

B. COMPENSATION/FEES:

1. SFRPC shall be billed in accordance with Exhibit "1".

2. Billable hours for hourly billed activities shall be measured in six (6) minute increments. Compensation of attorney hours will be for actual time spent providing attorney services to the SFRPC.

3. Premium rates will not be paid for overtime work.

4. Attorney time while traveling is neither billed nor compensable.

C. COMPENSATION/COSTS:

1. Reimbursement of costs for third-party vendor bills, including but not limited to, exhibits, transcripts, and witness fees, filing fees and court costs require prior written authorization by SFRPC and shall be reimbursed based upon presentation by ATTORNEY of an appropriate Statement for Costs. The SFRPC shall not pay for firm surcharges added to Third Party Vendor bills.

2. Routine expenses such as long distance toll charges, messenger service, photocopying, postage, printed library materials and facsimile costs are compensable by the SFRPC upon presentation by ATTORNEY on its monthly Statements.

3. Non-routine office overhead expenses such as long distance phone calls, long distance facsimile transmissions, long distance courier services, bulk mailings, bulk third party copying, blueprints, x-rays, photographs and computer-assisted legal research services must be justified to the AGENCY and shall be reimbursed based on documented third party vendor charges. If these charges exceed subject to annual budget, as amended from time to time, prior written approval from the AGENCY must be obtained. In-house bulk mailings and bulk copying expenses must be supported by usage logs or similar documentation. Firm surcharges are not reimbursable.

4. ATTORNEY shall, if applicable, only bill SFRPC for its proportionate share of the cost of legal research, attending hearings or engaging in client representation of any type, which is applicable to other clients.

5. Incurred reimbursable costs described herein shall not exceed ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS per fiscal year. ATTORNEY shall notify SFRPC in writing when costs reach $1,000.00. Said notification shall be made as soon as it is practicable and prior to the next monthly invoice.

D. FORMATION FOR INVOICES:

1. Within thirty (30) days of service provision, each statement for fees and costs shall be submitted in original (white) and one (gold) copy, in a format that includes the following information:

- *A. Case name and number, if applicable, or other legal matter reference;*
- *B. Invoice Number for the particular bill;*
- *C.* ***DELETED***
- *D. ATTORNEY and SFRPC contract administrators' names;*
- *E. Inclusive dates of the month covered by the Invoice;*
- *F.* ***DELETED***
- *G.* ***DELETED****;*
- *H.* ***DELETED;***
- *I.* ***DELETED ;***
- *J. Any other information as may be requested by SFRPC'S contract administrator.*

E. ADMINISTRATION OF AGREEMENT:

1. The SFRPC contract administrator is ISABEL COSIO CARBALLO.

2. The ATTORNEY contract administrator is SAMUEL S. GOREN.

3. All written approvals must be obtained from the parties' contract administrators or their designees. All notices must be given to the parties' contract administrators.

4. This contract shall be governed by and construed under the laws of Florida.

F. OTHER AVAILABLE SERVICES:

Upon receipting approval from SFRPC, the ATTORNEY shall use existing SFRPC agreements, when available and cost effective, to acquire services (e.g, computer-assisted legal research) and the assistance of professionals (e.g., court reporters, expert witnesses) at reduced rates.

G. PUBLIC RECORDS:

All documents prepared pursuant to the Agreement are subject to Florida's Public Records Law, unless specifically so stated. Refusal of the ATTORNEY to allow public access to such records, as required by such law, shall constitute grounds for unilateral cancellation of this AGREEMENT.

H. PUBLIC CONDITIONS:

1. The ATTORNEY will make affirmative efforts to achieve cost effectiveness by consolidating court hearings, limiting travel, streamlining case processing, using printed forms, using the appropriate level of attorney or staff experience required by task, and taking other actions to improve efficiency.

2. Multiple staffing at meetings, hearings, depositions, trials, etc., by the ATTORNEY will not be compensated without prior written approval from SFRPC.

3. ATTORNEY agrees that all documents shall be promptly returned at the termination of the ATTORNEY'S involvement in the case or matter at hand.

4. SFRPC in-house staff shall be used in the legal matter to the maximum extent possible.

5. The ATTORNEY will provide immediate notice by facsimile transmission or telephone regarding significant case developments, which will likely result in media inquiries.

6. The ATTORNEY shall provide SFRPC immediate notice of any representation undertaken by ATTORNEY in matters where the client is suing or being sued by the State or State entities in any civil or adversarial administrative action.

7. A contingency fee contract must be commercially reasonable. "Commercially reasonable" means the fees shall be no more than the amount permissible pursuant to Rule 4-1.5 of the rules regulating The Florida Bar and case law interpreting that rule. If the amount of the fee is in dispute, the counsel retained by the state shall participate in mandatory binding arbitration. Payment of all attorney's fees is subject to appropriation. Attorney's fees shall be forfeited if, during the pendency of the case, the counsel retained by the state takes a public position that is adverse to the state's litigation or settlement posture.

8. Each private attorney who is under contract to provide attorney services for the state or a state agency shall, from the inception of the contractual relationship until at least 4 years after the contract expires or terminates, maintain detailed current records, including documentation of all expenses, disbursements, charges, credits, underlying receipts and invoices, and other financial transactions that concern the provision of such attorney services. The private attorney shall make all such records available for inspection and copying upon request in accordance with Chapter 119, Florida Statutes.

9. The AGENCY's general counsel must approve and sign the contract as to form and legality. The Contract must be signed by the AGENCY head, who shall also maintain custody of the contract.

EXHIBIT 1 – FEE SCHEDULE

1. *HOURLY BILLING SCHEDULE:*

   ATTORNEYS and its paralegal staff to be used under this contract include the following individuals at the hourly rates indicated:

SAMUEL S. GOREN	*$315.00/HOUR*
DONALD J. DOODY	*$315.00/HOUR*
KERRY L. EZROL	*$315.00/HOUR*
MICHAEL D. CIRULLO	*$315.00/HOUR*
JULIE F. KLAHR	*$315.00/HOUR*
JACOB G. HOROWITZ	*$315.00/HOUR*
BRIAN J. SHERMAN	*$315.00/HOUR*
QUENTIN E. MORGAN	*$315.00/HOUR*
SEAN M. SWARTZ	*$315.00/HOUR*
ADAM G. LEVINE	*$295.00/HOUR*
SUSANNAH NESMITH	*$295.00/HOUR*
KARINA NOGUERAS	*$295.00/HOUR*
AARON S. BRENKER	*$295.00/HOUR*
CERTIFIED PARALEGALS	*$175.00/HOUR*

The above rates may be adjusted if both parties agree, and shall be documented in writing by amendment to this Agreement.

MEMORANDUM

AGENDA ITEM #III.F

DATE: SEPTEMBER 30, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: EXECUTIVE DIRECTOR ANNUAL REVIEW AND CONTRACT

Section 1.9.3 of the Agreement between the Council and the Executive Director states that the Governing Body of the Council, or an Executive Committee with the delegated function, shall perform an annual evaluation and review of the Executive Director. This year, the Annual Review will be held at an Executive Committee meeting at 10:00 a.m. September 30, 2026, prior to the Council Meeting. The Evaluation Form and Second Amended and Restated Employment Agreement approved last year are provided herewith for your review and information only and subject to amendment with respect to any Cost of Living and/or Salary Increase for FY 26 - 27 as the Council deems appropriate.

This Employment Agreement terminates on the 30th of September 2027 (FRS DROP Date), subject to annual review and approval by the Executive Committee and Council at its September 30th Board Meeting. All Council Members are welcome to attend the Executive Committee meeting.

Recommendation

- Assess the Executive Director's Performance
- Recommend continuation of the Executive Director's contract for 2026-2027
- Recommend Cost of Living and Salary Increase for FY 26 - 27 as the Council deems appropriate

South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfregionalcouncil.org; sfadmin@sfrpc.com

South Florida Regional Planning Council
Executive Director Annual Performance Review

Executive Director: Isabel Cosio Carballo, MPA

Evaluation Period: October 1, 2025 – September 29, 2026

Evaluation Date: September 30, 2026

Ratings on Job Performance

5 = Exceeds Job Requirements
4 = Above Average Performance
3 = Satisfactory Performance
2 = Needs to Take Action to Improve
1 = Performance Does not Meet Job Requirements

	Executive Director	5	4	3	2	1
1.	Represents the Council in a positive, professional manner					
2.	Accurately represents the goals and policies of the Council					
3.	Maintains a positive image and relationships with local, state, and federal agencies					
4.	Promotes the Council and its services					
5.	Makes clear and concise recommendations to the Council					
6.	Deals honestly and fairly with all parties					
7.	Exercises sound judgment in business transactions					
8.	Is respected by peers and leaders in the region					
9.	Is knowledgeable about regional issues					
10.	Provides good overall leadership for the Council					

Additional Comments: ____

____
____
____
____
____
____
____

______________________________ ______________________________
Signature **Date**

SECOND AMENDED AND RESTATED EMPLOYMENT AGREEMENT BETWEEN THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL AND ISABEL COSIO CARBALLO PROVIDING FOR EMPLOYMENT AS EXECUTIVE DIRECTOR

THIS IS AN AGREEMENT, made and entered into this 30th day of September, 2024 with an effective date of October 1, 2024, ("Effective Date") by and between the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, a body corporate and politic and an agency of the State of Florida, hereinafter referred to as "SFRPC" and ISABEL COSIO CARBALLO, hereinafter referred to a "EXECUTIVE DIRECTOR".

W I T N E S S E T H:

WHEREAS, the SFRPC was created by an interlocal agreement pursuant to Section 163.01, Florida Statutes, as amended, known as the "Florida Interlocal Cooperation Act of 1969" and supported by all applicable Florida Statutes, including but not limited to Section 186.501, Florida Statutes, as amended, and known as the "Florida Regional Planning Council Act", and

WHEREAS, Section 186.505, Florida Statutes, provides that the SFRPC may employ and compensate such personnel, consultants and technical and professional assistants as it deems necessary to exercise the powers and perform the duties set forth in accordance with Chapter 186, Florida Statutes; and

WHEREAS, the SFRPC has indicated its interest in entering into this Agreement for the purposes of establishing the basis, framework and context for the relationship which shall exist between the SFRPC and ISABEL COSIO CARBALLO as EXECUTIVE DIRECTOR; and

WHEREAS, this Agreement is the culmination of discussions, negotiations and agreements as to the employment by the SFRPC of ISABEL COSIO CARBALLO in conformity with the Florida Regional Planning Council Act; and

WHEREAS, the governing body of the SFRPC has, by majority vote, delegated the power and authority of recommending to the Council the hiring, firing and evaluating the Executive Director to the Executive Committee of the SFRPC, and therefore, the terms "SFRPC" shall be defined and interpreted to mean the Executive Committee in this Agreement unless later modified by form action of the SFRPC subsequent hereto;

WHEREAS, upon the Effective Date, this Agreement shall supersede the prior Agreement between the South Florida Regional Planning Council and Isabel Cosio Carballo dated September 27, 2021 providing for Employment as Executive Director ("Prior Employment Agreement"), and the Prior Employment Agreement shall be of no force and effect.

WHEREAS, in keeping with the Council's traditional practice, unless specifically addressed in this Agreement, the Council's Personnel Policy and Procedures are understood to generally apply to the Executive Director; and

NOW THEREFORE, in consideration of the promises, the mutual covenants, conditions, provisions and undertakings herein contained, and for other good and valuable considerations, the parties do mutually covenant and agree with each other as follows:

ARTICLE I

TERMS AND CONDITIONS – THE SFRPC

1.0 The SFRPC agrees as follows:

1.1 To employ ISABEL COSIO CARBALLO as the EXECUTIVE DIRECTOR of the SFRPC for the term hereinafter referred to, consistent with the terms, conditions and covenants of the Florida Regional Planning Council Act and other applicable, professional and ethical requirements imposed upon the EXECUTIVE DIRECTOR by existing SFRPC Rules or existing agreements as they may be amended from time to time.

1.2 To pay and to compensate the EXECUTIVE DIRECTOR the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS AND 00/100 ($160,000) per annum as modified in accordance with Section 1.9.1, hereinafter for the remainder of the term of this Employment Agreement, payable in accordance with the regularly scheduled method of compensation for other SFRPC employees, in addition to such other fringe benefits, including but not limited to, health and medical insurance, retirement payments and other accoutrements of employment as more specifically set forth herein.

1.3 To provide EXECUTIVE DIRECTOR with an automobile allowance in the amount of SEVEN HUNDRED FIFTY DOLLARS AND 00/100 ($750) per month as and for the reimbursement for the reimbursable mileage and automobile expenses of the EXECUTIVE DIRECTOR for performing services in and on behalf of the SFRPC within the South Florida region. For travel outside the region, the EXECUTIVE DIRECTOR will be compensated at the rate of regular staff.

1.4 To provide the EXECUTIVE DIRECTOR with the equivalent of the full and complete health, medical and related insurance which are otherwise provided to regularly employed SFRPC employees, for her and her dependents. In the event the EXECUTIVE DIRECTOR does not require health insurance coverage because coverage is provided through a plan provided by the EXECUTIVE DIRECTOR'S spouse, the Council agrees to pay as additional compensation the financial equivalent of the cost the Council would have had to pay for full and complete health care coverage for her and her dependents.

1.5 To provide the EXECUTIVE DIRECTOR with sick leave and personal leave accrual as applicable to other SFRPC employees and based upon policies existing from time to time and adopted by the governing body of the SFRPC.

1.6 To provide EXECUTIVE DIRECTOR with an SFRPC-issued cellular telephone, which shall be used solely for SFRPC business.

1.7 Effective October 1, 2023, and each subsequent fiscal year start date thereafter, the Executive Director's annual leave account will be credited with two hundred forty (240) hours, exclusive of paid holidays. No annual leave hours may be carried over from September 30th. However, the SFRPC shall reimburse the EXECUTIVE DIRECTOR up to fifty (50%) percent of the unused portion of the annual leave account per year. No additional payments will be made for any unused vacation, however, in the event of termination, the EXECUTIVE DIRECTOR will be entitled to the same vacation accrual policy that is in place for all regular employees of the SFRPC at the time of said termination. This provision shall not act to prohibit the EXECUTIVE DIRECTOR from receiving any reimbursement or conversion for sick leave, as may otherwise be authorized under the SFRPC's Personnel Policy and Procedures.

1.8 The SFRPC will contribute an amount comparable to the employee contribution in the State of Florida, Department of Administration, Florida Retirement System ("FRS") for the EXECUTIVE DIRECTOR, subject to FRS guidelines.

1.9 To provide increases in compensation to the EXECUTIVE DIRECTOR on the following basis:

1.9.1 Merit Increases: In addition to the EXECUTIVE DIRECTOR's Base Salary as defined in Section 1.2, it is understood that pursuant to SFRPC action at its September 30, 2024 Council Meeting, the EXECUTIVE DIRECTOR received a 3% merit increase. At the option of the Executive Committee of the SFRPC, the Council may provide a merit increase to the EXECUTIVE DIRECTOR on an annual basis coinciding with the annual adoption of the budget from the date of employment hereof, subject to a vote of the Governing Body of the SFRPC of not less than a majority of the members present at a regular meeting or a special meeting called for that purpose.

1.9.2 Cost of Living Increases: In addition to the EXECUTIVE DIRECTOR's Base Salary as defined in Section 1.2, it is understood that pursuant to SFRPC action at its September 30, 2024 Council Meeting, the EXECUTIVE DIRECTOR received a 3% percent cost of living increase. At the option of the Executive Committee of the SFRPC of the SFRPC, the Council may annually adjust the existing salary based upon cost of living increases if otherwise provided to State of Florida employees, subject to a vote of the Governing Body of the SFRPC of not less than a majority of less than a majority of the members present at a regular meeting or a special meeting called for that purpose.

1.9.3 To annually review and evaluate the EXECUTIVE DIRECTOR based upon performance standards, attached hereto as Exhibit "A" and incorporated herein, and as may be amended from time to time by the Governing Body of the SFRPC or the Executive Committee of the SFRPC with the delegated function of performing such evaluation and review, subject to a vote of the Governing Body of the SFRPC of not less than a majority of the members present at a regular meeting or a special meeting called for that purpose.

1.10 Subject to the approval of the Executive Committee, to pay for and on behalf of the EXECUTIVE DIRECTOR professional dues, seminars, fees and charges incurred by the EXECUTIVE DIRECTOR as a professional and a member of such organizations which have a specific relationship with the SFRPC and the job duties and functions set forth herein.

1.11 To honor and to conform in all ways possible with the terms, conditions and provisions of the Florida Regional Planning Council Act, and other applicable rules and regulations affecting State of Florida employees as the same may not apply or as may be applicable in the future, as amended, as well as the ethical considerations imposed upon the EXECUTIVE DIRECTOR.

1.12 That in the event the SFRPC chooses to remove ISABEL COSIO CARBALLO as the EXECUTIVE DIRECTOR, it shall follow the provisions set forth hereinafter under the heading "Termination".

ARTICLE II

TERMS AND CONDITIONS – THE EXECUTIVE DIRECTOR

2.0 ISABEL COSIO CARBALLO agrees as follows:

2.1 To become the EXECUTIVE DIRECTOR of the SFRPC in accordance with the terms, conditions and provisions contained in the Florida Regional Planning Council Act as set forth in Chapter 186, Florida Statutes.

2.2 To fulfill the obligations and responsibilities provided for in the Florida Regional Planning Council Act and to perform all functions as the Chief Administrative Official of the SFRPC in a professional and respectable fashion and with the full decorum required and demanded of such officials generally in the South Florida Region, and elsewhere in the State of Florida as well as those impositions and requirements, both ethical and practical, as may be applicable to professional planners in the State of Florida.

2.3 To hire and to designate such other qualified professional staff, as may be necessary and proper in connection with the discharge of her functions as the EXECUTIVE DIRECTOR of the SFRPC.

2.4 That the position of EXECUTIVE DIRECTOR is not and cannot be an hourly type employment. It is a "Job-Basis" form of employment. Hence, the EXECUTIVE DIRECTOR shall do any and all things necessary and required to be available to the SFRPC, its agents, servants and employees during the course of this Agreement consistent with good and respectable management, requirements and as otherwise dictated and provided by the Florida Regional Planning Council Act and the Code of Professional Responsibility for certified planners, as well as such other rules, regulations and ethical considerations imposed upon State of Florida employees.

2.5 To act as an exempt, non-civil service employee of the SFRPC and to be an employee at will.

2.6 That EXECUTIVE DIRECTOR shall not engage in any other concurrent employment during the term of this Agreement or use the executive director position to solicit any independent clients for any private entity.

ARTICLE III

TERM

3.0 This Agreement shall commence upon full execution of both parties (the "Commencement Date") and shall terminate on the 30th of September 2027 ("FRS DROP Date"). However, the parties hereto further agree that this Agreement may be renewed upon mutual written consent of the parties, subject to confirmation by the full SFRPC Board, as Florida Statute may permit at its natural termination.

3.1 In the event the EXECUTIVE DIRECTOR elects to voluntarily terminate this Employment Agreement, she shall provide the SFRPC with not less than thirty (30) days written notice to the Chairman of the Governing Body of the SFRPC indicating her intention to discontinue employment as the EXECUTIVE DIRECTOR, consistent with the Florida Regional Planning Council Act.

3.2 In the event the EXECUTIVE DIRECTOR voluntarily resigns her position with the SFRPC, she shall be compensated for all earnings and compensation to the date of voluntary termination, in addition to any and all other health, medical and related insurance and governmental benefits otherwise provided as stated in the SFRPC personnel policies at the execution hereof or as may, from time to time, be later amended.

3.3 In the event the SFRPC elects to terminate this Employment Agreement prior to the expiration hereof, the SFRPC shall comply with the terms, conditions and provisions contained herein for termination which sets forth the specific procedures and benefits payable to the EXECUTIVE DIRECTOR.

3.4 Notwithstanding the foregoing, in the event the SFRPC terminates the employment of the EXECUTIVE DIRECTOR as provided for hereinafter, the SFRPC shall continue to pay to the EXECUTIVE DIRECTOR all compensation earned to the date of termination as well as all severance payments required under Section 4.4.1, however, any such payments shall be in accordance with Section 215.425, F.S., as may be amended.

ARTICLE IV

TERMINATION

4.0 The parties hereto mutually covenant and agree as follows:

4.1 That the employment of the EXECUTIVE DIRECTOR shall be at the will of the Governing Body of the SFRPC, and that no civil service status, tenure or related accoutrement shall be applicable to this type and kind of employment set forth in this Agreement.

4.2 By virtue of this acknowledgement, the parties have voluntarily and knowingly entered into and executed this Agreement on the basis of complying solely with the terms, conditions and provisions of this Employment Agreement.

4.3 This agreement may be terminated by either party for convenience. If EXECUTIVE DIRECTOR seeks to terminate this Agreement for convenience, she shall provide SFRPC with thirty (30) days prior written notice of her intention to terminate. If SFRPC seeks to terminate this Agreement for convenience, it shall provide EXECUTIVE DIRECTOR with thirty (30) days prior written notice of its intention to terminate, subject to Section 4.4. The notice provision herein shall not apply to termination for cause as outlined in subsection 4.5 herein.

4.4 If it be the will and pleasure of the Governing Body of the SFRPC to terminate the employment of the EXECUTIVE DIRECTOR, the SFRPC shall, by not less than a majority vote, adopt a motion or resolution terminating the services of the EXECUTIVE DIRECTOR based upon this Agreement. Upon approval of such motion or resolution, Executive Director shall be entitled to severance pay as follows:

4.4.1 As otherwise in accordance with Section 215.425, F.S., the SFRPC shall provide the EXECUTIVE DIRECTOR with a lump sum severance payment in the pro rata amount equivalent to three (3) months of EXECUTIVE DIRECTOR's annual compensation as set forth in Article 1 of this Agreement. This payment shall include the three (3) month equivalent of EXECUTIVE DIRECTOR's annual salary, annual car allowance, annual health insurance and annual retirement contributions for the period covered by the severance pay. This provision shall not apply to any termination in accordance with Section 443.036(29), F.S.

4.5 The EXECUTIVE DIRECTOR may be terminated immediately for cause or because of her conviction of any criminal act. In the event the EXECUTIVE DIRECTOR is terminated pursuant to this sub-section, SFRPC shall have no obligation to pay the aggregate severance benefit designated in this section. For purposes of this Agreement, "cause" shall include, but shall not be limited to, malfeasance, misfeasance, gross negligence, and gross mismanagement of the SFRPC's funds or operations, as may be determined by a majority of the SFRPC Board.

4.6 The Parties agree that a material negative change in the SFRPC budget, as determined by the SFRPC's governing board, shall not constitute a constructive termination pursuant to this Section. In the event of such a change which results in a reduction of compensation for all SFRPC employees, EXECUTIVE DIRECTOR agrees to have her compensation, as set forth in Section 1.2 of this Agreement, reduced proportionally in accordance with all other SFRPC employees.

ARTICLE V

MISCELLANEOUS

5.0 It is understood and agreed that this document incorporates and includes all prior negotiations, correspondence, conversations, agreement or understandings applicable to the matters contained herein and that the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

5.1 It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and with equal dignity herewith.

5.2 This document shall be executed in at least three (3) counterparts each of which shall be deemed to be a duplicate original.

5.3 This Agreement is executed and is to be performed in the State of Florida and shall be governed by and construed in accordance with the laws of the State of Florida.

5.4 In connection with any litigation arising out of this Agreement, including any administration, trial level, or appellate proceedings, the prevailing party shall be entitled to recover all costs incurred, including a reasonable attorneys' fee.

5.5 If any clause, section or other part or application of this Agreement shall be held by any Court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the parties hereto have made and executed this Employment Agreement on the respective dates under each signature: THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL, through its Governing Body, signing by and through its Chairman and Secretary, authorized to execute same by SFRPC action on 30 day of Sept., 2024 and ISABEL COSIO CARBALLO.

SFRPC:

ATTEST:

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

BY: Steve Geller

STEVE GELLER, Chair

Denise Horland

DENISE APPLEBY HORLAND, Secretary

Approved as to legal form by General Counsel for the SOUTH FLORIDA REGIONAL PLANNING COUNCIL

9/30/24

SAMUEL S. GOREN, ESQUIRE
GOREN, CHEROF, DOODY & EZROL, P.A.
3099 E. Commercial Boulevard, Suite 200
Fort Lauderdale, FL 33308

ATTEST:

EXECUTIVE DIRECTOR:

BY: Isabel Cosio Carballo

ISABEL COSIO CARBALLO

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, ✓ personally appeared or ____ via online notarization, STEVE GELLER, Chair of the South Florida Regional Planning Council, to me well known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said Agreement for the purposes therein expressed on behalf of the SFRPC.

WITNESS my hand and official seal, this ____ day of September 30, 2024.

BY: Kathe Ann Lerch
Notary Public

My Commission Expires:

KATHE ANN LERCH
MY COMMISSION # HH 482614
EXPIRES: February 25, 2028

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, ✓ personally appeared or ____ via online notarization, ISABEL COSIO CARBALLO, to me well known to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that she executed said Agreement for the purposes therein expressed.

WITNESS my hand and official seal, this ____ day of September 30, 2024.

BY: Kathe Ann Lerch
Notary Public

My Commission Expires:

KATHE ANN LERCH
MY COMMISSION # HH 482614
EXPIRES: February 25, 2028

EXHIBIT "A"

PERFORMANCE STANDARDS - EXECUTIVE DIRECTOR

General Responsibilities: Direct the activities of the South Florida Regional Planning Council staff. Establish the Council work program and complete the work program in a timely manner. Manage the operation of the agency.

Objectives of the position:

1. Anticipate emerging issues within the region and articulate an agency mission statement which reflects these emerging issues.

2. Set long and short-term agency objectives that are responsive to the agency mission.

3. Assure that the organization is staffed and structured for effective mission accomplishment.

4. Maintain effective communication with all Council Members and member unit local governments.

5. Implement an objective performance agreement system by which Regional Planning Council staff will be assessed.

6. Ensure the statutory responsibilities of the agency are carried out in a timely and complete manner.

7. Develop and maintain good organizational relationships with other relevant organizations.

8. Assist all Council officers in performing their duties.

9. Prepare an adequate annual budget and operate the agency within that budget.

An agency work program will be prepared. At the end of the appraisal period, the record of progress will provide a measure of whether the Director met, failed to meet or exceeded expectations.

SFRPC
South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

MEMORANDUM

AGENDA ITEM #III.H

DATE: SEPTEMBER 30, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: 2022 - 2027 SOUTH FLORIDA CEDS ANNUAL REPORT

Since 1994, the SFRPC has served as the Economic Development District (EDD) for South Florida and as the Economic Development Administration's (EDA) regional point of contact. In this role, the SFRPC works closely with regional stakeholders and the EDA to identify, secure, and deploy funding and technical assistance programs in South Florida. As the EDD, the SFRPC is responsible for developing, maintaining, and updating South Florida's Comprehensive Economic Development Strategy (CEDS) every five years, working in partnership with the region's leaders and community stakeholders. As a strategy-driven plan for regional economic development, the CEDS analyzes economic trends, opportunities, and challenges, then provides regional goals, strategies, and metrics to promote and support long-term economic prosperity for South Florida and its residents. On October 17, 2022, the SFRPC adopted the 2022-2027 CEDS for South Florida.

The CEDS Strategy Committee, chaired by CEDS Steering Committee Chair Senator Geller, consists of the region's top public, private, and nonprofit CEOs representing educational institutions, economic development organizations, chambers of commerce, employers, transit agencies, workforce training, local governments, resilience officers, and senior-level staff, among others. This report reflects their agreement on regional goals and key strategies to leverage regional assets and opportunities, diminish barriers, and create a vibrant and competitive economic environment that is diversified and resilient. After EDA has approved the initial CEDS, EDA-funded planning grantees are required to submit an annual report with updated data documenting the progress achieved on economic development activities regardless of the source of funding, and reports on changing economic conditions.

<u>Recommendation</u>

Release the CEDS Annual Update for a 30-day review period and authorize CEDS Chair Senator Geller to make any small adjustments to this report as identified by the CEDS Committee and through public input; and submit the Annual Update to the Economic Development Administration by December 1, 2026. This Draft Report was approved by the CEDS Committee on September 16th.

2026 ANNUAL PROGRESS REPORT DRAFT

2022 – 2027 South Florida Comprehensive Economic Development Strategy

The South Florida Regional Planning Council (SFRPC) is the U.S. Department of Commerce Economic Development Administration's designated Economic Development District (EDD) for South Florida. The Economic Development District service area is Monroe, Miami-Dade, and Broward counties where the Council helps lead a locally based, regionally driven economic development process. We work with local government, public, private, non-profit, and philanthropic partners to provide information, technical assistance, and support and lead regional economic development efforts.

One of the functions of the Economic Development District is to prepare a five-year Comprehensive Economic Development Strategy (CEDS), which sets forth goals and strategies that support the economic development of the South Florida region. Each year, the Council prepares an Annual Progress Report to identify the most important changes in the South Florida economy and to assess the region's progress toward CEDS goals.

This 2026 CEDS Annual Progress Report is the fourth annual update since the adoption of the 2022-2027 CEDS and contains the following updates for the period October 1, 2025, through September 30, 2026:

- Highlights of key changes to the regional economy, priorities, and adjustments of strategies of the CEDS
- Report on Economic Development Activities
- Evaluation of Progress on Action Plan and Goals
- Schedule of Next Year's Goals

As such, the Annual Report meets the four report criteria set forth by U.S. EDA. These are:
1) Adjust the CEDS as needed. Adjustments to the strategy may be necessary during the course of the year to take advantage of unforeseen opportunities or address unexpected problems. These adjustments should be consistent with the overall strategy and must be documented in the next annual report. Any changes in the structure or composition of the Strategy Committee or staff should also be described in the annual report.

No adjustments were made to the strategy.

(2) Report on the previous year's economic development activities and any significant changes in the region's economic conditions. A report on economic development activities undertaken in the previous year should be related to the needs identified in the strategy and (3) Evaluate effectiveness in meeting goals.

Both items (2) and (3) are reported in this Progress Report, and the activities are related to the Goals of the CEDS.

(4) Schedule achievable goals for2027.

In 2027, the South Florida Economic Development District (EDD) will hold four quarterly meetings of the Strategy Committee to strengthen interagency cooperation and contribute to a regional approach to economic development. EDD staff will continue to assist local governments in South Florida with economic development challenges. This includes scheduling EDA grant opportunity information and listening sessions for regional economic development staff and assisting them with applications for economic development funding from the EDA.

Staff will continue to contribute to the newly designated Risk and Resiliency hub in South Florida to foster the development of various technologies to help Florida withstand future extreme weather events using green infrastructure and to foster job growth in related industries. EDD staff will expand economic impact technical assistance as needed to member agencies.

Executive Summary

This 2026 Annual Progress Report for the South Florida Comprehensive Economic Development Strategy (CEDS) provides a detailed assessment of the region's economic outlooks, emerging challenges, and the ongoing pursuit of long-term goals, particularly in the context of economic resilience. The report uses the best available data; however, many data sources have recently been discontinued or delayed due to significant budget cuts at federal agencies, making the report less robust than in previous years. Nevertheless, the SFRPC has noted that South Florida's economy continues to make progress since the 2022 CEDS adoption, along with signs of cooling momentum and volatility through 2025-2026. As with past annual reports, there remain critical areas requiring attention, including population trends, infrastructure, housing affordability, and workforce training.

The 2026 Annual Update of the Comprehensive Economic Development Strategy (CEDS) for the South Florida Economic Development District is divided into five sections: Economic and Demographic Context; Workforce and Labor; Housing and Affordability; Industry/Sectoral Performance; and National Trends. Key Economic Highlights identify the most significant recent trends, based on the availability of pertinent data. This CEDS update, covering Broward, Miami-Dade, and Monroe counties, captures the region’s continued structural evolution and signs of uncertainties through August 2027. Where specified, some data series, such as industry GDP and poverty measures, remain available only for earlier periods.

Summary of Findings

Employment and Economic Growth

South Florida’s economy expanded moderately, alongside some volatilities through 2025-2026. The region added about 20,262 jobs, which is significantly down from the previous year’s level. Most gains occurred in health care, education, professional and business services, and government, while several other sectors including financial activities, information, and construction saw decreases in employment. The unemployment rate stayed steady, generally between 3.5 and 4 percent, still indicating a tight labor market where employers must compete for relatively secure workers. This shift toward health care, infrastructure, and technology shows the region’s gradual move from traditional service industries to a more diverse, higher-value economy.

Labor Force Participation and Workforce Conditions

Labor Force Participation is defined by the share of working-age residents working or looking for work. It rebounded to roughly 64 percent, up from pandemic lows of 61%, and now exceeding both the state and national averages. This recovery signals confidence and steady in-migration of working-age adults. However, growth in jobs and commuters has intensified congestion, as most people continue to drive alone to work. Despite low unemployment, many residents still face barriers to entering or staying in the labor force. High housing costs, expensive childcare, and limited transit options restrict access to employment.

Workforce participation could rise further if housing and childcare were more affordable and if transit options connected more neighborhoods to major job centers. Expanding technical and vocational training, especially in health care, logistics, construction, and clean energy, would help close the skills gap that employers identify across the region. Stronger coordination between employers, training providers, and public agencies will be essential to ensure that local workers benefit from new opportunities.

Housing and Infrastructure

Housing affordability remains South Florida's most serious economic challenge, driven by the challenges of increasing supply, and in part, by short-term rentals. In a 2020 study, researchers found that Airbnb raised average annual rental prices in the Miami-Fort Lauderdale-West Palm Beach MSA by 1%, and home prices by 1.5%.[1] Median home prices are nearly $1.2 million in Monroe County, $592,000 in Miami-Dade, and nearly $400,000 in Broward. These prices have risen far faster than wages, pushing ownership and even renting out of reach for many households, while Broward's Asset Limited Income Constrained Employed (ALICE) households comprise 37 percent of the county households, 39 percent in Miami-Dade, and 35 percent in Monroe, against a 34 percent state average in 2023.[2]

At the same time, transportation congestion costs the region billions each year in wasted time and reduced productivity. The combination of high housing costs and heavy traffic reduces quality of life, limits workforce mobility, and threatens long-term competitiveness. Expanding housing options near transit, improving transit reliability, and investing in resilient infrastructure can reduce these costs and make the region more inclusive. Integrated planning, linking housing, transportation, and economic development, offers the clearest path to sustainable growth.

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[1] Barron, Kyle and Kung, Edward and Proserpio, Davide, The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb (March 4, 2020). Available at SSRN: https://ssrn.com/abstract=3006832 or http://dx.doi.org/10.2139/ssrn.3006832

[2] United for Alice. 2025.County Snapshots, Florida. uwof.org/sites/uwof/files/2025-alice-report-county-snapshots-florida.pdf

Population and Migration Dynamics

Florida's migration boom during the pandemic years has cooled as of 2025. Research data has shown notable drops in in-migration from other states to Florida, with many major urban counties (South Florida included) seeing net losses in net migration while medium-sized suburban counties continue to welcome relatively high numbers of new residents. For South Florida specifically, this domestic exodus has largely offset the gains from international migration[3].

Miami-Dade continues to rely heavily on international migration to support population and labor-force growth, while Broward maintains steady domestic inflows. Monroe's small but high-income population is shaped by tourism and second-home ownership. Moreover, Monroe County's growth potential is severely limited by its size, access to the mainland, and by crowding out of new development potential as the County is already well-developed.

These trends sustain consumer demand and employment but intensify housing strain. As the population becomes more international and diverse, language access, skills recognition, and credentialing (professional certifications that document training and level of skill/proficiency) will grow in importance for workforce programs. Coordinated regional planning will be needed to manage growth pressures while preserving environmental quality and community character.

Key Correlations and Regional Outlook

Employment and Infrastructure

South Florida's strong long-term job growth, particularly in construction, health care, and hospitality, has intensified pressure on the region's already strained transportation systems. As employment and population have grown, traffic congestion and transit delays have become more severe. INRIX reports 75 hours and $1,381 lost annually per driver in the City of Miami in 2025[4]. Without significant investment in modernized, multimodal infrastructure, continued economic growth will deepen these bottlenecks, eroding competitiveness and quality of life. Expanding transit-oriented development and accelerating infrastructure projects will be essential to maintain regional mobility and economic efficiency.

Housing and Economic Inequality

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[3] University of Florida, "Florida Migration Slowed Sharply in 2025, with Mid-Sized Counties Continuing to Grow," July 2026, University of Florida News; St. Louis Federal Reserve Bank, 2026

[4] INRIX, 2024 Global Traffic Scorecard: Miami, FL, INRIX, 2025

Rapid housing price escalation has deepened inequality across South Florida. Monroe County's median listings exceed $1 million, while Miami-Dade and Broward continue to see steady albeit lower housing price levels, keeping homeownership out of reach for much of the middle class. Rent burdens have risen across all income levels, leaving many households spending more than 30 percent of their income on housing. This dynamic reinforces spatial and economic divides, as workers are pushed farther from employment centers. Reduced housing access limits labor mobility, raises commuting costs, and constrains workforce availability for key sectors such as health care, education, and construction. Addressing these challenges requires accelerating attainable housing production, especially near major job hubs and transit corridors.

Sector Growth and Workforce Alignment

Expanding sectors, including construction, health care, and logistics highlight ongoing mismatches between employer demand and available skills. Job openings in building trades, digital infrastructure, and health support occupations consistently outnumber qualified local applicants, leading to unfilled positions and upward wage pressure. Strengthening technical and vocational programs remains a top regional priority. Partnerships among schools, employers, and workforce agencies should focus on stackable credentials and targeted training aligned with emerging industries in clean energy, advanced construction, and data technology. Building this talent pipeline is vital to maintaining balanced and inclusive growth.

Forecast for South Florida Economic Conditions through 2027

1. Regional Growth Outlook

The region is expected to maintain steady but slower economic growth through 2027, indicating a cooling momentum after the post-COVID boom rather than a contraction. Stagnation in population growth and employment decline in certain sectors require future attention. On the other hand, South Florida's core sectors of tourism, construction, logistics, and health care remain stable and well positioned for continued expansion.

2. Labor Market

As noted previously, labor conditions remain tight. The regional labor force participation rate of about 64 percent exceeds both state and national averages, reflecting the effects of years of earlier migration and strong job demand. Employment growth will persist in health care, logistics, and construction, with modest gains in professional and business services. If unemployment rises enough to activate the Sahm-rule threshold in 2027, regional partners such as Workforce Boards will quickly pivot toward preparing for workforce retraining in the hardest-hit industries, targeted small-business support, and other counter-cyclical investment, which may include increased public spending, low-interest bridge loans or deferred tax payments.

3. Housing Market

Affordability remains the binding constraint on long-term growth. Home prices and rents continue to outpace wages, particularly in Miami-Dade and Monroe. As highlighted in SFRPC's recent *Business Case for Transit-Oriented Development with Affordable and Workforce Housing Study (2025)*, without faster production of attainable units, especially in transit-accessible areas, cost burdens will depress labor participation and limit employers' ability to attract and retain workers. Coordinated action among local governments, housing authorities, and private developers is needed to close the affordability gap.

4. Infrastructure and Mobility

Persistent congestion and long commutes will continue to drag on productivity and household budgets. Strategic priorities include improving transit reliability, expanding multimodal capacity, and supporting transit-oriented development that lowers the combined cost of housing and transportation. Agencies should sequence federal and state-funded projects carefully to protect timelines from potential budget or reimbursement delays.

5. Sectoral Outlook

Education and health services, construction, trade, logistics, and transportation, and hospitality will continue to anchor job growth. Professional and business services are expected to expand modestly, while niche manufacturing in aviation, food processing, and marine industries should hold steady but remain sensitive to financing costs.

6. Risk Balance and Monitoring

The near-term risk environment is moderate. Key downside triggers include a sustained rise in unemployment, decline of in-migration and total population, prolonged federal funding disruptions, and maintained high housing prices. Regional partners should closely monitor employment, labor participation, building permits, multifamily construction, rent and price trends, and transit ridership. Adjusting the timing of workforce and capital investments in response to these signals will help sustain stability and resilience through 2027.

Trends to Watch

Looking further down the road, there are many other emerging trends and circumstances will affect the region's economy. Among those are:

- **Artificial Intelligence's Effects on Workforce and Employment**
- **Rising Cost of Housing and Affordability**
- **Insurance Market Stress Affecting Investment and Housing Supply**
  Rising premiums deter development, including affordable multifamily projects, and influence household migration.
- **Sea Level Rise and Extreme Weather Events**
  Water risk as binding growth constraint.
  Ocean warming is likely to adversely affect fisheries and clean drinking water.
- **Reshaped Supply Chains and Trade Relations**
  Global competition for critical materials, the impacts of trade policy, and skilled labor is altering U.S. industrial policy and local development priorities.
- **Silver Tsunami Impacts**
  Demographic shifts and housing affordability as workforce issues.
  Aging, smaller household sizes, and high housing costs create mismatches that affect labor availability, and homelessness risk.
  Low wages and shortages in childcare and eldercare constrain labor-force participation.
- **Blue Tech**
  The innovation field of the ocean economy in Southeast Florida is fragile in the middle; however, there is abundant research activity, existing ocean infrastructure, and capital; however, the lack of deployment and testing opportunities presents a major hurdle in the growth of the blue tech economy.

Evaluation of Progress on Action Plan and Goals

South Florida's economy and its many economic development stakeholders made progress in meeting the Goals of the South Florida Economic Development District (EDD) CEDS. Progress toward the region's economic goals is summarized below.

Priority Goal 1: Cultivate a competitive economy and foster economic mobility.

- Growing enrollments and graduation rates in technical professions show that the region made progress in investing in its workforce[5]

[5] Florida Department of Education, Fact Books, 2021 and 2022. Reports (fldoe.org).

- Unemployment declined modestly from 2022–2023, but wage and cost pressures prevented broad-based improvement in living standards.
- Labor force participation rate rebounded since 2021 and now exceeds state and national average participation rates.
- Significant employment gains were made in Manufacturing, and Professional and Business Services industries.

Priority Goal 2: Create vibrant and connected places to increase the overall quality of life.

- Brightline service commenced from South Florida to Orlando, connecting the State's largest regional economy to the I-4 corridor.

Priority Goal 3: Design, Construct, and Maintain resilient infrastructure to support sustainable business and population growth.

- The region lost ground in creating affordable workforce and market-rate housing.

Priority Goal 4: Regional Collaboration and Coordination

The EDD is actively participating in regional efforts, such as the Risk and Resilience Tech Hubs and statewide initiatives, such as leading a regional and then a statewide Resilient Benefit-Cost Analysis framework to support more robust decisions about infrastructure investment that saves money, jobs, and lives.

In addition to hosting a conference on *The Business Case for Transit-Oriented Development with Affordable and Workforce Housing*, the primary South Florida EDD CEDS-related economic development activity was preparing for and initiating the CEDS update and outreach strategic plan development. Staff evaluated the goals of the CEDS and aligned the objectives with strategies to improve the region's economic resilience and ability to respond to future economic shocks. These strategies will be reviewed by the CEDS Committee, and projects to implement the strategies will be identified by the CEDS Committee in the next year. The Draft 2026 Annual Progress Report will be released for a public comment period on September 17, 2026 once the SFRPC Council authorizes the Report's release.

Highlights of Key Changes to The Regional Economy, Priorities, and Adjustments of Strategies to the CEDS

The South Florida Economic Development District Economic Indicator Dashboard (Table 1) highlights a mostly positive recent economic trends across Broward, Miami-Dade, and Monroe through 2023 and 2024. Median household income increased in all counties, with South Florida's average rising from $73,511 to $78,754 (7.1%); Per capita income also grew. Labor force participation experienced moderate growth expanding from 2.55 million to 2.79 million (9.4%). Housing availability increased slightly, with 12,330 additional units across the region (0.6%). The poverty rate showed minor improvements, decreasing from 13.4% to 13% across South Florida. Overall, the region is seeing gradual economic improvements, particularly in income growth and employment.

Data Issues in Updating This Annual Report

This report often compares the EDD counties and the broader EDD region ("South Florida") with Palm Beach County, given its close proximity and influence on the regional economy. When Palm Beach County is included, the combined area is referred to as the Miami–Fort Lauderdale–West Palm Beach Metropolitan Statistical Area (MSA) when the SFRPC includes Monroe County in MSA statistics.

Annual data for individual counties is not always available through 2026. For consistency, the SFRPC updated data to 2026 only when complete datasets were available for the entire MSA or for all three EDD counties. In cases where county-level data were incomplete or delayed, MSA-level data were used because they represent the only regional dataset currently available. Some data releases have been postponed, particularly for Monroe County, due to small sample sizes and data suppression.

Table 1: South Florida Economic Development District Economic Indicator Dashboard*

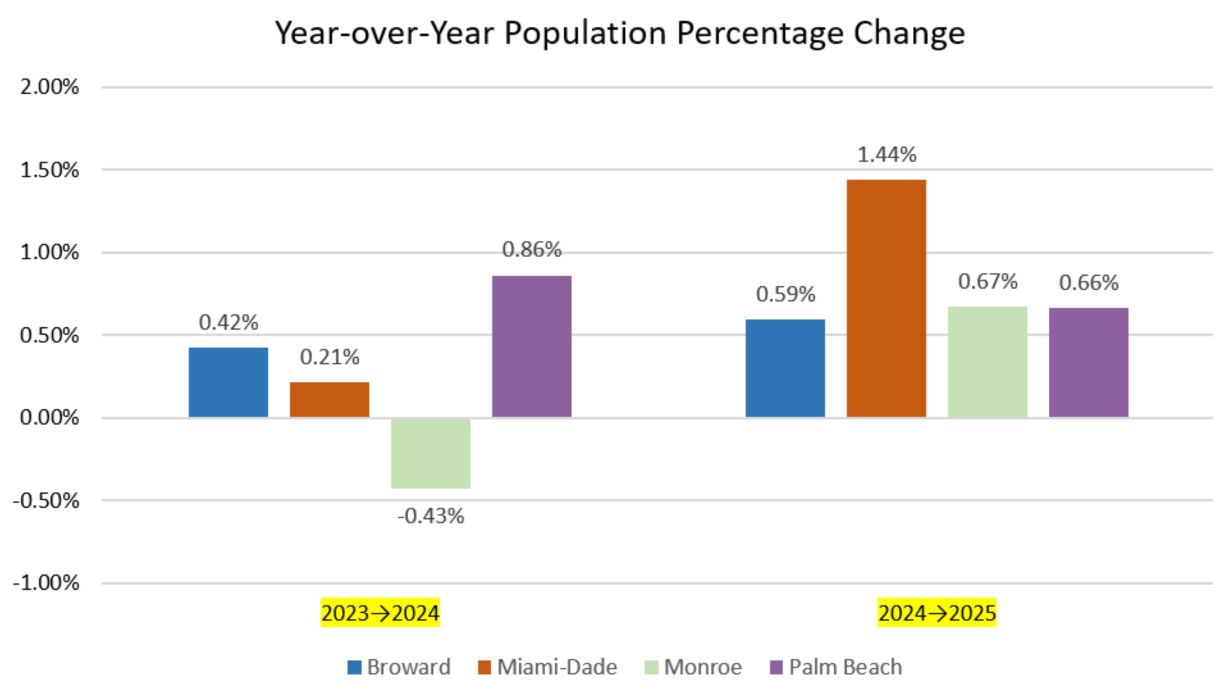
	Broward			Miami-Dade			Monroe			South Florida		
	2023	**2024**	**Pct change**	**2023**	**2024**	**Pct change**	**2023**	**2024**	**Pct change**	**2023**	**2024**	**Pct change**
Median Household^ Income	$74,531	$81,488	9.3%	$72,311	$76,184	5.4%	$88,870	$100,256	12.8%	$73,511	$78,754	7.1%
Per Capita Income^	$42,074	$44,499	5.8%	$39,879	$40,922	2.6%	$60,630	$63,663	5.0%	$47,528	$49,695	4.6%
Employed Persons*	1,047,360	1,049,459	0.2%	1,395,549	1,401,606	0.4%	47,654	48,344	1.4%	2,490,563	2,499,409	0.4%
Housing Units (thousands)^	868.15	869.67	0.2%	1104.63	1114.87	0.9%	55.13	55.7	1.0%	2027.91	2040.24	0.6%
Population (millions)^	1.96	2.04	3.8%	2.69	2.84	5.6%	0.08	0.08	0.4%	4.73	4.96	4.8%
Households (thousands)*	758.85	756.04	-0.4%	985.94	1002.54	1.7%	32.56	32.08	-1.5%	1777.35	1790.66	0.7%
Labor Force (millions)*	1.07	1.21	13.1%	1.44	1.54	6.9%	0.04	0.04	0.0%	2.55	2.79	9.4%
Poverty Rate*	12.7%	11.6%	-1.1%	14.0%	14.1%	0.1%	8.5%	10.0%	1.5%	13.4%	13.0%	-0.4%
High School Graduation Rate^	90.3%	90.6%	0.3%	84.6%	84.8%	0.2%	93.6%	93.5%	-0.1%	87.1%	87.3%	0.2%

^American Community Survey 1 Year Estimates. *Bureau of Labor Statistics, accessed via FRED, St Louis Federal Reserve Bank.

Economic and Demographic Context

South Florida's recent demographic and economic trends reveal both the region's dynamism and key structural challenges. Throughout the early 2020s, population growth patterns shifted dramatically as Monroe County (Florida Keys) experienced a steady decline between 2020 and 2023, while Broward, Miami-Dade, and Palm Beach counties maintained modest or variable growth. At the same time, the region's economy remained resilient, with steady gains in GDP and labor force participation, but uneven recovery and persistent unemployment gaps underscore continued vulnerabilities in Miami's service-driven labor market and the need for broad-based, inclusive growth.

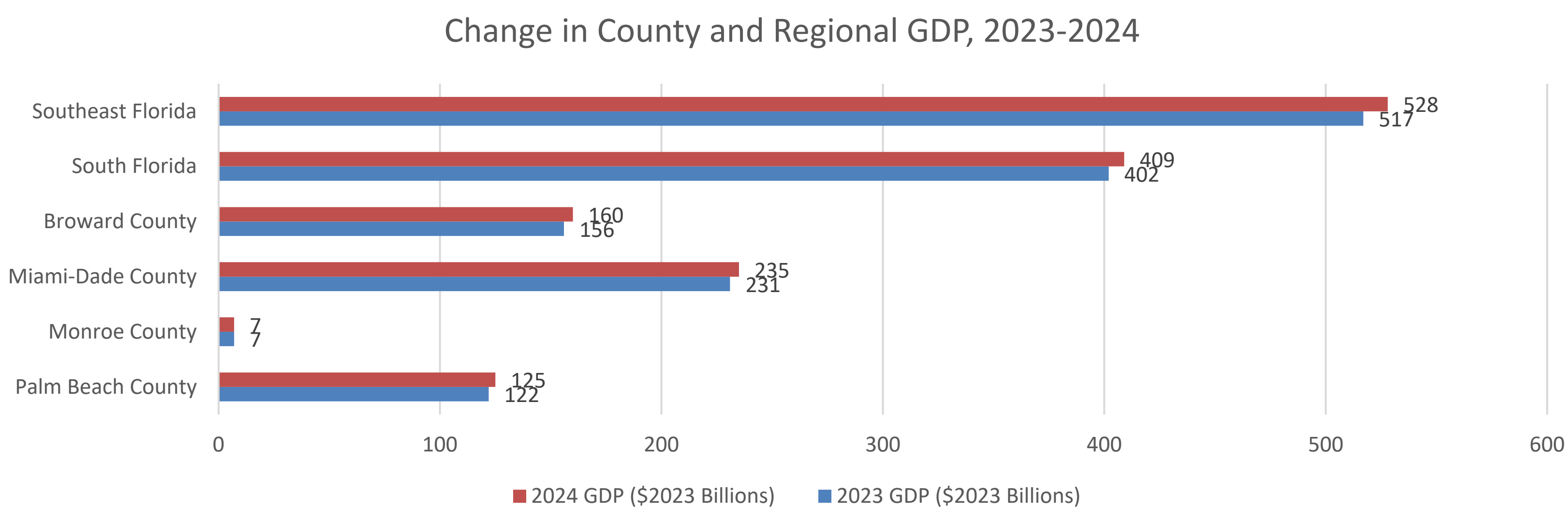
Figure 1: Year-over-Year Percent Change in Population by County



Source: Population Data Archive, University of Florida Bureau of Economic and Business Research

South Florida counties have maintained a moderate growth in total population in the 2023-2025 period. In 2025, Broward has a population of 1,993,535, Miami-Dade at 2,814,927, and Monroe at 84,707[6].

Figure 2: Annual South Florida Economic Development District and Palm Beach Gross Domestic Product, 2023-2024



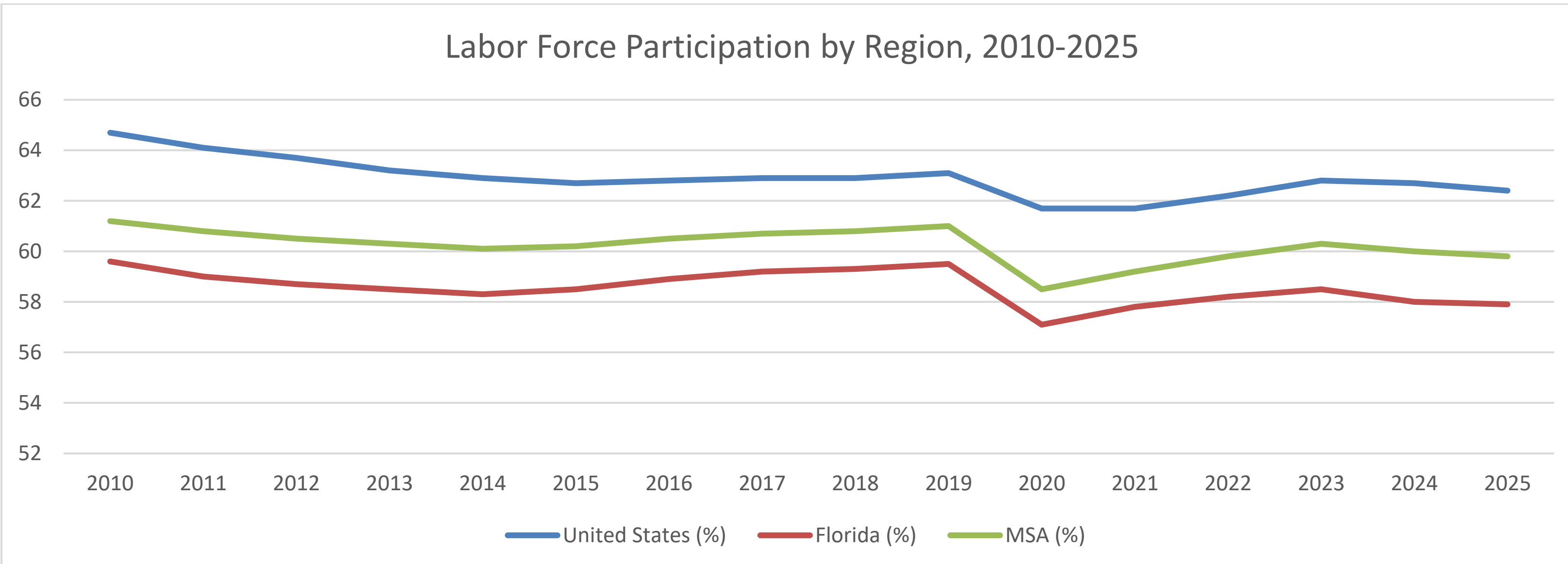
Source: St. Louis Federal Reserve Bank, 2024. SFRPC Staff analysis, 2025.

Figure 2 shows annual changes in Gross Domestic Product (GDP) across the South Florida Economic Development District (EDD) in 2023 and 2024, measured in billions of 2023 dollars. Regional GDP expanded from $517 billion in 2023 to $528 billion in 2024, a modest 2.1% increase. Miami-Dade, the region's largest economy, grew from $231 billion to $235 billion (1.7%). Broward County rose from $156 billion to $160 billion (2.6%), while Palm Beach advanced from $122 billion to $125 billion (2.5%). Monroe County remained stable at $7 billion.

[6] Population Data Archive, University of Florida Bureau of Economic and Business Research

It is important to note that the GDP numbers from 2025 are not yet available while SFRPC has found stagnation, if not decrease, in in-migration and certain employment (to be discussed later) as of 2025.

Figure 3: Labor Force Participation Rate 2010-2025 in the United States, Florida, and Southeast Florida (MSA).



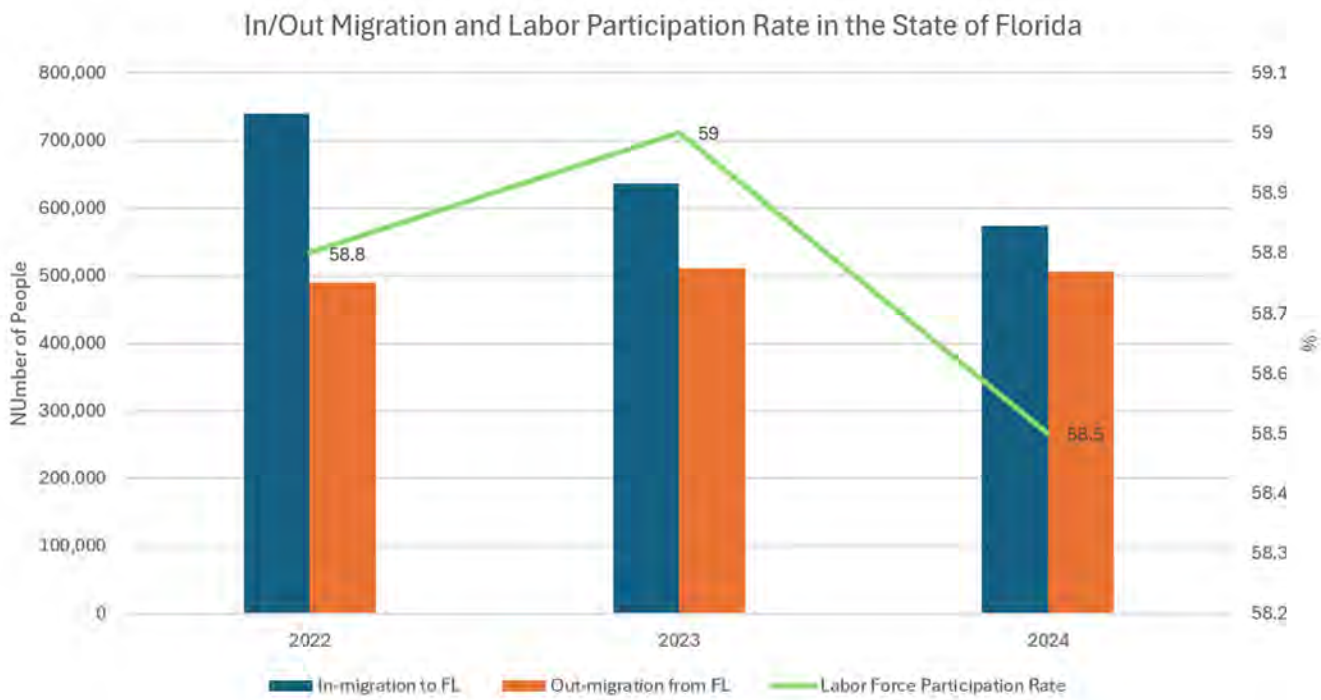
Source: St. Louis Federal Reserve Bank (FRED), 2025. [Featured LAU Searchable Databases : U.S. Bureau of Labor Statistics](). Staff calculations for Southeast Florida in 2025.

Figure 3 compares labor force participation rates for the United States, Florida, and the Miami–Fort Lauderdale–West Palm Beach Metropolitan Statistical Area (MSA) from 2010 through 2025. The MSA includes Palm Beach County, which raises the regional average slightly above the labor force participation rate for Monroe, Miami-Dade, and Broward counties and the South Florida EDD.

Nationally, labor force participation declined from approximately 64.7 percent in 2010 to a pandemic-era low near 61.5 percent in 2020, then gradually recovered to about 62.6 percent by mid-2025. Florida's trajectory was similar but modestly stronger after 2021, with participation averaging between 63.0 and 63.5 percent. The state's higher labor force participation rate reflects sustained labor demand across logistics, healthcare, construction, and population-serving industries.

The region maintains a tight labor market characterized by low unemployment and strong population inflows of working-age adults. Increasing the labor force participation rate will require measures that expand affordable housing, improve access to childcare, and enhance public transit connectivity. Workforce initiatives emphasizing training and credentialing in logistics, healthcare, and advanced manufacturing could raise participation and productivity, supporting more inclusive labor-market growth across Southeast Florida.

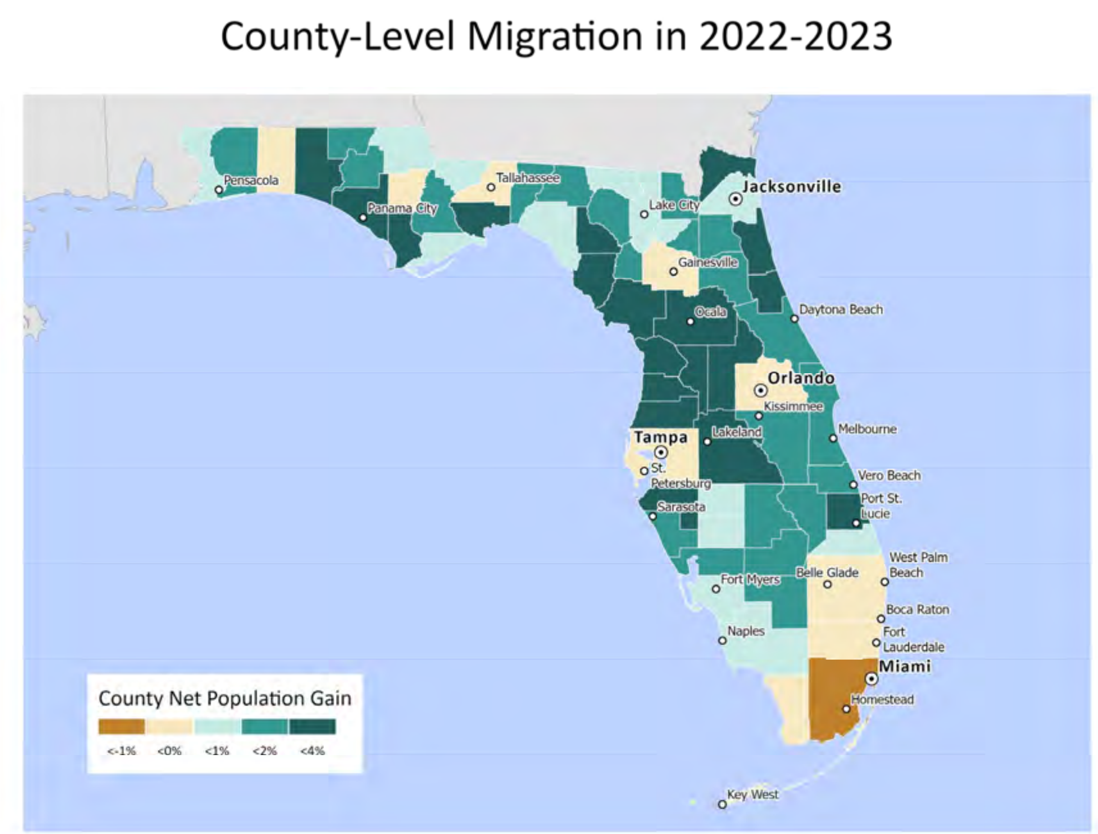
Figure 4: In/Out-Migration and Labor Force Participation Rate in the State of Florida, 2022-2024



Source: St. Louis Federal Reserve Bank (FRED), 2026. American Community Survey 1 Year Estimates. SFRPC Staff Analysis, 2026.

After the post-COVID migration boom in Florida, the gap between in-migration and out-migration is gradually closing off as Florida still maintains a positive total population growth. While latest public data ends at 2024, a 2026 University of Florida article reports that both Miami-Dade and Broward Counties have experienced net losses in migration, even given that both remain traditional hot spots for international migration[8]. IRS data dated back in 2022-2023 also confirms this, which can signal negative implications on the region's long-term population, labor force participation rate, and economic growth.

Figure 5: County Level Migration in 2022-2023 in Florida



Source: [State Migration Trends: Taxes & State Population: IRS Data](). SFRPC Staff Analysis, 2026

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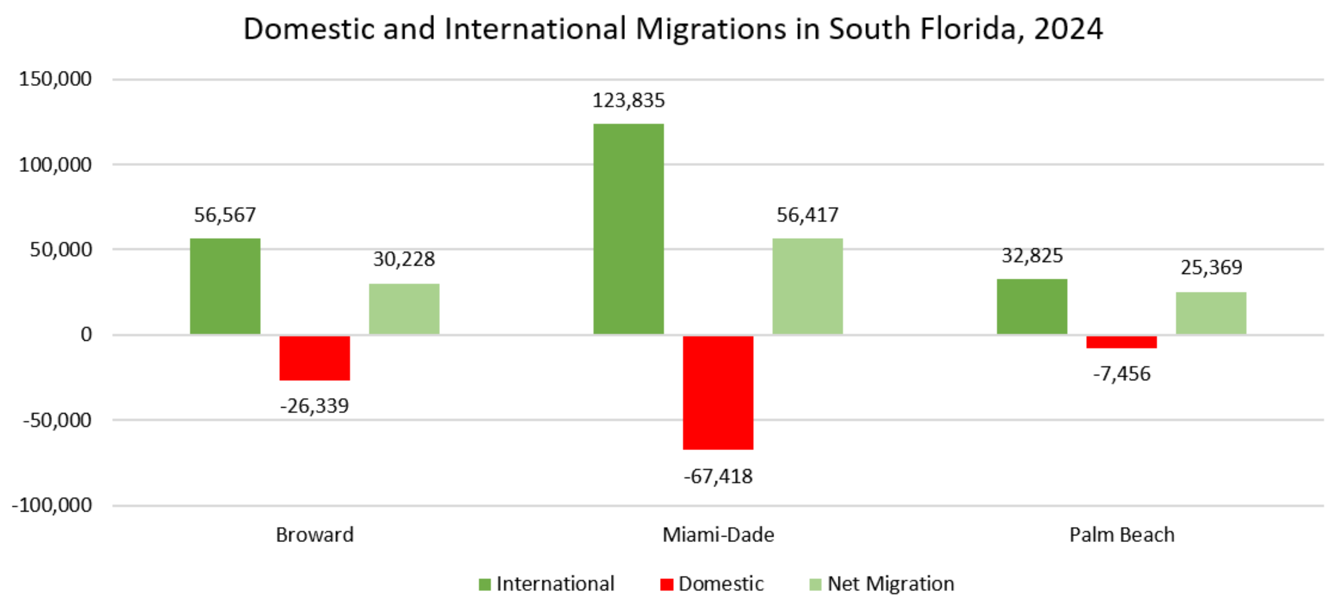
[8] University of Florida, "Florida Migration Slowed Sharply."

Figure 5 shows the percentage of population change as a result of county-level net migration during 2022-2023 in Florida according to the IRS, which includes both intrastate and interstate (domestic) migrations but NOT international ones. Data shows that South Florida has suffered the most from net loss of migration compared to the rest of the state, with Miami-Dade losing 1.5%, Monroe losing 0.85%, Broward losing 0.68%, and Palm County also trimming 0.08% of its net migration. This should be treated as a very alarming signal as it may indicate multiple economic factors contributing to the exodus of residents in the region.

Figure 6: Comparison of International and Domestic Migration in South Florida, 2024

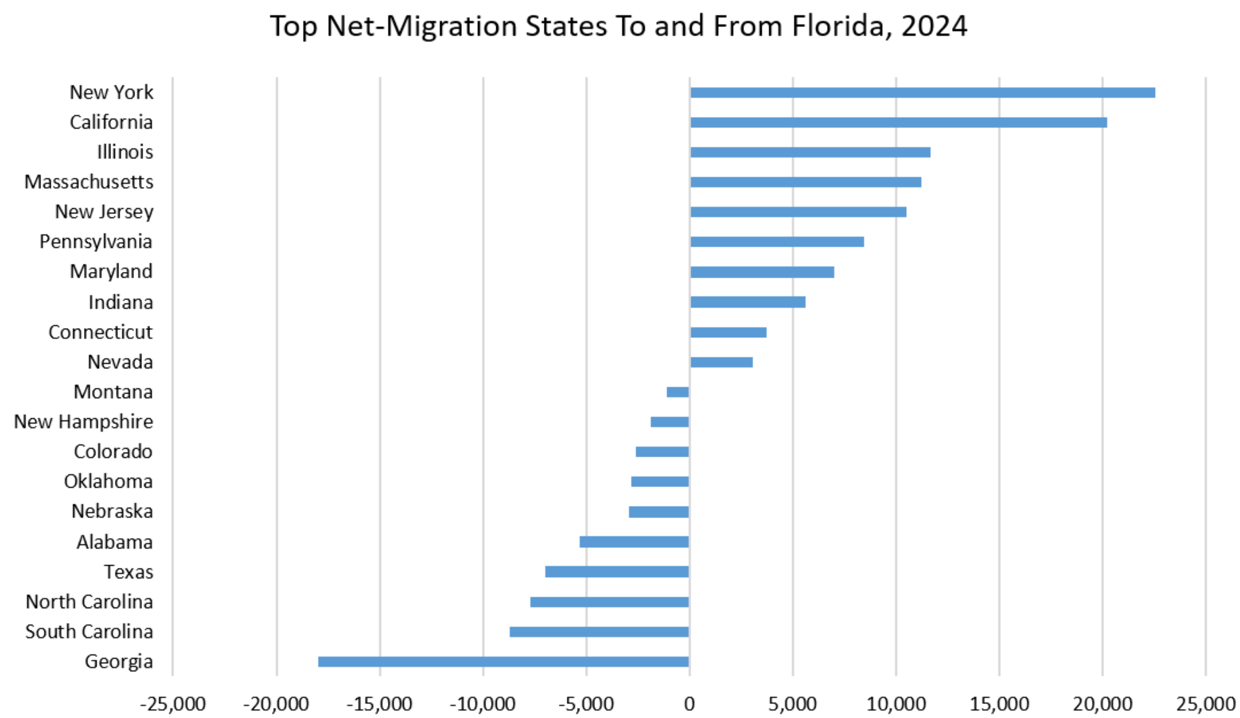


Source: [FIU Metropolitan Center, Population Change in South Florida, 2023-2024.]

On the other hand, shown in Figure 6, a 2024 Florida International University study reports that despite of South Florida counties losing population domestically, international migration remains strong and is majorly responsible for maintaining regional population growth[9]. This suggests a nuanced demographic shift within Florida—the state as a whole is still receiving new residents at large numbers, while South Florida is the comparatively a stronger and more attractive immigration destination while losing old residents.

[9] FIU Metropolitan Center, Population Change in South Florida, 2023-2024.

Figure 7: Top Net-Migration States To and From Florida, 2024



Source: What states are people in Florida moving to and from? | USAFacts. SFRPC Staff Analysis, 2026.

Domestically, Florida as a whole has nevertheless received net positive migration for decades, and it ranked second in net state-to-state migration in 2024[10]. A majority of net migration originates from the northeastern states and California, while out-migration tends to be targeted at other southeastern and neighboring states. A strong net migration statewide may help maintain Florida's economic growth momentum and offset some of the negative effects from South Florida's recent resident loss.

[10] USA Facts, What states are people in Florida moving to and from?

Workforce and Labor

South Florida's labor market has emerged as one of the region's key economic strengths in recent years, consistently outperforming state and national benchmarks in both job creation and unemployment rates. From the pandemic recovery through mid-2025, the Miami–Fort Lauderdale–West Palm Beach MSA maintained historically low unemployment, fueled by strong demand in core sectors like trade, logistics, construction, and health care. This sustained labor market resilience not only highlights the region's diverse economic base but also underscores emerging challenges around labor shortages, rising wage pressures, and affordability that will shape workforce strategies in the years ahead.

Figure 8: U.S. and Florida Unemployment Rates, 2022- July 2025

Source: St. Louis Federal Reserve Bank (FRED), 2026. Bureau of Labor Statistics, 2026.

Figure 8 tracks unemployment rates for the United States, Florida, and the Miami–Fort Lauderdale–West Palm Beach MSA (MSA) between 2020 and mid-2026. Throughout this period, the MSA generally maintained lower unemployment rates than both the United States and Florida averages, pointing to sustained labor market strength in the region. This relative resilience reflects the MSA's economic composition, anchored in trade, logistics, construction, and consumer services, which recovered quickly after the pandemic-driven downturn.

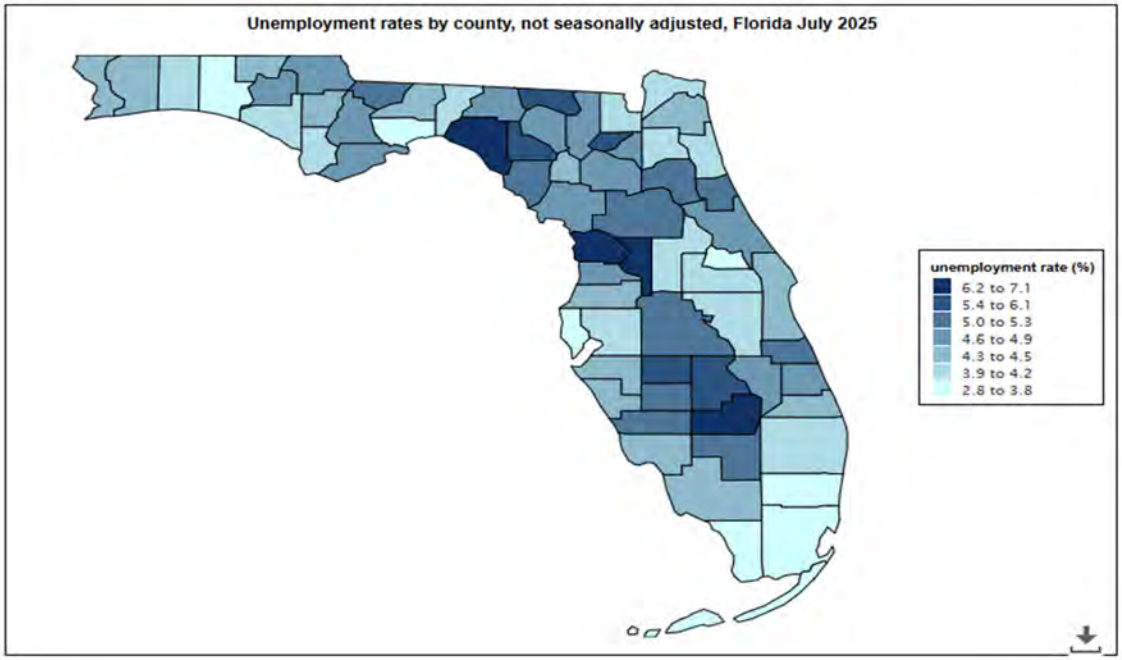
From 2022 onward, the United States and Florida show a gradual upward drift in unemployment, hovering around 4.5% by 2026. In contrast, the MSA's unemployment rate albeit also with a slight uptick, remains closer to 3.5 – 4.0%, suggesting tighter labor markets. This divergence implies persistent demand for workers across key industries such as health care, finance, logistics, and hospitality. While beneficial for employment stability, it also raises the risk of labor shortages, wage inflation, and recruitment challenges for employers in the region.

Implications for South Florida

1. **Labor Market Tightness** – The consistently lower unemployment in the MSA signals structural labor shortages. Employers may face rising costs as they compete for workers, especially in growth industries like construction, health care, and logistics.
2. **Housing and Cost Pressures** – Strong labor demand, combined with rising wages, can fuel housing affordability concerns. This may limit long-term labor supply if workers are priced out of the region.
3. **Resilience with Risk Exposure** – While the MSA demonstrates stronger labor market resilience than the state or nation, its dependence on cyclical sectors such as tourism and real estate leaves it exposed to downturns. Any sharp correction in these industries could quickly reverse the trend.
4. **Policy Considerations** – Workforce development, housing affordability strategies, and economic diversification will be critical to sustaining the MSA's competitive labor market advantage while mitigating inflationary pressures and supply constraints.

Overall, the unemployment trends suggest that South Florida continues to enjoy a relatively robust labor market compared to state and national benchmarks. However, potential risks include exposure to cyclical downturns in interest rate-sensitive sectors like real estate and structural mismatches in affordability and workforce housing that could undermine labor market participation over time. Continued investment in workforce development, transit access, and housing affordability will be essential to sustaining low unemployment while promoting more inclusive economic growth.

Figure 9: Unemployment Rate by County, State of Florida, July 2025



Source: [Local Area Unemployment Statistics Map (bls.gov)](). July 2025.

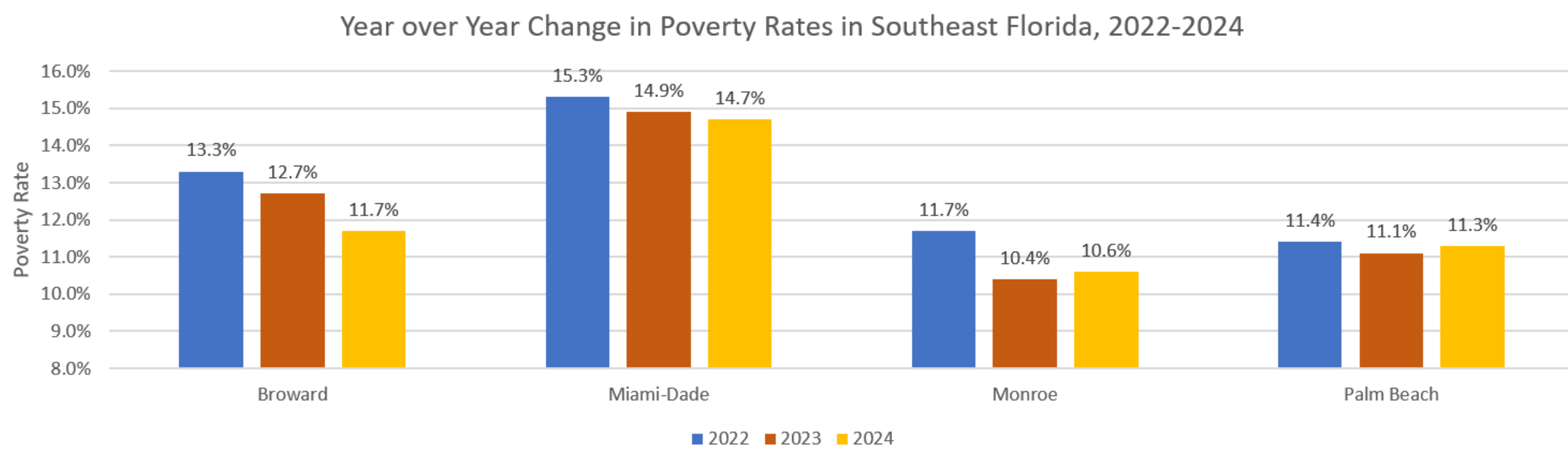
The county-level unemployment map for Florida (July 2025, not seasonally adjusted) shows substantial geographic variation in labor market conditions. Counties in South Florida, specifically Miami-Dade (3.1%), Monroe (2.4%), Broward (3.6%), and Palm Beach (3.8%), exhibit some of the lowest unemployment rates in the state. This reflects relatively strong job creation, the continued in-migration of labor, and diversified industry bases in these metro areas. Monroe's position as the county with the lowest unemployment rate statewide suggests a tight labor market due to seasonal demand, limited labor supply, and a high reliance on service-sector employment.

Broward and Palm Beach counties also fall into the lower third of unemployment rates across Florida, pointing to sustained labor market strength even in the face of broader economic uncertainty. Their performance supports the broader conclusion that the tri-county South Florida region continues to outperform many rural and interior counties. These inland counties, particularly in the Panhandle and parts of

North Central Florida, display higher unemployment rates, suggesting structural challenges such as lower educational attainment, weaker industry diversity, and population stagnation.

Overall, the spatial distribution of unemployment in Figure 9 underscores the economic advantages of urbanized, coastal counties with diversified service economies and strong population growth. It also highlights the persistent labor market disparities across Florida's regions, reinforcing the need for targeted workforce investments and economic development strategies in lagging counties, particularly those facing persistent rural underemployment and outmigration. For South Florida, the challenge will be maintaining low unemployment while addressing issues of wage stagnation, affordability, and labor force participation.

Figure 10: Year over Year Change in Poverty Rates in Southeast Florida, 2022-2024



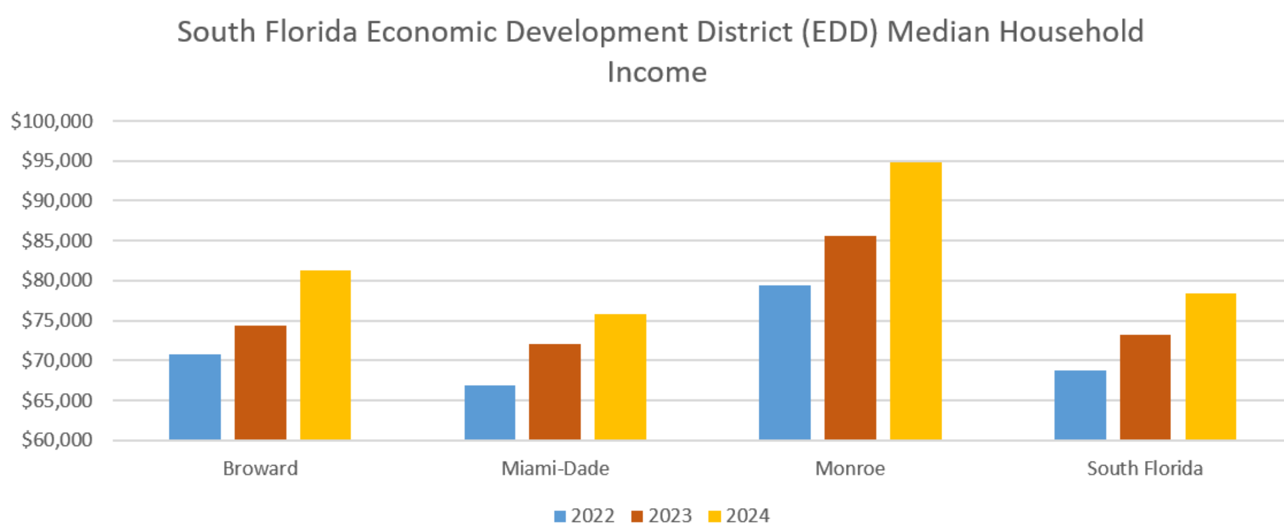
Source: St. Louis Federal Reserve Bank (FRED), 2026.

The year-over-year change in poverty rates from 2022 to 2024 for Broward, Miami-Dade, Monroe, and Palm Beach counties shown in Figure 10 reveals uneven socioeconomic recovery across South Florida. With Broward and Miami-Dade Counties showing consistent decrease in poverty rate, while Monroe and Palm Beach Counties seeing a rebound increase in 2024, this indicates that economic growth has not translated evenly into improved living conditions for all residents, particularly lower-income households or those in informal or low-wage sectors.

Monroe County, which had relatively low poverty rates in 2021, saw a 0.2 percentage increase in 2024, matching the number at Palm Beach County. While Monroe's labor market remained tight with low unemployment, this rise in poverty may reflect a mismatch between job quality and cost of living. Monroe's reliance on seasonal and tourism-dependent employment may also expose residents to volatility in income stability. In contrast, Broward County saw more moderate decreases, suggesting a more balanced post-pandemic recovery, supported by a broader mix of mid- and high-wage employment sectors.

These poverty trends underscore persistent regional inequality despite low unemployment. Rising wages have not fully offset inflationary pressures, especially for housing, energy, and food. The data implies that economic development strategies in South Florida must address not only job creation but also wage quality, affordability, and access to support services. Without targeted intervention, even strong labor markets may coexist with rising material hardship for vulnerable populations.

Figure 11: South Florida Economic Development District (EDD) Median Household Income



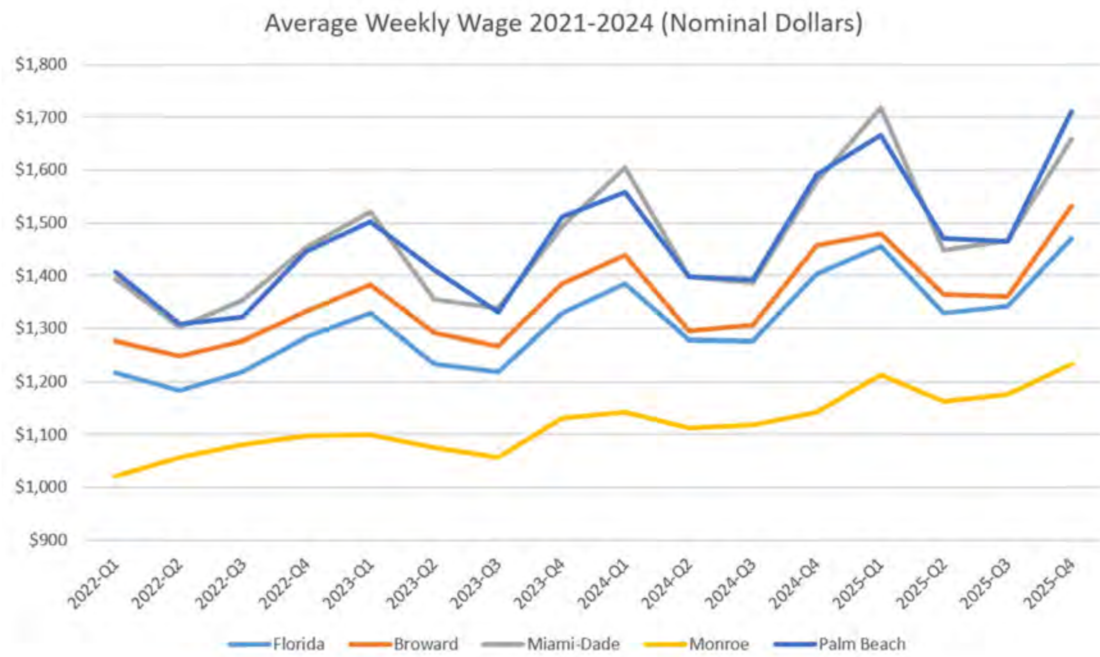
Source: St. Louis Federal Reserve Bank, 2026. SFRPC Staff analysis, 2026.

Across the South Florida Economic Development District (EDD) counties in Figure 11 show steady gains in median household income between 2022 and 2024, but with notable variation in levels and growth rates.

- **Broward County** rose from roughly $70,000 in 2022 to above $80,000 in 2024, reflecting moderate but consistent growth aligned with statewide patterns.
- **Miami-Dade County** recorded the lowest median income of the three counties, increasing from just above $65,000 to around $75,000. This continues to highlight structural disparities in Miami-Dade, where service-sector concentration and income inequality constrain household earnings despite its role as the region's largest economy.
- **Monroe County** maintains the highest median household income, climbing from approximately $80,000 in 2022 to $95,000 in 2024. These elevated incomes reflect a mix of high-cost housing, affluent second-home ownership, and a limited but high-value labor market.
- The **South Florida regional average** increased from under $70,000 to nearly $80,000, demonstrating broad-based upward movement, though the regional figure is pulled upward by Monroe's outlier status and Broward's steady growth.

Overall, the data confirms resilience and rising household incomes across the region, but the gap between Miami-Dade and its neighboring counties remains wide. This persistent divergence underscores ongoing affordability pressures for lower-income residents in Miami-Dade and highlights the need for higher wages in lower paying occupations. Monroe's high incomes also mask affordability challenges, since housing costs there outpace local wage structures for many workers.

Figure 12: Average Weekly Wages, Miami-Dade-Fort Lauderdale-West Palm Beach MSA, Q1 2021-Q2 2024



Source: [QCEW Data Files : U.S. Bureau of Labor Statistics (bls.gov)](https://www.bls.gov) , 2026

Figure 12 illustrates the trajectory of average weekly wages from 2022 through 2025 (in nominal dollars) across Monroe, Miami-Dade, Broward, and Palm Beach counties, alongside the Florida benchmark. Monroe's average wages are low in aggregate due to its tourism base, though select industries (health care, utilities) pay above regional averages. This trend highlights the problem of low wages in tourism, part-time, and seasonal work, as well as a large share of non-wage income among residents. By contrast, Palm Beach and Miami-Dade counties recorded the highest wage levels in the region, with average weekly earnings approaching or exceeding $1,500 at various points starting in 2023. However, Broward County tracked closely with the Florida state average, suggesting a stable, middle-tier wage structure relative to its regional peers.

Overall, the data suggest wage volatility in the South Florida region tied to cyclical and structural factors, including the region’s exposure to tourism, migration-driven labor demand, and varying industrial compositions. Monroe’s persistently low wages point to challenges in aligning labor earnings with high living costs, while the stronger wage performance in Miami-Dade and Palm Beach underscores their role as high-skill employment centers. These wage patterns have implications for regional housing affordability, workforce retention, and the design of economic development strategies targeting inclusive growth.

Table 3: Average Annual Wage by Industry in Monroe, Miami-Dade, Broward, and Palm Beach

Industry Average Wage	Broward County	Miami-Dade County	Monroe County	Palm Beach County
All Industries	$51,702	$51,942	$46,362	$54,165
Accommodation and food services	$35,318	$45,536	$53,973	$38,560
Administrative, support, waste management, and remediation services	$44,723	$33,139	$32,604	$49,296
Arts, entertainment, and recreation	$29,567	$46,737	$26,833	$40,321
Construction	$52,287	$40,619	$49,431	$54,477
Educational services; private	$39,745	$46,301	$33,064	$36,800
Farm	$24,736	$32,338	*Suppressed	$41,315
Federal Military	$36,102	$56,272	$126,464*	$83,497*
Finance and insurance	$57,992	$72,592	$43,426	$66,425
Forestry, fishing, and hunting	$9,166	$23,311	$7,152	$38,389
Health care and social assistance	$53,606	$57,577	$58,540	$53,710
Information	$110,164	$97,445	$52,621	$83,609
Management of companies and enterprises	$112,898	$86,648	$41,773	$136,714
Manufacturing	$71,439	$66,458	$56,096	$85,914
Other services (except public administration)	$24,914	$21,178	$28,720	$30,660
Professional, scientific, and technical services	$70,627	$81,060	$48,332	$76,426
Real estate and rental and leasing	$16,892	$15,022	$14,851	$19,079
Retail trade	$44,764	$44,390	$40,527	$42,941
State and Local Government	$76,811	$78,948	$76,333	$79,249
Transportation and warehousing	$39,215	$42,741	$27,631	$29,551
Utilities	$101,229	$110,830	$109,810	$150,210
Wholesale trade	$98,639	$88,580	$78,909	$99,965

Source: Bureau of Labor Statistics; REMI PI+. *Implan, 2025.

The average weekly wage data by county in Table 3 reveals key structural differences in the economies of Broward, Miami-Dade, Monroe, and Palm Beach counties. Palm Beach, though outside the South Florida EDD boundary, serves as a comparative benchmark for regional wage levels, reflecting their concentration of high-value industries such as finance, health care, and professional services. Miami-Dade for example, posts elevated wages in sectors such as trade, logistics, and transportation, aligned with its role as a global logistics and commerce hub.

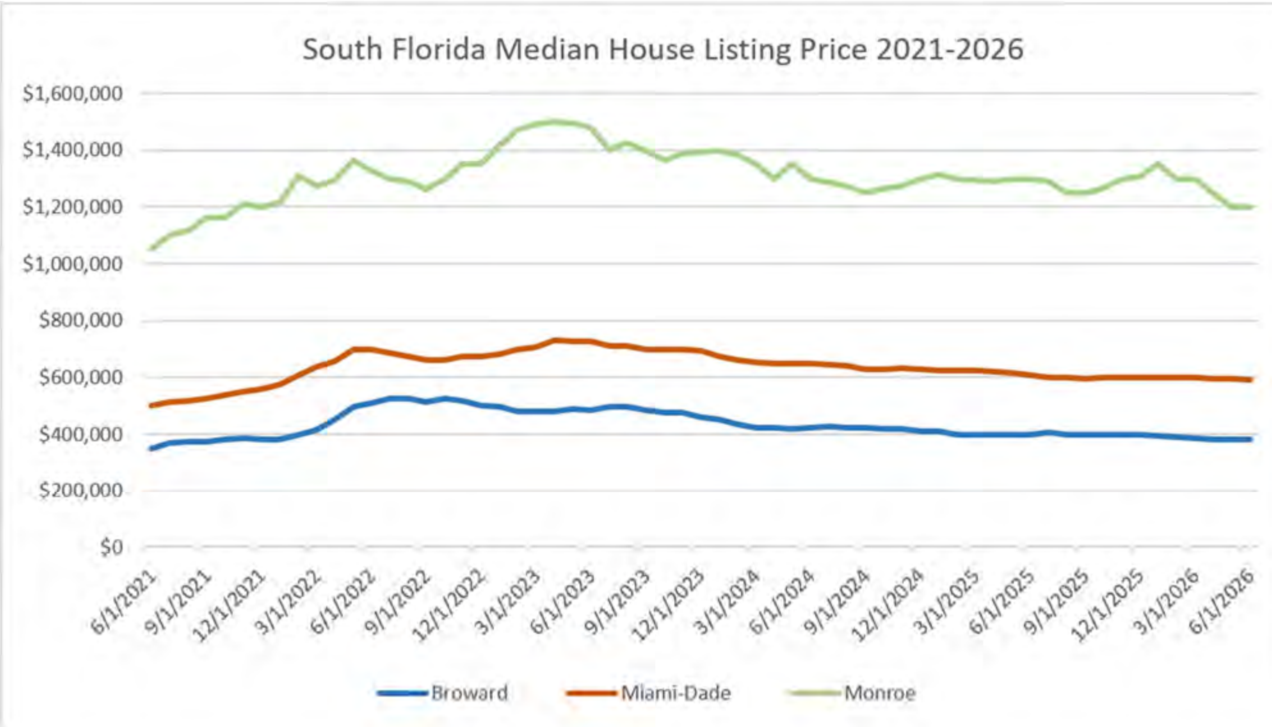
In contrast, Monroe County exhibits significantly lower average wages in nearly every sector, particularly in accommodation and food services, a dominant industry in the local economy. Despite the high cost of living and property values in Monroe, average wages in hospitality and other service sectors remain well below regional peers, indicating a structural mismatch between wage levels and household affordability. This underscores Monroe's dependence on tourism, seasonal employment, and non-wage income sources (e.g., investments, retirement income).

Broward County generally falls in the mid-range of wage distribution, with stable earnings across sectors such as retail, construction, and local government. While it lacks the wage peaks seen in Miami-Dade and Palm Beach, its diversified employment base and moderate wage levels suggest a relatively balanced labor market. Overall, the wage disparities across counties reinforce the need for tailored workforce development strategies, especially in Monroe, where affordability and wage misalignment present ongoing policy challenges.

Housing and Affordability

South Florida's housing market has experienced significant price escalation and mounting affordability challenges in recent years during the pandemic era before gradually falling, reflecting the interplay of population growth, constrained housing supply, and shifting demand patterns across the region. Data from 2021 to 2026 reveal not only divergent trends in median house listing prices among Broward, Miami-Dade, and Monroe counties, but also a broader region-wide strain as wages struggle to keep pace with rising housing costs. These persistent pressures underscore the urgent need for coordinated policy, targeted development, and innovative solutions to ensure attainable housing for residents throughout South Florida.

Figure 13: South Florida Median House Listing Price, 2021-2026



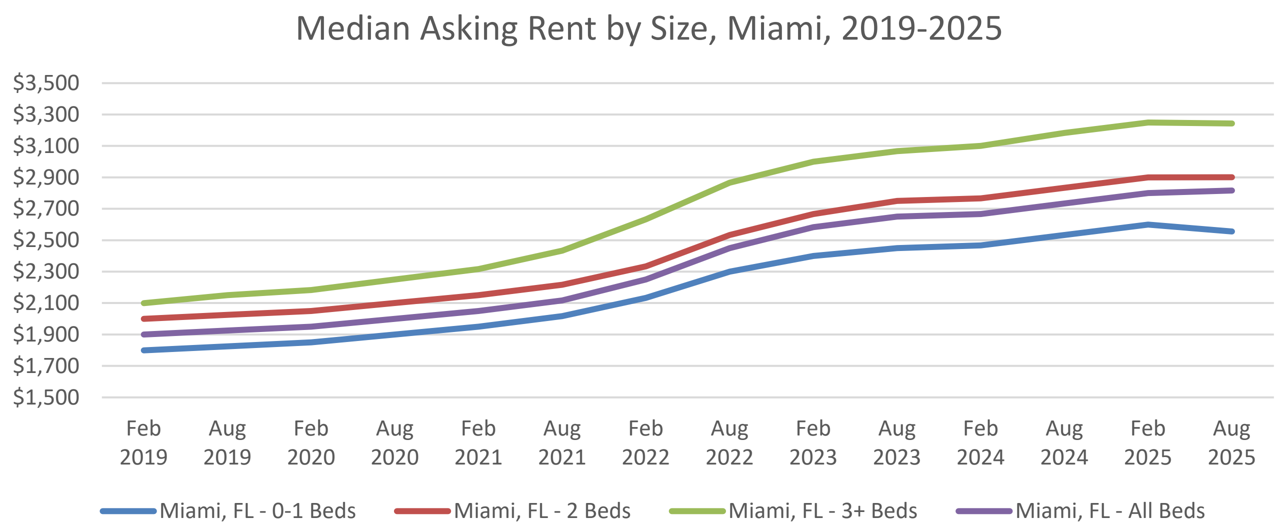
Source: FRED, St Louis Federal Reserve Bank, 2026

Figure 13 tracks the median house listing prices for Broward, Miami-Dade, and Monroe Counties from 2021 to mid-2026. The data highlight South Florida's affordability challenges and market divergence across counties. Monroe County (green line) shows the steepest appreciation in the 2021-2023 period, with median listings rising from $1million in 2021 to about $1.5 million in mid-2023, before moderating to about $1.3 million in 2024–2026. This volatility reflects Monroe's limited housing supply, seasonal demand pressures, and heightened sensitivity to broader financial conditions such as interest rate hikes.

Miami-Dade (red line) and Broward (blue line) display slight upward trends until 2023, before falling moderately but remained higher than 2021 values. Miami-Dade prices reached above $700,000 by 2023 before falling, while Broward, the most affordable of the three, trailed slightly lower but followed a similar trajectory, topping at about $500,000this trend reflects pandemic-era migration, low inventory, and robust investor interest, followed by market cooling amid higher mortgage rates Both markets reveal sustained affordability pressures as housing demand from in-migration and investment activity continues to outpace supply growth.

The chart underscores the widening housing cost burden across South Florida, particularly acute in Monroe County where extreme pricing volatility reflects structural land constraints and reliance on high-end buyers. Miami-Dade and Broward illustrate more stable but still elevated growth, driven by population inflows, constrained supply, and resilient demand. The recent softening in Monroe's market suggests interest rate tightening has begun to cool overheated conditions, though price levels remain historically high. Collectively, the trends point to enduring affordability concerns the need for regional strategies to expand attainable housing options.

Figure 14: Median Asking Rent, Miami, 2019-2025



Source: RedFin Rental Data, 2025.

Figure 14 suggests that all three counties experienced synchronized price escalations beginning in 2020, driven by post-COVID in-migration, constrained inventory, and speculative demand. The period from late 2022 through 2024 shows a plateau or modest decline in prices, particularly in Monroe and Miami-Dade, consistent with the onset of tighter credit conditions. These dynamics underscore the widening regional affordability gap and the need for coordinated housing and infrastructure strategies across the South Florida region.

Industry/Sectoral Performance

South Florida’s economy is characterized by diverse regional strengths and sectoral specializations that reflect its strategic geography and demographic evolution. Analysis of location quotients across Broward, Miami-Dade, and Monroe counties highlights distinctive competitive advantages, such as the region’s robust maritime, air transportation, and tourism sectors. Recent employment and industry data show sustained growth in construction, healthcare, professional services, and trade, alongside continued dominance of tourism-related industries in Monroe and media, finance, and logistics in Miami-Dade. This evolving industrial landscape underscores both the resilience of the broader regional economy and the need to tailor economic development efforts to local strengths and vulnerabilities.

Table 4: Top Ten Industries by Location Quotients by County

Broward		Miami-Dade		Monroe	
Industry	Location Quotient	Industry	Location Quotient	Industry	Location Quotient
Water transportation	5.9	Water transportation	16.9	Forestry and Logging; Fishing, hunting and trapping	13.6
Air transportation	3.8	Air transportation	3.4	Accommodation	13.6
Repair and maintenance	2.1	Transit and ground passenger transportation	2.9	Water transportation	8.7
Transit and ground passenger transportation	2.0	Scenic and sightseeing transportation and support activities for transportation	2.4	Museums, historical sites, and similar institutions	7.1
Insurance carriers and related activities	1.8	Private households	2.2	Scenic and sightseeing transportation and support activities for transportation	5.2
Private households	1.7	Personal and laundry services	2.2	Amusement, gambling, and recreation industries	2.7
Real estate	1.6	Securities, commodity contracts, investments, and funds and trusts	1.9	Federal Military	2.6
Personal and laundry services	1.5	Real estate	1.7	Motion picture and sound recording industries	2.6
Administrative and support services	1.5	Couriers and messengers	1.6	Rental and leasing services; Lessors of nonfinancial intangible assets	2.3
Rental and leasing services; Lessors of nonfinancial intangible assets	1.4	Apparel, leather and allied product manufacturing	1.6	Religious, grantmaking, civic, professional, and similar organizations	1.8

Source: REMI PI+, 2026.

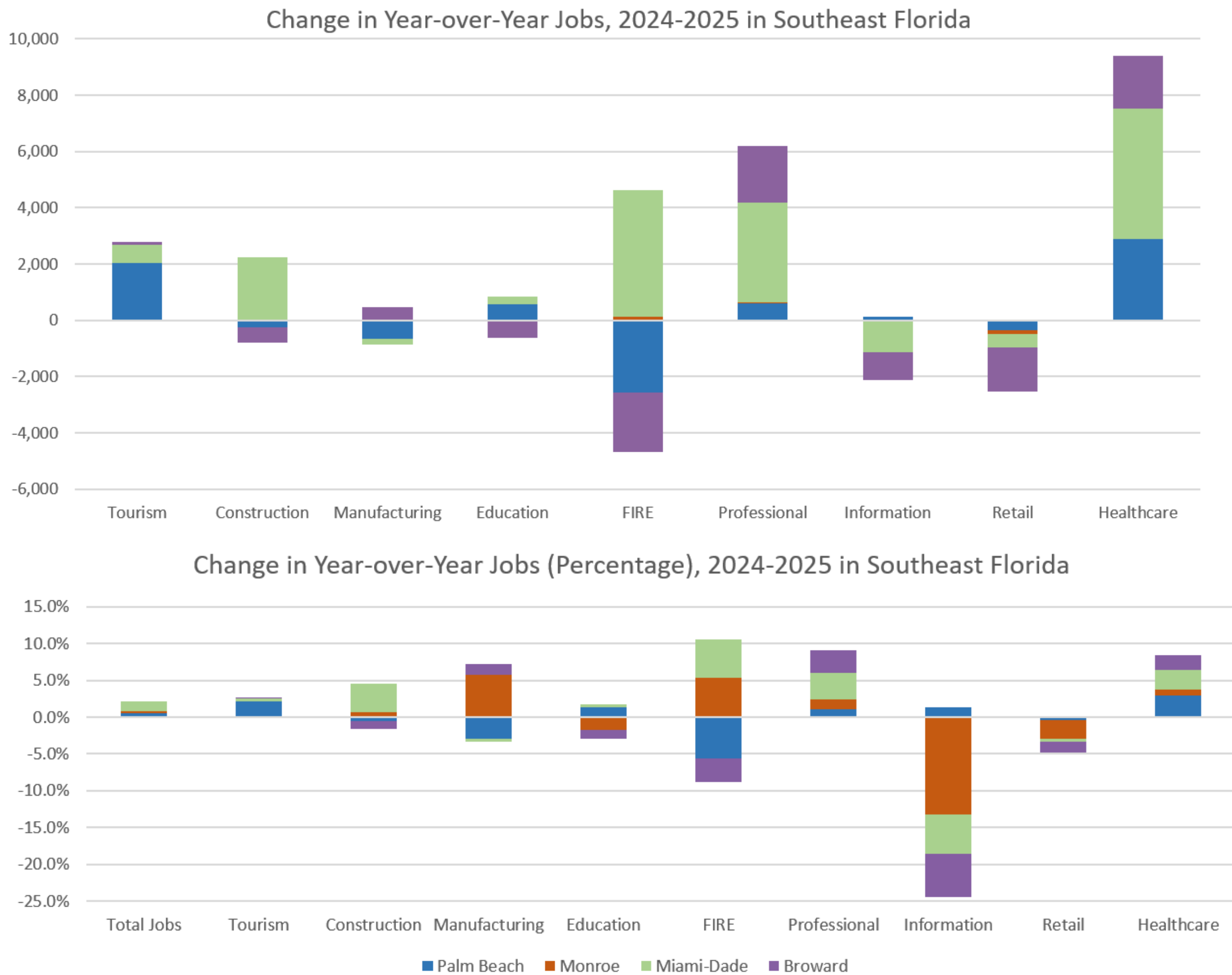
Location Quotients (LQ) measure the concentration of a particular industry in a region compared to a national average. A location quotient above 1 indicates that the industry is more concentrated in the region than nationally, suggesting that the industry is a local economic strength or specialization. Higher LQs can reveal a region's competitive advantages or dependence on certain industries.

The location quotient (LQ) analysis in Table 4 provides a snapshot of the economic specialization of Broward, Miami-Dade, and Monroe counties relative to the national average. An LQ greater than 1.0 indicates regional specialization, meaning that a particular industry has a higher concentration locally than it does nationwide. Across all three counties, water transportation emerges as a major economic anchor, with especially high specialization in Miami-Dade (LQ 16.9) and Broward (LQ 5.9). This reflects the region's strategic role in maritime trade, cruise operations, and logistics. Monroe County also exhibits a high LQ for accommodation (13.6), confirming the central role of tourism and hospitality in its economy.

Miami-Dade shows strong specialization not only in water and air transportation but also in sightseeing-related, real estate, securities and financial services, indicating its role as a hub for international business and finance as well as real estate. In contrast, Broward's top industries include services of various transportation modes (with LQs between 5.9 to 2.0), insurance carriers and real estate services, (between 1.6 and 1.8), signaling a balanced but service-heavy regional economy. Monroe, apart from its strong fishing and water transportation industries, also stands out for its highly specialized tourism and heritage sectors, such as scenic and sightseeing transportation (LQ 5.2), museums and historical sites (LQ 7.1), and motion picture/sound recording industries (LQ 2.6), all of which support its destination-driven economic model.

Overall, the table highlights the distinct economic identities of each county. Miami-Dade functions as the region's global-facing financial and logistics center. Broward plays a more diversified, suburban economic role with strong real estate and insurance activity. Monroe's economy is narrowly specialized and tourism-dependent, with high exposure to seasonal and external demand fluctuations. These differences suggest that regional economic development strategies should be tailored to leverage local strengths while mitigating vulnerabilities, particularly Monroe's sensitivity to tourism cycles and Miami-Dade's dependence on trade and finance sectors.

Figure 15: South Forida Percent Change in Jobs, by County, 2024-2025

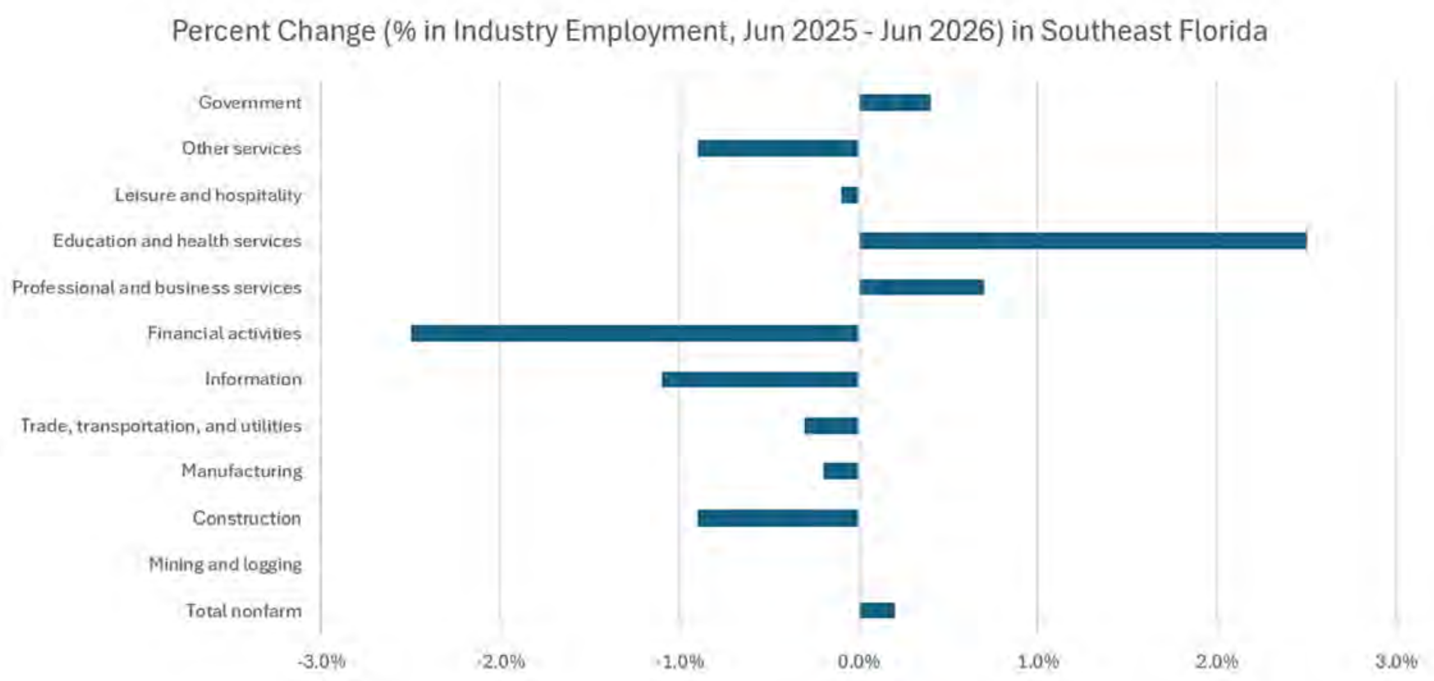


Source: QCEW Data Files: U.S. Bureau of Labor Statistics (bls.gov), 2026

This bar chart in Figure 15 illustrates the year-over-year change in jobs, both raw number and percentage, across various sectors from 2024 to 2025 in the four South Florida counties: Palm Beach, Monroe, Miami-Dade, and Broward. In the 2025 CEDS annual update, the SFRPC found that all sectors had seen increase in jobs of varying degrees; however, this 2024-2025 chart has shown a totally different and somewhat pessimistic view.

Annual average employment in the South Florida EDD grew by 20,262 jobs in 2025 compared with 2024, a significant decrease from 42,000 in the past year. Tourism, Professional Services, and Healthcare remain the healthiest industries as reflected in the figure, while the four counties are split in their Manufacturing, Education, and FIRE (Financial, Insurance, Real Estate) sectors. Miami-Dade showed the strongest growth in Construction, demonstrating a steady trend in the real estate boom. Three counties saw major falls in Information, while Palm Beach and Broward also experienced declines in FIRE. This phenomenon may be attributed to the cool-down of the post-COVID hiring boom in South Florida, the inherently high housing and labor costs, and automation.

Figure 16: Change in Employment by Industry July 2023-2024 - Miami-Dade-Fort Lauderdale-West Palm Beach MSA



Source: Miami, FL, Area Economic Summary (bls.gov), 2026

Figure 16 highlights the percent change in employment by industry for the Miami–Fort Lauderdale–West Palm Beach MSA between June 2025 and June 2026. Total non-farm employment increased by merely 0.2%, indicating relatively limited overall job growth and considerable variation across industries, a contrast to the 2025 CEDS Annual Update where most industries experienced growth.

Among the major industries, Education and Health Services recorded the strongest gain at +2.5%, underscoring sustained demand for healthcare and social assistance services tied to South Florida's large demographic presence and real estate investment activity. Government and Personal and Professional

Services also grew moderately, in the 0.5-1% range. Growth in these industries reinforces the importance of population-serving and service-based activities within the regional economy.

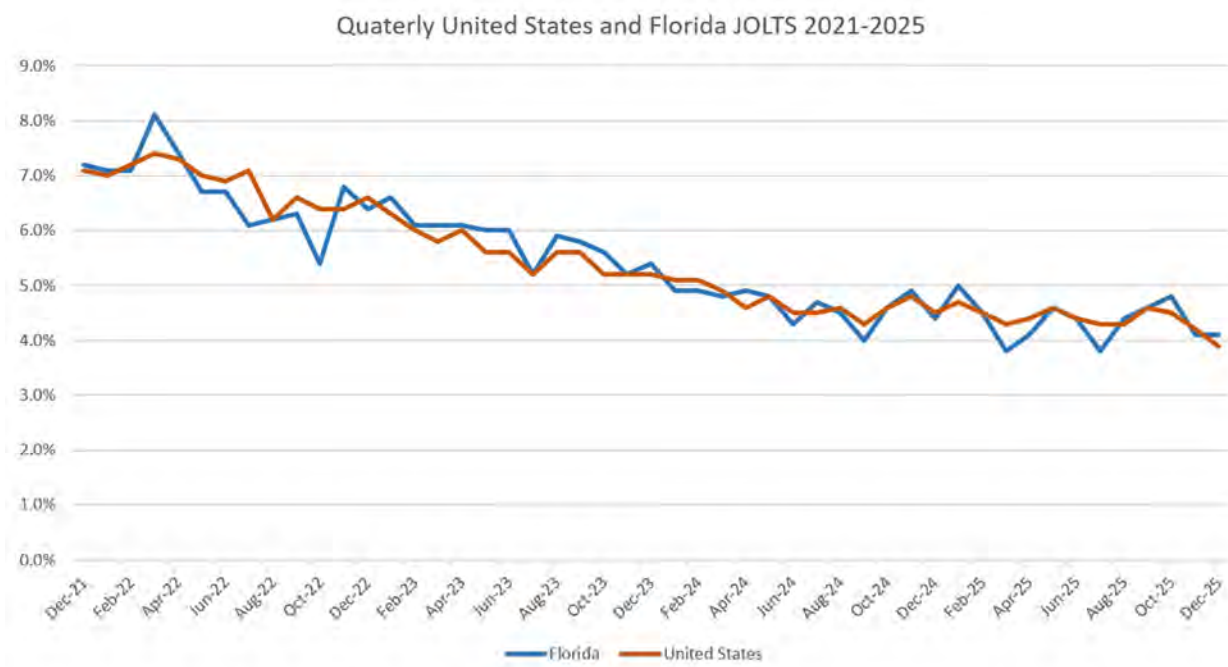
On the other hand, Financial activities fell by 2.5%, while Information (-1.1%), Construction (-0.9%), and Other Services (-0.9%) also saw small yet notable declines. This signals a major cooldown after the post-COVID economic and real estate boom, adding uncertainties to the regional economy.

Overall, the employment structure shown Figure 16 confirms the Miami Metropolitan Area’s position as a service-oriented economy, given the fields of Education, Health, and Government services continued growth and outgrew other sectors. The balance across multiple mid-sized sectors suggests some degree of resilience, though the high dependency on cyclical industries like hospitality and real estate finance implies exposure to macroeconomic swings. Continued diversification and investment in high-growth sectors, particularly in professional services, tech, and health, will be essential to sustaining long-term economic stability.

National Trends Affecting South Florida’s Economy

National economic indicators, such as the Job Openings and Labor Turnover Survey (JOLTS) and sector-specific job openings, as shown in this Section, are critical to understanding the South Florida economy because of the region's integration with broader United States economic trends. JOLTS reflects the demand for labor, showing how national trends in job availability can influence local markets.

Figure 17: Job Openings and Labor Turnover Survey (JOLTS): Unemployed persons per job opening ratio (April 2020-August 2025)



Source: [Florida Job Openings and Labor Turnover, December 2025: Southeast Information Office : U.S. Bureau of Labor Statistics (bls.gov)]

The JOLTS chart showing the ratio of unemployed persons per job opening from Q4 2021 through Q4 2025 illustrates a major transformation in the labor market across both the United States and Florida. During the earlier COVID-19 period, the ratio spiked sharply and stayed high due to mass layoffs, peaking at 7% in both geographies by early 2022. This reflected the lasting effects of widespread economic shutdowns and labor displacement amid a tight market--the Federal Reserve confirmed this in 2022[11]. However, through 2022, the ratio declined dramatically, reaching a low of between 4% and 5% in both Florida and the U.S. by mid-2024, signaling a shift from a period of excess demand of workers to a more balanced and cooling labor market

These patterns have several key implications. First, the rapid post-pandemic tightening of the labor market increased employer competition for workers, particularly in lower-wage service sectors such as hospitality,

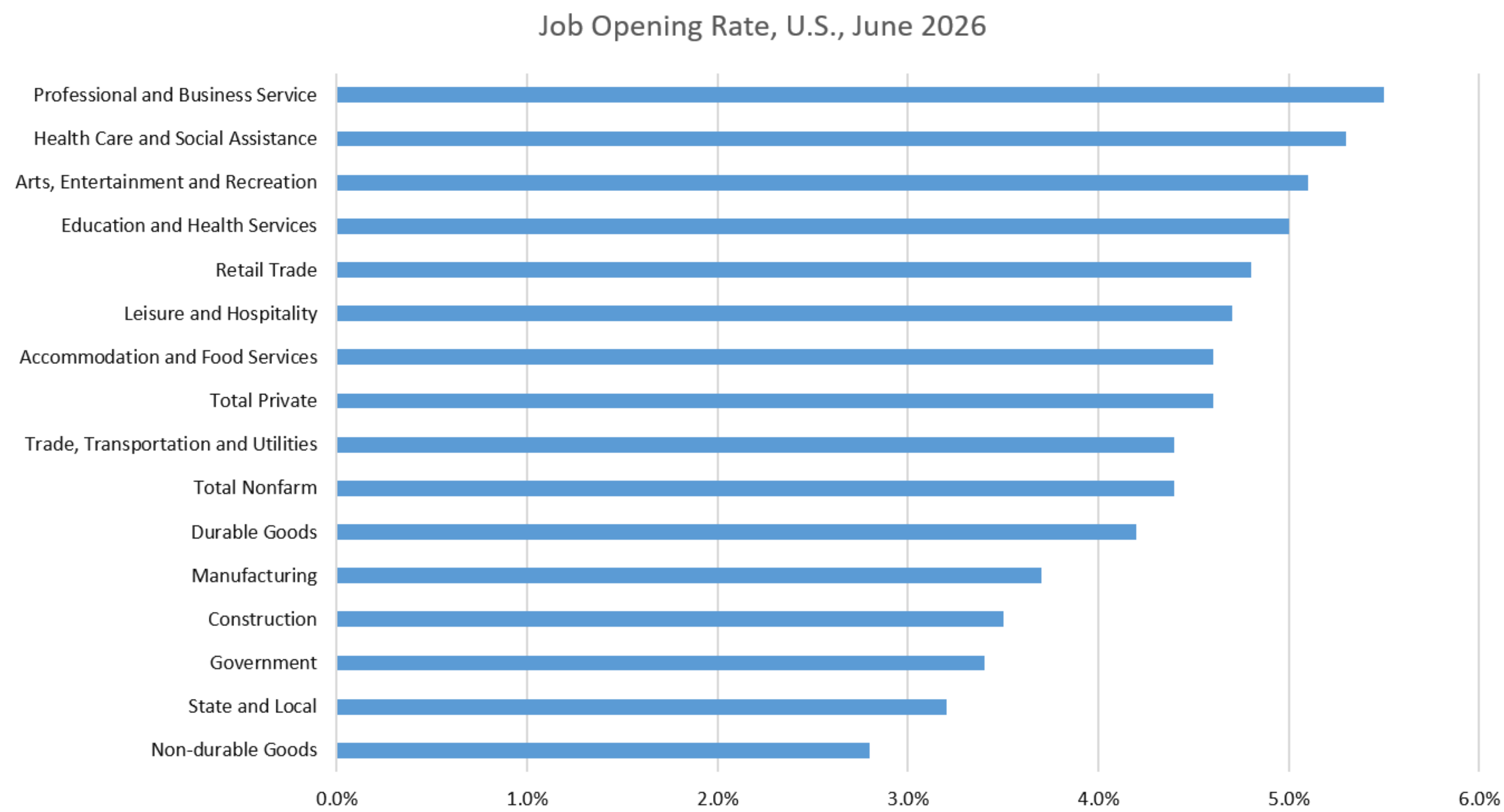
[11] https://www.federalreserve.gov/monetarypolicy/beigebook202203.htm

retail, and logistics. This labor shortage contributed to wage inflation and placed pressure on employers to expand recruitment, increase compensation, and offer more flexible working conditions. In South Florida, this dynamic likely exacerbated affordability issues, as wage gains did not always keep pace with rising housing and living costs. Second, the return to a ratio near pre-pandemic levels by 2025 suggests that labor market conditions may be normalizing, with some rebalancing between labor supply and demand as the pace of economic expansion slows and job openings stabilize.

For economic developers and policymakers, the trajectory shown in the JOLTS ratio underscores the importance of workforce readiness and participation. The extreme imbalance in 2021–2022 revealed vulnerabilities in labor force attachment, skills alignment, and geographic access to opportunity. Florida's elevated sensitivity to these dynamics, given its large service economy and high in-migration, suggests the need for sustained investments in training, childcare, transportation, and housing affordability to ensure continued labor force resilience in the face of macroeconomic adjustments.

United States job openings are a measure of sectoral economic growth and reflect nationwide demand for skills by sector. The following figures indicate which sectors are in highest demand, average levels of demand, and lowest levels of demand, respectively. South Florida's long-term competitiveness depends on aligning labor supply with affordable housing and reliable mobility to sustain productivity and inclusive growth.

Figure 18: U.S Job Openings Percent Change 2026



Source: FRED, St Louis Federal Reserve Bank, Job Openings by Industry and Region: Rates, Seasonally Adjusted, 2026

The U.S. Bureau of Labor Statistics projects that total employment will grow by 3.1% in the 2024-2034 period, which is remarkably lower than the 2014-2024 period at 13%, due to aging and the slow growth of population, while most job gains are forecasted by the BLS to be in healthcare, social assistance, professional, scientific, and technical services sectors[12]. Nevertheless, the 2026 U.S. job market demonstrates strong sectoral

[12] Industry and occupational employment projections overview and highlights, 2024–34 : Monthly Labor Review : U.S. Bureau of Labor Statistics, 2026

variation in opening rates, with service-oriented industries leading demand. The healthcare and social assistance sector is expected to add roughly 1.9 million new jobs by 2034, which aligns with Figure 18 showing it at the second highest job opening rate only behind Professional and Business Services, at approximately 5.5%. Arts, entertainment, and recreation and Education and Health Services sectors also maintain strong opening rates around 5%, indicating resilient demand for professional services and leisure activities. The accommodation and food services sector also shows robust demand, reflecting the continued recovery and growth in hospitality following pandemic disruptions. These sectors have benefited from both demographic trends and changing consumer preferences, albeit also may be influenced by the long-term uncertainties of the macroeconomy.

Transportation and warehousing emerges as a particularly dynamic sector, showing high opening rates that reflect the ongoing transformation of logistics and supply chains. The transportation and warehousing industry had an employment level of 6.6 million in June 2024, accounting for 5 percent of all private-sector jobs, with job postings 10.8% above pre-pandemic levels as of October.[13] Meanwhile, traditional manufacturing and construction sectors show more modest opening rates, consistent with broader economic patterns where these industries face headwinds from automation, supply chain challenges, and cyclical demand fluctuations. Recent data shows employment separations decreased in construction and transportation, warehousing, and utilities,[14] suggesting some cooling in these previously hot labor markets as the economy rebalances from the post-pandemic hiring surge.

In South Florida, which is heavily reliant on sectors like leisure, hospitality, and real estate, changes in national job openings in these sectors directly affect the region. For example, a decline in national leisure and hospitality job openings, as indicated in the JOLTS data, could signal slower demand in South Florida's key tourism industry, leading to fewer local job opportunities and reduced consumer spending.

Additionally, sectors such as professional business services and construction, which are major employers in South Florida, respond to national economic pressures like interest rate changes, federal spending policies, and workforce shifts. When there are fewer job openings in sectors like construction and manufacturing at the

[13] https://www.bls.gov/spotlight/2024/keeping-america-moving-employment-in-transportation-and-warehousing-industries/
[14] https://www.bls.gov/news.release/jolts.nr0.htm

national level, South Florida may experience slower growth in infrastructure projects or a reduction in demand for new residential and commercial developments.

Finally, national job openings in finance, warehousing, and professional services also influence migration patterns, as South Florida attracts workers from other states. A strong or weak labor market in these sectors nationally could either bolster or hinder the flow of workers into the region, affecting local housing demand and economic growth.

Conclusion: Regional Economic Performance and Outlook for South Florida (Broward, Miami-Dade, and Monroe Counties)

South Florida’s economy continues to demonstrate resilience to recessions, diversification, and gradual structural adjustment amid significant affordability and infrastructure challenges on both regional and national levels. Between 2024 and 2026, the region maintained mixed employment growth and rising incomes while moderating poverty levels, confirming continued post-COVID recovery amid slowing momentum. Collectively, the EDD region represents a $402 billioneconomy that remains a core engine of Florida’s overall performance, driven by its strategic coastal assets, international connectivity, and concentration of logistics, healthcare, and service industries.

Employment and Labor Market Dynamics

Employment in South Florida grew by approximately 20,262 positions from 2025 to 2026, led by healthcare, manufacturing, and professional and business services. Unemployment remained among the lowest in the state—between 2.6 and 4.6 percent across the counties—demonstrating strong labor demand. Labor force participation has maintained at around 60 percent, surpassing state average and signaling renewed worker engagement. However, employers across all counties report persistent skill gaps in construction trades, logistics, and digital technologies. The tight labor market has generated upward wage pressure without fully offsetting cost-of-living increases, reinforcing the need for expanded workforce training, stackable credentials, and improved childcare and transit access to sustain participation gains.

Income Growth and Inequality

Median household and per capita incomes have grown across all three counties, but disparities remain pronounced. Between 2021 and 2023, Broward's median household income rose from $70,834 to $74,367, Miami-Dade's from $66,692 to $72,030, and Monroe's from $79,459 to $85,639. The regional poverty rate declined from 13.9 to 13.4 percent between 2023 and 2024, indicating incremental improvement. Yet, widening income inequality—particularly in Miami-Dade—underscores that wage growth has not kept pace with inflation or housing costs.

Housing, Infrastructure, and Cost Pressures

Housing affordability remains the region's defining economic constraint. Median listing prices in 2026 averaged $1.2 million in Monroe, $592,450 in Miami-Dade, and $381,950 in Broward. Rent burdens exceed 30 percent of income for many households, and limited inventory continues to drive price escalation. These pressures have reduced labor mobility and raised the effective cost of doing business. Transportation congestion, costing the region more than $3 billion annually, compounds the affordability crisis by increasing commuting times and lowering productivity. Addressing these twin challenges will require coordinated regional planning focused on transit-oriented development, workforce housing production, and infrastructure resilience to sustain competitiveness.

Sectoral Strengths and Specialization

The South Florida economy benefits from distinct yet complementary specializations. Miami-Dade remains the state's logistics and finance hub, with high concentrations in water and air transportation, trade, and professional services. Broward's diversified economy supports strong insurance, real estate, and construction sectors. Monroe's specialization in tourism and accommodation continues to drive its local economy but it is exposed to cyclical and climate-related risks. Region-wide, healthcare, education, construction, and hospitality remain the leading job generators, supported by ongoing public and private investment in infrastructure and population-serving services.

Regional Outlook

Through 2027, South Florida is projected to sustain moderate economic growth—slower than the post-pandemic expansion but stronger than national averages. Population growth has stabilized, with continued domestic in-migration to Broward and international inflows to Miami-Dade supporting labor supply. Downside risks include housing price acceleration, federal budget uncertainty, and uneven sectoral demand. Upside potential lies in continued investment in resilience, transit-oriented development, and workforce alignment.

Summary Assessment

As a group, Broward, Miami-Dade, and Monroe counties form one of the nation's most dynamic regional economies, supported by high labor force participation, global trade linkages, and a diverse service-sector base. However, SFRPC observed recent declines in employment in key industries, including finance and information, as well a decrease of migration from out-of-state. They point to emerging economic uncertainties after the post-pandemic boom and underscore the need to strengthen the region's resilience and diversify its economic sectors.

Economic mobility and affordability remain central challenges across the region. Achieving long-term economic growth and continued diversification will depend on three priorities: expanding attainable housing connected to transit and employment centers, aligning workforce training with high-growth industries, and investing in resilient infrastructure to protect assets from environmental and economic shocks. Advancing these priorities will help South Florida adapt to shifting economic conditions while supporting a more inclusive, sustainable, and globally competitive regional economy.

Evaluation of Progress on Action Plan and Goals – October 1, 2025, through September 30, 2026

South Florida's economy and its many economic development stakeholders made progress in meeting the Goals of the South Florida CEDS. Progress toward the region's economic goals is summarized below.

Priority Goal 1: Cultivate a competitive economy and foster economic mobility.
- Objective 1.1. Maintain a Competitive Edge.
- Objective 1.2. Boost Entrepreneurial Development
- Objective 1.3. Invest in Workforce Development

Priority Goal 2: Create vibrant and connected places to increase the overall quality of life.
- Objective 2.1. Promote transit planning, implementation, and utilization to move people throughout the region.
- Objective 2.2. Mobility and Accesibility.

Priority Goal 3: Design, Construct, and Maintain resilient infrastructure to support sustainable business and population growth.
- Objective 3.1. Water/Wastewater/Stormwater/Solid Waste.
- Objective 3.2. Housing.
- Objective 3.3. Sustainable Land Development Patterns.
- Objective 3.4. Proactively Plan for Natural Disasters / Economic Shocks.

Priority Goal 4: Promote regional collaboration of intergovernmental, public-private, interagency, and non-profits to address South Florida's economic challenges.
- Objective 4.1. Strengthen partnerships with existing regional organizations and explore opportunities for joint projects.

Progress Evaluation Activities

Priority Goal 1
- The NSU Levan Center of Innovation's Founder's Journey project is an on-going incubation initiative that has assisted about 40 entrepreneurs and their start-ups.

- The NSU Levan Center of Innovation's Veterans Entrepreneurship Program has assisted about 15 Veteran entrepreneurs and their start-ups via completing three programs, funded by Veterans Florida.
- The NSU Levan Center of Innovation's Workshops has completed 5 entrepreneur workshops on government procurement, local resources, and AI for entrepreneurs, with attendance of about 120.
- Broward Health's Graduate Medical Education (GME) Programs encompasses residency and fellowship training, regulatory compliance with ACGME, AOA, and CODA standards, simulation and clinical rotations, and academic and teaching site partnerships. The program has seen expansions.
- At the Annual Small Business and Health Expo, Broward Health hosts orientation sessions targeted at prospective and newly registered vendors. The Expo in 2025 saw a 200+ attendance turnout and received notable community acclamations; the 2026 Expo will take place in November.
- Broward Health's partnerships with CareerSource and local technical schools aim to assist staff in tuition, training, micro-credentialing, etc.
- Broward Health offers summer internships for master's students and a year-long administrative fellowship with executive mentorship and rotations (with two current fellows).
- Broward Health's Human Resources department offers tuition reimbursement for employees, up to a maximum tax-free annual reimbursement of $5,250 per calendar year. 302 employees are participating in the program in 2026.

Priority Goal 2

- Broward Health constructed a new bus shelter as part of the Sunrise freestanding emergency department project, replacing an existing shelter and enhancing public transit access for patients and residents near the Sunrise FSED (Freestanding Emergency Department).

Priority Goal 3

- Broward Health opened new FSEDs in Lighthouse Point and Sunrise, including elected official and community outreach for both ribbon cuttings. Construction continues on a new freestanding ED at the Holiday Park site in Fort Lauderdale, with a targeted opening in 2027.

- Broward Health coordinated groundbreaking ceremonies for new medical office buildings at locations in Ft. Lauderdale and Deerfield Beach, expanding outpatient and ambulatory care capacity on existing hospital campuses.
- Broward Health is in the process of strengthening emergency preparedness and operations during natural disasters by coordinating new construction with municipalities and county, ensuring alignment with resilience and environmental plans, land use, and zoning to meet community healthcare needs.
- The South Florida Water Management District completed the Final Integrated Feasibility Report and Environmental Assessment, including 15% Design for all the projects included in the recommended plan, with a total cost at approximately $2B.

Priority Goal 4

- The Nova Southeastern University's Center for Public Service, as the applied research, consulting, and professional development arm of NSU's public administration programs. It serves local governments and nonprofits across South Florida, and hosts the Public Service Forum with heavy involvement in the profession throughout the university, local municipalities, and elected officials (the inaugural event convened three sitting mayors and more than 50 attendees for a roundtable on municipal leadership).
- Broward County City Managers' Association (BCCMA) hosts free training sessions at quarterly meetings, bringing together the County's 31 municipalities' leadership personnel. The Center delivered two sessions during the period of about 25 attendees each.
- Broward Health's newly developed strategic community engagement will continue identifying and partnering with chambers of commerce, civic groups, nonprofit and community-based organizations, and elected officials and city leadership across Broward Health's district.

(This list is not yet complete and will continue to be updated before final EDA submission.)

South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

MEMORANDUM

AGENDA ITEM #III.I

DATE: SEPTEMBER 30, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: AUDIT FIRM SELECTION PROCESS UPDATE AND DRAFT CONTRACT FY 25 - 26 AUDIT

The Audit Selection Committee (Committee) is comprised of Chair Senator García, Councilmember Senator Geller, Councilmember Frank Caplan, Councilmember Allbritton, and Councilmember Rodriguez.

The Council issued a Request for Proposal (RFP) for Audit Services on July 22, 2026. The RFP was noticed on the Council website, FAR, and the Sun Sentinel. The RFP response period closed on August 26, 2026, at 5 p.m. The bids were officially opened on Monday, August 31st at 9:30 a.m. and announced by Legal Counsel. There were three respondents to the RFP: Anthony Brunson P.A., Cintron Cooperman, and S. Davis & Associates, P.A. Following the bid opening, Council staff reviewed the proposals and at the Committee's request forwarded staff's recommendations, along with the three proposals and ranking forms to the Committee Members.

The Committee met on September 11, 2026, at 2:30 p.m. to review, discuss, and rank the Audit RFP Proposals. Attending virtually were Chair Senator García, Councilmember Caplan, and Councilmember Senator Geller. Councilmember Rodriguez and Councilmember Allbritton attended in person, along with Legal Counsel, Executive Director, Council staff, and meeting guests including the principals of the firms both virtually and in person. A quorum was deemed legally present by Legal Counsel. After reviewing and discussing the proposals, and considering SFRPC Staff's recommendations, the Committee ranked the three firms as follows.

1. S. Davis & Associates, P.A.
2. Cintron Cooperman
3. Anthony Brunson P.A.

Pursuant to Section 218.391, Florida Statutes, Council Staff has negotiated a contract with the highest ranked firm. This negotiated agreement, approved by the Council in past years, and updated for the FY 25 - 26 Audit, is presented today for the Council's review and approval. Please note that Council staff has included REVISED LANGUAGE in the Renewal Option Clause (6.) to permit, but not require, the Board to extend the contract beyond one year if it the will of the Council to renew the Contract in the future.

6. Renewal Option -. This Agreement may be renewed in one-year increments beginning ~~ending~~ with the October 1, 2026 ~~2021~~ to September 30, 2027 ~~2026~~ contract period. By May 1st of each fiscal year, the Contractor shall submit to the Council recommended changes in hourly rates in accordance with the hourly rates provided for in the Contractor's Agreement with the Council, the scope of services, terms or conditions for the renewal period as proposed in Section 5 (Audit Cost) of the contractor's Request for Proposal. The amount of the increase of the Contractor's fees may not exceed the prior year's fees by more than 5%, starting with the base fee of $43,500.00. Any increase in fees is subject to the written approval of the Council, or its authorized representative. The Council may, at its sole discretion, modify the renewal periods authorized pursuant to this Agreement. Renewals shall be contingent upon satisfactory performance by the Contractor and shall be mutually agreed to by the Council and the Contractor in writing.

Recommendations

The Committee recommends to the Council Board that the SFRPC enter into a one-year contract with S. Davis & Associates, P.A., for Audit Services for Fiscal Year 25-26 based on the firm's strong proposal and top ranking.

Furthermore, the Committee finds that in addition to S. Davis & Associates, P.A.'s professional qualifications, the firm's long-term institutional knowledge and familiarity with the Council's accounting, grant, reporting, and audit environment is particularly beneficial and important as the Council transitions to a new Finance Director.

The Committee recommends that the Council discuss at the appropriate time whether the Council wishes to establish a formal auditor rotation policy. It should be noted that Florida Statutes § 218.391 governing Auditor Selection Procedures and the Rules of the Auditor General do not mandate the rotation of auditors.

Approve the Contract Agreement with S. Davis & Associates, P.A. for FY 25 – 26 Audit Services and authorize the Executive Director to sign the contract.

Attachments:

Audit Selection Committee Ranking Results
SFRPC Contract with S. Davis & Associates, P.A.

SFRPC
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AUDIT SELECTION COMMITTEE RFP # 202601-AU
BID REVIEW AND RANKING RESULTS

SEPTEMBER 11, 2026

COMMITTEE MEMBERS PRESENT & VOTING

Chair Senator García (Virtual)
Senator Geller (Virtual)
Councilmember Allbritton (In Person)
Councilmember Caplan (Virtual)
Councilmember Rodriguez (In Person)

	Anthony Brunson P.A.	**Citrin Cooperman**	**S. Davis & Associates, P.A.**
Chair Senator García	1	2	3
CM Senator Geller	1	2	3
CM Allbritton	91	94	94
CM Caplan	74	74	75
CM Rodriguez	1	2	3
TOTAL SCORE*	**168 (#3)**	**174 (#2)**	**178 (#1)**

Adjusted Ranking Form reflecting points for Technical Criteria only
(Points for Total RFP Price Removed)

	Anthony Brunson P.A.	**Citrin Cooperman**	**S. Davis & Associates, P.A.**
Chair Senator García	1	2	3
CM Senator Geller	1	2	3
CM Allbritton	67 (24)	71 (23)	69 (25)
CM Caplan	74	74	75
CM Rodriguez	1	2	3
TOTAL ADJUSTED SCORE*	**144 (#3)**	**151 (#2)**	**153 (#1)**

* Chair Senator García, Senator Geller, and Councilmember Rodriguez ranked the applicants from 1 to 3, with 3 being the highest point score awarded to the top ranked firm. S. Davis & Associates, P.A. was selected as the top-ranked firm followed by Citrin Cooperman (#2), and Anthony Brunson P.A. (#3). At the direction of the Audit Selection Committee Council staff will proceed to negotiate a **1-Year Contract** with S. Davis & Associates, P.A. for the FY 2025 – 2026 Audit until the Council discusses whether it wishes to adopt Auditor Rotation Rules.

NAME: Allbritton

South Florida Regional Planning Council
REQUEST FOR PROPOSAL - Financial Audit Services
RFP #202601-AU

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Technical Criteria

Technical Criteria	Max Points	Anthony Brunson P.A. (Total 91)	Citrin Cooperman (Total 94)	S. Davis & Associates, P.A. (Current Total 94)	
Section 1. Individual Audit Staff Technical Qualifications (RFP Pg. 13)	15	13	14	13	None had the correct info for the question
Section 2. Firm's Experience (RFP Pg. 14)	15	14 35yr	15 45yr	13 19yr	
Section 3. Audit Organization / Local Technical Qualifications (RFP pg. 15)	20	17	19	19	
Section 4. Audit Approach (RFP pg. 15)	20	18	18	19	
Section 5. Client References (RFP pg. 16)	5	5	5 Swr	5	
Subtotal Technical Points:	75	0	0	0	
Points for Total RFP Price – ALL THREE FISCAL YEARS(TO BE ASSIGNED AFTER TECHNICAL PROPOSALS ARE FULLY RANKED)	25	24	23	25	
TOTAL POINTS	100	0	0	0	
TOTAL PRICE		$ $43,500	$ $44,000 $48,000 5yr	$46,250 $ 31,500.00 with discount?	? is that cost for a # of years

South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfregionalcouncil.org; sfadmin@sfrpc.com

NAME: Frank Papa

South Florida Regional Planning Council
REQUEST FOR PROPOSAL - Financial Audit Services
RFP #202601-AU

Est. 1974 SFRPC
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Technical Criteria	Max Points	Anthony Brunson P.A.	Citrin Cooperman	S. Davis & Associates, P.A.
Section 1. Individual Audit Staff Technical Qualifications (RFP Pg. 13)	15	15	15	15
Section 2. Firm's Experience (RFP Pg. 14)	15	15	15	15
Section 3. Audit Organization / Local Technical Qualifications (RFP pg. 15)	20	20	20	20
Section 4. Audit Approach (RFP pg. 15)	20	19	19	20
Section 5. Client References (RFP pg. 16)	5	5	5	5
Subtotal Technical Points:	75	74 0	74 0	75 0
Points for Total RFP Price – ALL THREE FISCAL YEARS(TO BE ASSIGNED AFTER TECHNICAL PROPOSALS ARE FULLY RANKED)	25			
TOTAL POINTS	100	0	0	0
TOTAL PRICE		$ 31,500.00	$ 44-48K	$43,570.00 31,500.00

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SOUTH FLORIDA REGIONAL PLANNING COUNCIL

AUDIT CONTRACT SERVICES

This agreement is entered into as of the ____ day of ________________, 2026, between S. Davis & Associates, P.A., Certified Public Accountants & Consultants (herein referred to as the "Contractor") and the South Florida Regional Planning Council (herein referred to as the "Council").

Whereas the Council desires to engage the Contractor to render certain technical or professional services hereafter described.

The parties, therefore, mutually agree as follows:

1. Scope of Services - The Contractor's partners and employees shall do, perform, and carry out personally in a satisfactory and proper manner, as determined by the Council, the services listed below. The persons, if other than the Contractor, who will perform any service must be identified.

    (a) Perform an examination of the Council's FY 25 – 26 financial statements and report annually thereon in accordance with audit standards as defined below for the contract period October 1, 2026 through September 30, 2027 as follows:

        Audit Standards

        Unless higher standards are set forth elsewhere in this Agreement, each audit shall be done in conformity with audit standards, excluding the review of economy and efficiency of operations and program results, set forth in the following publications: Governmental Auditing Standards 1994, and subsequent amendments and rules issued by the Comptroller General of the United States, the American Institute of Certified Public Accountants (AICPA), Industry Audit Guide, Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, Florida Single Audit Act, Rules of the Auditor General Audits for State and Local Governmental Units, AICPA standards and procedures.

    (b) Financial Audit

        The examination of documents, records, reports, systems of internal control, accounting and financial procedures, and other evidence to ascertain whether financial transactions have been properly recorded and whether the statements prepared from the accounts present fairly the financial positions and the results of financial operations of the various funds and account groups and the changes in financial position of the proprietary fund types of the governmental unit in accordance with generally accepted accounting principles applicable to governmental units and on a basis consistent with that of the preceding year and as required for reporting in Section 11.45, Florida Statutes, wherein “Financial audit” means "an examination of financial statements in order to express an opinion on the fairness with which they are presented in conformity with generally accepted accounting principles and an examination to determine whether operations are properly conducted in accordance with legal and regulatory requirements. Financial audits must be conducted in accordance with auditing standards generally accepted in the United States and government auditing standards. When applicable, the scope of financial audits must encompass the additional activities necessary to establish compliance with the Single Audit Act Amendments of 1996, 31 U.S.C. ss. 7501-7507, and other applicable federal law.”

(c) Auditor's Report on Examination of Financial Statements

The report prepared as described in the Rules of the Auditor General, Chapter 10.554(3), by the auditor covering the audit or investigation made.

(d) Financial Statements

A statement of net position, statement of activities, balance sheet, statement of revenues and expenditures, compared with budget authorization, statements analyzing changes in fund balances or retained earnings, or other statements of presentation of financial data, including accompanying notes, derived from the accounting records.

(e) Prepare supplementary audit reports as may be required by grantor agencies, from the period specified in 1(a) unless such reports are extraordinary in nature.

(f) Any additional services that the Council may request from time to time, that are not included herein, subject to the execution of a mutually acceptable written amendment to this Agreement, and subject to a negotiated rate for such services.

The Council shall ensure that all books and records of the South Florida Regional Council will be in auditable condition, and the Council or its agents will provide such assistance as the Contractor may require in the preparation of trial balances, account analyses, audit schedules and location of supporting documentation. Council will provide such clerical and typing assistance as is required and needed by Contractor to complete this contract.

2. Personnel

(a) The Contractor represents that he has, or will secure at his own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the Council.

(b) All of the services required hereunder will be performed by the Contractor or under his supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under State and local law to perform such services.

(c) None of the work or services covered by this Contract shall be subcontracted without the prior written approval of the Council.

3. Time of Performance - The audit(s) required herein shall be completed and the report submitted to the Council 160 days prior to the end of the fiscal year on September 30, 2027. Should circumstances develop beyond the control of the Contractor, these matters will be brought to the immediate attention of the Council.

4. Compensation - The Council shall pay the Contractor as compensation for the services required pursuant to Paragraph 1 of this agreement, except paragraph 1(e), which will be negotiated at the time such services are required by the Council, a fee not to exceed Forty Three Thousand Five Hundred and 00/100 Dollars ($43,500.00). Additional services may be requested up to the following 2025 discounted rates:

Partner	$ 249.00 per hour
Senior Manager	$ 215.00 per hour
Manager	$ 185.00 per hour
Seniors	$ 142.00 per hour
Staff Accountants	$ 84.00 per hour
Administrative Support	$ 47.00 per hour

5. Method of Payment - Such compensation due in accordance with Paragraph 4 shall be paid upon submission by the Contractor of detailed billings. Payment will be as follows:

- Payment Number 1 shall be paid ten (10) days from contract execution for the first year. For subsequent years, Payment Number 1 shall be paid upon the earlier of (10) days of the completion of the planning phase, or November 15th of each subsequent year. – 30% of the total fee.

- Payment 2 is due by December 15th of each year – 30% of the total fee.

- Payment 3 is due by January 15th of each year – 30% of the total fee.

- Final payment, constituting the remaining 10% of the total fee, will be made within 10 days of the Council adoption of the final report.

6. Renewal Option - This Agreement may be renewed in one year increments beginning with the October 1, 2026 - September 30, 2027 contract period. By May 1st of each fiscal year, the Contractor shall submit to the Council recommended changes in hourly rates in accordance with the hourly rates provided for in the Contractor's Agreement with the Council, the scope of services, terms or conditions for the renewal period as proposed in Section 5 (Audit Cost) of the contractor's Request for Proposal. The amount of the increase of the Contractor's fees may not exceed the prior year's fees by more than 5%, starting with the base fee of $43,500.00 Any increase in fees is subject to the written approval of the Council, or its authorized representative. The Council may, at its sole discretion, modify the renewal periods authorized pursuant to this Agreement. Renewals shall be contingent upon satisfactory performance by the Contractor and shall be mutually agreed to by the Council and the Contractor in writing.

7. Termination of Contract for Cause - If, through any cause, the Contractor shall fail to fulfill in timely and proper manner his obligations under the Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, the Council shall thereupon have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least five days before the effective date of such termination. In that event, the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed.

   Notwithstanding the above, the Contractor shall not be relieved of liability to the Council for damages sustained by the Council by virtue of any breach of the Contract by the Contractor, and the Council may withhold any payments to the Contractor for the purpose of setoff until such time as the exact amount of damages due to the Council from the Contractor is determined.

8. Changes - The Council may, from time to time, require changes in this Contract. Such changes, including any increase or decrease in the amount of the Contractor's compensation, which are mutually agreed upon by and between the Council and the Contractor, shall be incorporated in written amendments to this Contract of equal dignity herewith, and signed by both parties.

9. Equal Employment Opportunity

   (a) The Contractor shall be an Affirmative Action/Equal Opportunity Employer.

   (b) The Contractor shall keep such records and submit such reports concerning the racial and ethnic origin of applicants for employment and employees as the Council may require.

   (c) The Contractor agrees to comply with such rules, regulations or guidelines as the Council may issue to implement these requirements.

10. Interest of Members of Council and Others - No officer, member, or employee of the Council and no members of its governing body, and no other public official of the governing body of the

locality or localities in which the project is situated or being carried out who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out of this project, shall participate in any decision relating to this Contract which affects his personal interest or the interest of any corporation, partnership, or association in which he is, directly or indirectly interested or have any personal or pecuniary interest, direct or indirect, in this Contract or the proceeds thereof.

11. Assignability - The Contractor shall not assign any interest in this Contract, and shall not transfer any interest in the same (whether by assignment or notation) without the prior written consent of the Council thereto: provided, however, that claims for money due or to become due to the Contractor from the Council under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Council.

12. Interest of Contractor - The Contractor covenants that he presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Contract. The Contractor further covenants, in the performance of this Contract, shall employ any person with such interest.

13. Findings Confidential - Any reports, information, data, etc., given to or prepared or assembled by the Contractor under this Contract shall not be made available to any individual or organization by the Contractor without the prior written approval of the Council.

14. Officials Not to Benefit - No Members of or Delegate to the Congress of the United States of America, no Resident Commissioner, and/or elected representative or staff of the State of Florida, shall be admitted to share of part hereof or to any benefit to arise herefrom.

15. Office Space - The Council hereby agrees to provide office space without charge to the Contractor for the performance of the services agreed to under this Contract, and the Contractor agrees not to include any charge for additional office space in this fee.

16. Publication, Reproduction and Use of Material - No material produced in whole or in part under this Contract shall be subject to copyright in the United States or in any other country. The Council and its agents shall have authority to publish, disclose, distribute and otherwise use, any reports prepared under this Contract.

17. Audits and Inspections - For a period of five (5) years after the completion of any work provided herein, the Contractor shall make its work papers, records, and other evidence and documents relating to such work available to its successor, the Council, grantor agencies, or other designees of the Council. The Council and its representatives shall be entitled at any time during the five (5) year period, to inspect such documents, and to reproduce same at its expense, for which

provisions will be made at the time the need for reproduction arises. The Contractor shall be entitled to reasonable fees for time and expenses incurred in connection with these services.

18. Scrutinized Companies

Contractor, its principals or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or are engaged in business operations with Syria. In accordance with Section 287.135, Florida Statutes, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local governmental entity for goods or services of:

18.1 Any amount if, at the time bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; or

19. Public Records

19.1 The Council is a public agency subject to Chapter 119, Florida Statutes. Contractor shall comply with Florida's Public Records Law. Specifically, Contractor shall:

19.1.1 Keep and maintain public records required by the Council to perform the service;

19.1.2 Upon request from the Council's custodian of public records, provide the Council with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

19.1.3 Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and, following completion of the Agreement, Contractor shall destroy all copies of such confidential and exempt records remaining in its possession after Contractor transfers the records in its possession to the Council, unless otherwise required by law; and

19.1.4 Upon completion of the Agreement, Contractor shall transfer to the Council, at no cost to the Council, all public records in Contractor's possession. All records stored electronically by Contractor must be provided to the Council, upon request from the Council's custodian of public records, in a format that is compatible with the information technology systems of the Council.

19.2 The failure of Contractor to comply with the provisions set forth in this Article shall constitute a default and breach of this Agreement, for which, the Council may terminate the Agreement by providing Contractor with at least thirty (30) days prior, provided, however, that Contractor will be given the opportunity to cure the breach within said period of time.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE COUNCIL.

IN WITNESS WHEREOF, the Council and the Contractor have executed this agreement consisting of seven (7) pages as of the date first above written.

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

____
Isabel Cosio Carballo, MPA
Executive Director

Date: ____________________________________

S. DAVIS & ASSOCIATES, P.A.

____
Tanya I. Davis, C.P.A.
Partner

Date: ____________________________________

Approved as to form and legality:

____
Samuel S. Goren, Esquire
General Counsel for the SFPRC

Date: ______________________________

South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

MEMORANDUM

AGENDA ITEM # IV.A

DATE: SEPTEMBER 30, 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**	**Last Activity**	**Last Balance**	**Paid Thru**	**Days Late**	**Last Activity**	**Next Pay Due**	**Loan Date**	**Maturity Date**	**Board Action**
1022	XXXXXXXXXXXX	300,000.00	300,000.00	240	2,709.36	243,441.19	09/01/26	0	09/01/26	10/01/26	01/08/04	09/01/39	Performing
1023	XXXXXXXXXXXX	301,586.50	301,586.50	120	350.00	161,715.88	09/01/26	0	09/01/26	10/01/26	07/19/06	03/01/29	Performing
1039	XXXXXXXXXXXX	125,000.00	125,000.00	84	200.00	119,582.53	08/01/26	0	08/04/26	09/01/26	11/24/08	12/31/15	Performing
1040	XXXXXXXXXXXX	200,000.00	200,000.00	84	1,472.32	19,741.93	09/01/26	0	09/01/26	10/01/26	02/02/09	08/01/28	Performing
3024	XXXXXXXXXXXX	189,043.88	189,043.88	144	500.00	81,000.00	09/01/26	0	09/01/26	10/01/26	07/26/99	12/01/16	Default Final Judgment
4008	XXXXXXXXXXXX	300,000.00	300,000.00	0	1,100.00	128,595.71	08/12/26	0	08/31/26	09/12/26	07/31/09	03/31/39	Performing
4018	XXXXXXXXXXXX	119,598.00	150,000.00	120	1,327.78	105,334.91	09/01/26	0	09/01/26	10/01/26	07/12/13	02/01/30	Performing
4027	XXXXXXXXXXXX	149,500.00	149,500.00	120	1,590.98	19,392.95	09/01/25	335	09/04/25	10/01/25	12/15/15	12/15/25	Pending Collateral Sale
4028	XXXXXXXXXXXX	75,000.00	75,000.00	1	765.03	74,994.72	04/01/19	2680	04/12/19	05/01/19	11/17/16	09/30/19	Pending Collateral Sale
4029	XXXXXXXXXXXX	75,000.00	75,000.00	1	803.02	75,000.00	04/01/19	2680	04/12/19	05/01/19	12/14/16	09/30/19	Pending Collateral Sale
4031	XXXXXXXXXXXX	332,972.82	332,972.82	111	500.00	319,583.86	04/15/26	109	04/17/26	05/15/26	09/28/17	08/01/28	Performing
4032	XXXXXXXXXXXX	300,000.55	300,000.55	120	3,577.27	99,849.95	09/01/26	0	09/01/26	10/01/26	10/24/18	11/01/28	Performing
4033	XXXXXXXXXXXX	254,999.57	254,999.57	84	250.00	187,832.65	10/15/23	1021	10/12/23	11/15/23	10/25/18	10/25/25	In Legal

Loan	Company /Borrower	Amount	Disbursed	Pmts	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
4034	XXXXXXXXXXXX	84,506.66	84,506.66	84	300.00	71,412.80	08/01/22	1461	08/01/22	09/01/22	01/03/19	01/03/26	Default Final Judgment
4035	XXXXXXXXXXXX	248,684.03	248,684.03	84	375.00	6,521.57	09/01/26	0	09/01/26	10/01/26	03/05/19	10/01/33	Performing
4036	XXXXXXXXXXXX	549,223.30	549,223.30	84	375.00	471,219.60	09/01/26	0	09/01/26	10/01/26	03/05/19	10/01/33	Performing
4037	XXXXXXXXXXXX	173,904.64	173,904.64	84	1,000.00	90,367.76	09/01/26	0	09/01/26	10/01/26	03/28/19	10/01/33	Performing
4039	XXXXXXXXXXXX	200,000.00	200,000.00	84	300.00	196,815.27	08/01/22	1461	08/01/22	09/01/22	03/12/20	04/01/27	Default Final Judgment
4040	XXXXXXXXXXXX	400,000.00	400,000.00	84	250.00	389,882.46	10/15/23	1021	10/12/23	11/15/23	09/23/19	09/23/26	In Legal
4043	XXXXXXXXXXXX	200,000.00	200,000.00	120	2,322.17	87,460.11	09/01/26	0	09/01/26	10/01/26	04/22/21	04/01/31	Performing
4044	XXXXXXXXXXXX	130,000.00	130,000.00	120	1,347.30	65,835.15	09/01/26	0	09/01/26	10/01/26	03/22/21	03/01/31	Performing
4046	XXXXXXXXXXXX	100,000.00	100,000.00	60	300.00	78,127.84	08/15/26	0	08/17/26	09/15/26	10/06/22	10/01/27	Modification
4048	XXXXXXXXXXXX	349,497.00	98,668.75	60	352.00	82,404.75	09/01/26	0	09/01/26	10/01/26	02/23/23	03/01/28	Performing
4049	XXXXXXXXXXXX	331,700.00	80,271.75	60	301.00	70,639.75	09/01/26	0	09/01/26	10/01/26	02/23/23	03/01/28	Performing
4050	XXXXXXXXXXXX	331,700.00	85,566.75	60	321.00	75,294.75	09/01/26	0	09/01/26	10/01/26	02/23/23	03/01/28	Performing
Totals		**5,821,916.95**	**5,103,929.20**		**22,689.23**	**3,322,048.09**							

CITY OF HOMESTEAD CRA

August 21, 2026

Jeffrey R. Tart
Senior Loan Officer
South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250
Hollywood, FL 33020

RE: Brownfields Grant Funding

Dear Mr. Tart,

On behalf of the City of Homestead and the Homestead Community Redevelopment Agency (HCRA), we greatly appreciate the support provided by the South Florida Regional Planning Council (SFRPC) related to Brownfield funding and technical support.

We would like to provide you a brief update on progress made with the SFRPC's EPA Brownfields Assessment Grant, FY 2023.

The funding provided through the SFRPC has assisted with the assemblage and repositioning of the Triangle Properties, Krome Marketplace, and additional sites within Downtown Homestead.

The Triangle Project, when completed, is anticipated to include approximately 120 units of workforce and affordable housing along with 12 workforce for sale housing units, 10-15,000 square feet of commercial use, a rooftop public amenity area, linear gathering and event park, and a dog park. The Krome Marketplace is anticipated to be a future dining, bar, and entertainment venue.

More detailed impact of the funding provided includes:

- Supported significant site assessment and due diligence for the parcel assemblage referred to as the Triangle Project
- Completed a detailed land survey and infrastructure evaluation and determined necessary upgrades prior to site development for the Triangle Project
- Completed conceptual site reuse planning for the Triangle Project

- Supported site assessment for the Krome Marketplace
- Supported and positioned Homestead to be awarded nearly $800,000 in EPA Brownfields Cleanup grant funding to remediate and continue reuse planning for the Triangle and Krome Marketplace projects
- Supported site assessments at two priority redevelopment sites on Flagler Avenue within the Downtown core

Again, we appreciate the support the SFRPC has provided to the HCRA and City. We look forward to advancing these projects and continuing our working relationship with the SFRPC.

Yours,

Nzeribe (Zerry) Ihekwaba, PhD, PE, ICMA-CM
Executive Director / City Manager
City of Homestead Community Redevelopment Agency

Cc: Jared Beck, AICP, FRP, HCRA Director
Cairo Cangas, PE, Public Works Director

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

BUILDING AFFORDABLE HOMES IN FORT LAUDERDALE

The Southeast Florida Community Development Fund, Inc and the Broward County Minority Builders Coalition to Construct Four Affordable 3-Bedroom Homes in Fort Lauderdale

The Broward County Minority Builders Coalition, Inc. (MBC) is advancing its commitment to expanding affordable housing opportunities through the construction of four new single-family homes in the City of Fort Lauderdale. This project will deliver high-quality, energy-efficient residences as part of the Broward County in-fill lot development program.

Each home will feature three bedrooms and two bathrooms, ranging from approximately 1,900 to 2,200 square feet.

This housing initiative is made possible through collaboration between the Broward County Minority Builders Coalition, Inc. and the Southeast Florida Community Development Fund, Inc., (SFCDFI) an independent 501(c)(3) that promotes community and economic development, expands access to capital, and supports job creation. The Southeast Florida Community Development Fund, Inc. provides construction financing for affordable residential homes for first-time minority homebuyers and delivers loans and development services to disadvantaged small businesses. Together, the Broward County MBC and the SFCDFI are advancing an affordable housing initiative and economic opportunity for Fort Lauderdale residents.

Project Overview

Construction of 4 new affordable homes in Ft. Lauderdale, FL in Broward County

Home Details

Each 1,900–2,200 SF home consists of 3 bedrooms, and 2 bathrooms

Locations

- 1050 NW 29th Terrace
- 350 NW 27th Terrace
- 360 NW 27th Terrace
- 2694 NW 15th Street

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

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

Est. 1974 SFRPC
South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

REVOLVING LOAN FUND BORROWER PROFILE SERIES

ALWAYS KEEP PROGRESSING, LLC

A CONVERSATION WITH MARTIN AYALA OF ALWAYS KEEP PROGRESSING ON EXPANDING PEDIATRIC THERAPY THROUGH THE REVOLVING LOAN FUND

ALWAYS KEEP PROGRESSING (AKP)

Location: Miami-Dade County, FL **Industry:** Pediatric Therapy and Behavioral Health

As part of its Revolving Loan Fund (RLF) borrower profile series, the South Florida Regional Planning Council (SFRPC) spoke with Martin Ayala of Always Keep Progressing (AKP), a Miami-based pediatric therapy provider offering coordinated behavioral, speech, occupational, feeding and creative therapies for children with autism, developmental delays and communication challenges. In this conversation, Mr. Ayala shares how RLF support helped AKP expand its services, strengthen operations, grow its team and increase access to coordinated care for children and families across Miami-Dade County.

Since 2002, the SFRPC RLF has provided more than $52 million in capital assistance to over 180 small- and medium-sized businesses throughout South Florida, helping save or create more than 2,050 jobs. Today, the RLF's active portfolio supports businesses in 33 municipalities and across 90 industries, demonstrating its broad regional and economic impact.

HOW DID YOU FIRST LEARN ABOUT THE SFRPC REVOLVING LOAN FUND?

We first learned about the SFRPC Revolving Loan Fund through our counterpart at Prospera, who recognized that Always Keep Progressing was exactly the kind of growing small business this fund was designed to support. That connection turned out to be one of the most valuable introductions we've had as a company.

HOW DID THE RLF SUPPORT THE GROWTH OR EXPANSION OF AKP IN WAYS THAT WOULD NOT HAVE BEEN POSSIBLE OTHERWISE?

The RLF provided the working capital we needed to keep growing our behavioral health and therapy services at a critical stage in our company's development. Without that support, the expansion we've experienced simply wouldn't have happened. Today, Always Keep Progressing operates two profitable locations generating roughly $3 million in annual revenue, and we've delivered over 100,000 hours of therapy to the families we serve — growth that traces directly back to the flexibility and capital the RLF gave us.

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

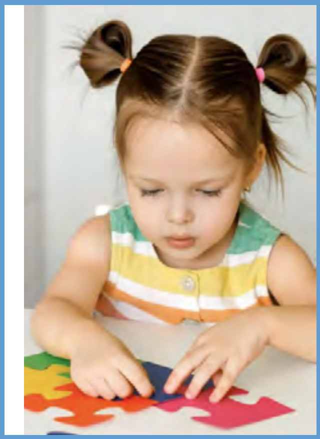
Phone 954-924-3653
Fax 954-924-3654
sfadmin@sfrpc.com
www.sfregionalcouncil.org

WHAT CHALLENGES DID YOU FACE SECURING TRADITIONAL FINANCING, AND HOW DID THE RLF HELP BRIDGE THAT GAP?

Like many small healthcare businesses, we ran into significant obstacles trying to secure traditional financing through banks and conventional lenders. The interest rates were high, the qualification requirements were rigid, and the overall process felt built for larger, more established companies rather than a growing clinic like ours. The SFRPC Revolving Loan Fund changed that completely. Their team guided us through every step, offered accessible and reasonable interest rates, and made a process that could have been overwhelming feel smooth and manageable. It was the difference between staying stagnant and being able to move forward with confidence.

WHAT MADE THE RLF THE RIGHT FINANCING OPTION FOR YOU AND AKP?

The RLF was the right choice because it combined a lower, more affordable interest rate with a process that never felt transactional. The SFRPC team walked alongside us at every stage, offering guidance instead of just paperwork. That kind of partnership is rare, and it made all the difference in helping us access capital on terms that actually made sense for a business at our stage.



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

I would tell them, without hesitation, to pursue it. The SFRPC team doesn't just hand you a loan — they guide you through the entire process and help you understand exactly what your business needs to succeed. For any small business owner who has felt shut out by traditional financing, the SFRPC Revolving Loan Fund is a genuine, reliable path forward, and I'd recommend it wholeheartedly.

SINCE RECEIVING THE LOAN, WHAT CONCRETE CHANGES HAVE YOU SEEN, SUCH AS NEW PROGRAMMING, HIRES, OR EXPANDED REACH?

Since receiving the loan, we've been able to broaden the types of services we offer, especially on the behavioral health and medical side of care for children with autism. We've invested in better equipment and higher-quality therapy materials, brought on new hires, and expanded our reach into the community. We've also been able to run our operations far more efficiently — achieving roughly 75% cost optimization compared to industry standards — which lets us reinvest in the quality of care rather than getting weighed down by overhead.

HOW HAS THIS GROWTH ALLOWED AKP TO BETTER SERVE SOUTH FLORIDA COMMUNITIES AND SUPPORT LOCAL JOBS OR BUSINESSES?

This growth has had a real, tangible impact on South Florida families. We've now served more than 200 families with children who have autism or other neurological disabilities, giving them access to coordinated, comprehensive care that's often hard to find in one place. Beyond direct services, we've built partnerships with local doctors, primary care providers, and pediatricians, creating a referral network that strengthens the broader healthcare community. Our team has also grown to 50 staff members, which means more local jobs and more families supported through steady employment.

ABOUT THE SFRPC REVOLVING LOAN FUND

The South Florida Regional Planning Council (SFRPC) Revolving Loan Fund (RLF) provides low-interest financing to support small and medium-sized businesses in Palm Beach, Broward, Miami-Dade, and Monroe counties. Established more than 20 years ago, the RLF is designed to meet the credit needs of entrepreneurs and businesses not served by conventional lenders, helping spur economic development, job creation, and community investment across South Florida. To learn more about the SFRPC RLF or how to apply, please contact Senior Loan Officer Jeffrey Tart at 954-924-3653 or jtart@sfrpc.com.

South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

MEMORANDUM

AGENDA ITEM # IV.B

DATE: September 30, 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 forty-one (41) new CARES ACT RLF loans totaling $9,260,077 and saved and/or created 350 related jobs.

CARES ACT REVOLVING LOAN FUND PAYMENT STATUS REPORT - SEPTEMBER 2026																
Loan	Company /Borrower	Amount	Disbursed	Pmts	Rate	Pay/Yr	Last Activity	Last Balance	Paid Thru	Days Late	Last Activity	Next Pay Due	Loan Date	Maturity Date	Board Action
5107	XXXXXXXXXXXX	300,000.00	300,000.00	120	3.5000	12	2,966.58	137,917.49	09/01/26	0	09/01/26	10/01/26	11/20/20	11/01/30	Performing
5110	XXXXXXXXXXXX	500,000.00	515,000.00	120	3.5000	12	4,934.78	303,483.79	09/01/26	0	09/01/26	10/01/26	01/13/21	01/01/31	Performing
5111	XXXXXXXXXXXX	560,000.00	560,000.00	120	3.5000	12	4,713.59	431,204.33	09/01/26	0	09/01/26	10/01/26	12/31/20	07/31/35	Performing
5112	XXXXXXXXXXXX	500,000.00	500,000.00	120	3.5000	12	4,944.29	239,647.67	09/01/26	0	09/01/26	10/01/26	12/28/20	01/01/31	Performing
5114	XXXXXXXXXXXX	150,000.00	150,000.00	120	3.5000	12	1,483.29	74,492.41	09/01/26	0	09/01/26	10/01/26	02/24/21	02/01/31	Performing
5115	XXXXXXXXXXXX	100,000.00	100,000.00	60	0.0000	12	200.00	72,721.09	07/01/26	31	08/04/26	08/01/26	02/02/21	02/01/28	Performing
5117	XXXXXXXXXXXX	394,000.00	394,000.00	120	3.5000	12	3,033.80	273,974.17	09/01/26	0	09/01/26	10/01/26	05/13/21	05/01/35	Performing
5118	XXXXXXXXXXXX	500,000.00	500,000.00	180	3.5000	12	3,493.33	371,651.26	09/01/26	0	09/01/26	10/01/26	06/15/21	07/01/36	Performing
5119	XXXXXXXXXXXX	150,000.00	150,000.00	120	3.5000	12	1,441.59	87,630.29	09/01/26	0	09/01/26	10/01/26	08/12/21	08/01/31	Performing
5120	XXXXXXXXXXXX	295,000.00	295,000.00	120	4.1490	12	3,258.10	195,950.12	09/01/26	0	09/01/26	10/01/26	08/09/21	08/01/31	Performing
5121	XXXXXXXXXXXX	175,000.00	175,000.00	120	3.5000	12	1,730.50	93,608.43	09/01/26	0	09/01/26	10/01/26	08/24/21	08/01/31	Performing
5122	XXXXXXXXXXXX	500,000.00	500,000.00	120	3.5000	12	2,899.80	403,838.14	09/01/26	0	09/01/26	10/01/26	08/25/21	08/01/31	Performing
5123	XXXXXXXXXXXX	250,000.00	250,000.00	120	3.5000	12	2,390.96	150,765.78	09/01/26	0	09/01/26	10/01/26	10/15/21	10/01/31	Performing
5125	XXXXXXXXXXXX	500,000.00	500,000.00	180	4.5000	12	3,824.97	379,297.66	09/01/26	0	09/01/26	10/01/26	01/13/21	10/01/31	Performing
5126	XXXXXXXXXXXX	128,000.00	128,000.00	60	4.0000	12	2,357.31	14,342.71	09/01/26	0	09/01/26	10/01/26	02/15/22	02/01/27	Performing
5127	XXXXXXXXXXXX	200,000.00	200,000.00	120	4.5000	12	2,072.77	126,161.21	09/01/26	0	09/01/26	10/01/26	06/09/22	06/01/32	Performing
5129	XXXXXXXXXXXX	600,000.00	600,000.00	180	6.0000	12	5,300.00	551,985.59	09/01/26	0	09/01/26	10/01/26	06/22/23	07/01/38	Performing
5131	XXXXXXXXXXXX	500,000.00	299,884.28	36	7.0000	12	1,472.77	299,881.31	09/01/26	0	09/01/26	10/01/26	10/16/25	10/01/28	Performing
5132	XXXXXXXXXXXX	500,000.00	360,055.51	240	5.5000	12	1,049.23	360,055.51	09/01/26	0	09/01/26	10/01/26	11/21/25	12/01/45	Performing
5133	XXXXXXXXXXXX	100,000.00	100,000.00	36	6.0000	12	529.54	99,633.33	09/01/26	0	09/01/26	10/01/26	06/24/26	07/01/29	Performing
5134	XXXXXXXXXXXX	100,000.00	100,000.00	60	6.0000	12	566.67	100,000.00	09/15/26	0	09/01/26	10/15/26	07/01/26	07/01/31	Performing
Totals		**7,002,000.00**	**6,676,939.79**				**54,663.87**	**4,768,242.29**							

LIST OF COMMITTED CARES RLF FUNDS
September 1, 2026

Loan #	Company Name	Committed	Commitment Date	Total Disbursed	Disbursement Date	Remaining Commitment
5131	XXXXXXXXXXXXXXX	500,000.00	1/16/2024	$299,884.28	8/31/2026	$ 200,115.72
5132	XXXXXXXXXXXXXXX	500,000.00	5/20/2025	$360,055.51	8/27/2026	$ 139,944.49
	TOTAL	**$1,000,000.00**		**$659,939.79**		**$ 340,060.21**

Cash Available to Lend				
Bank Balance as of	8/31/2026			$ 1,023,638.15
Committed Funds				
Unfunded Loan Commitments	$340,060.21			
Administrative Fees	21,616.68			
Total Committed Funds				$ 361,676.89
Total Uncommitted Funds				**$ 661,961.26**

Portfolio Analysis

Funds:	**(37000)**	**Cutoff Date:**	**9/1/2026**
Status:	**All**	**Run Date:**	**09/01/2026**
City:	**All**	**Run Time:**	**12:45:23 pm**
County:	**All**	**Page 1 of 1**	
Loan Officer:	**All**		
Loan# From 2 to 53005			

	Number	Balance	Percent%
All Outstanding Loans			
Current Accounts	20	4,695,521.20	98.47%
Past due 1-30 days	0	0.00	0.00%
Past due 31-60 days	1	72,721.09	1.53%
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	21	4,768,242.29	100.00%

Contaminated Portfolio	1	72,721.09	1.53%

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: 09/1/2026

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
40	$100,000.00	Broward	Tamarac
41	$100,000.00	Broward	Fort Lauderdale

TOTAL FUNDED: **$9,260,077.80**

South Florida Regional Planning Council
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MEMORANDUM

AGENDA ITEM #IV.C

DATE: SEPTEMBER 30, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC / TCRPC BLUE TECH CONFERENCE

Please find attached an updated Draft Agenda for the upcoming SFRPC / TCRPC Blue Tech Jobs: Policy, Investment, and Workforce Development in Southeast Florida Conference.

This Conference is scheduled for October 30th at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 SW 5th Avenue, in Fort Lauderdale.

Recommendation:

Information only.

DRAFT

Blue Tech Jobs: Policy, Investment, and Workforce Development in Southeast Florida

A Joint Conference of the South Florida Regional Planning Council and

the Treasure Coast Regional Planning Council

Friday, October 30, 2026

Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom

201 SW 5th Avenue, Fort Lauderdale, Florida 33312

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Conference Goals:

- *Demonstrate to local officials and other regional stakeholders the potential for, and the challenges faced by Blue Tech*
- *Explore different ways of supporting Blue Tech through land use and regulation, workforce systems, commercialization, demonstration projects, and innovative partnerships*
- *Spark a broader conversation about the Blue Tech economy and support its expansion in Southeast Florida through the identification of implementable next steps*

8:30 a.m. – 9:00 a.m. Registration and Networking

9:00 a.m. – 9:15 a.m. 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.

- **The Honorable Senator René García,** Chair, SFRPC; Miami-Dade County Commissioner, District 13
- **The Honorable Maria Marino,** Chair, TCRPC; Palm Beach County Commissioner, District 1
- **The Honorable Senator Steve Geller,** SFRPC Council Member and Chair, Comprehensive Economic Development Strategy Committee (CEDS); Broward County Commissioner, District 1

9:15 a.m. – 9:30 a.m. 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, identifying the implementation questions for the day, and summarizing the local government survey.

- **Randy Deshazo, MA, MU,** Deputy Director and Director of Economic Development and Research, South Florida Regional Planning Council

9:30 a.m. – 10:25 a.m. Panel 1: What Blue Tech Companies do in Southeast Florida

This panel will showcase Blue Tech through company examples rather than abstract definitions. The focus will be on local firms, products, services, and technologies. Speakers will 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.

Speakers:

- *Moderator:* **Bob Swindell**, President and CEO, Greater Fort Lauderdale Alliance; Chairman, Marine Research Hub Board
- **Nick Bourdon,** Co-Founder, Reef Arches
- **Tom Potts**, Program Director - DSF Science, DEEP
- **Bonnie Schneider**, Co-Founder, SkyWind Solutions
- **Alexander "Sandy" Spaulding**, Senior Vice President, Blue Ops, Inc.

10:25 a.m. – 10:40 a.m. Networking Break

10:40 a.m. – 11:30 a.m. Panel 2: Workforce, Credentials, and Employer Commitments

Focus on the workforce systems needed to support Blue Tech job growth. Topics will include credentials, apprenticeships, incumbent worker training, employer commitments, university and college pathways, and workforce board programs.

Speakers:

- *Moderator:* **Harry K. Moon, MD**, President, Nova Southeastern University
- **Jim Allen,** Chief Executive Officer, Chapman School of Seamanship
- **Terri-Ann Brown,** Senior Director, Miami Tech Works
- **Colin Polsky, PhD,** Associate Vice President, Broward Campuses, Professor of Geosciences, Florida Atlantic University
- **Brittany Snyder, DM,** Interim President and CEO, The College of the Florida Keys
- **Glenn A. Wiltshire,** Deputy Director, Port Everglades

11:30 a.m. – 1:00 p.m. Lunch and Keynote

- *11:30 - 11:45 a.m., Short Break and Grab Boxed Lunches*
- *11:45 a.m. – 12:10 p.m.* **The Honorable Daniella Levine Cava***,* Mayor, Miami-Dade County **(invited)**
- *12:10 p.m. – 12:55 p.m.* **Captain Rick Miller**, U.S. Navy (ret.), Executive Director, South Florida Defense Alliance

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1:00 p.m. – 2:00 p.m. Panel 3: Regulatory Pathways, Permitting, and Local Government Tools

This panel will examine the regulatory and land use tools that 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. Petersburg Innovation District or similar models.

Speakers:

- *Moderator:* **James Kohnstamm**, **CEcd;** Director of Economic Development, Miami-Dade County
- **Jonathan Brown,** Assistant County Administrator, Palm Beach County (invited)
- **The Honorable Chip LaMarca,** State Representative, 100th District
- **Philip R. McChesney, MSW**, Director and Deputy Chief Innovation Officer, Broward County
- **Loren Parra, MBA**, Director and Chief Resilience Officer, Department of Environmental Resources Management, Miami-Dade County
- **Chris Roschek**, **PE,** Chief Resiliency Officer, City of Hollywood

2:00 p.m. – 2:55 p.m. Panel 4: Research, Commercialization, and Capital

This panel will 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.

Speakers:

- *Moderator:* **Katherine O'Fallon**, Executive Director, Marine Research Hub
- **Michael Burtov**, Chief Innovation Officer and Executive Director, Alan B. Levan | NSU Broward Center of Innovation
- **Daniel Kleinman,** Founder and CEO, Seaworthy Collective
- **Mark Volchek,** Principal & Founder, Las Olas Venture Capital
- **Dr. Steven Vollmer,** Director, School of Environmental Coastal Ocean Sustainability, Florida Atlantic University

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2:55 p.m. – 3:15 p.m. 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, candidate pilot project areas, and workforce action items.

Speakers:

- **Isabel Cosio Carballo, MPA,** Executive Director, South Florida Regional Planning Council
- **Thomas Lanahan**, Executive Director, Treasure Coast Regional Planning Council

3:15 p.m. – 3:30 p.m. Closing Remarks

3:30 p.m. Adjourn

South Florida Regional Planning Council
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MEMORANDUM

AGENDA ITEM #VI.A

DATE: SEPTEMBER 30, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ATTENDANCE FORM

Information only.

2026 ATTENDANCE RECORD

COUNCILMEMBERS	1/26/26	2/23/26	**** 4/10/26	4/20/26	5/18/26	** 6/22/26	7/20/26	*** 9/11/26
ALLBRITTON, Jim Councilmember Southwest Ranches	P	*	P	P	P	P	P	P
CAPLAN, Franklin *2nd Vice Chair* Council Member, Key Biscayne	P	P	P	P	P	P	P	VP
CATES, Craig Monroe County Commission	VP	VP		VP	VP		*	
CORRADINO, Joseph Mayor, Village of Pinecrest	*	*		*	*		*	
FURR, Beam, *Treasurer* Broward County Commission	P	P		P	*		P	
GARCIA, René, *Chair* Miami-Dade Co. Commission	VP	VP	P	P	P	VP	P	VP
GELLER, Steve Broward County Commission	*	P	P	P	P	P	P	VP
GILBERT, III, Oliver G. Miami-Dade Co. Commission	A	A		A	A		A	
GOLDBERG, Cary *1st Vice-Chair* Governor's Appointee, Broward	VP	P		VP	VP		*	
HORLAND, Denise Commissioner, Plantation	-	-		-	-	-	-	-
KAUFMAN, Samuel Commissioner, Key West	*	VP		VP	VP		*	
LINCOLN, Michelle *Past Chair* Monroe County Mayor	P	*		VP	VP		VP	
McGHEE, Kionne L. Miami-Dade Co. Commission	A	A		A	A		A	
RODRIGUEZ, Maria, *Secretary* Commissioner, Pembroke Pines	VP	P	P	VP	P	P	VP	P
UDINE, Michael Broward County Commission	*	VP		VP	VP		*	

2026 ATTENDANCE RECORD

EX-OFFICIO MEMBERS	1/26/26	2/23/26	**** 4/10/26	4/20/26	5/18/26	** 6/22/26	7/20/26	*** 9/11/26
DAVILA, Sirena Florida Dept. of Environmental Protection	VP	VP		VP	D/VP			
HUYNH, Dat Florida Dept. of Transportation, Dist. 6	VP	D/VP		VP	VP	VP	VP	
USECHE, Viviana Florida Dept. of Environmental Protection	-	-		-	-		P	
VILABOY, Armando L. South Florida Water Management District	VP	VP		VP	D/VP	VP	VP	

No meeting was held in March 2026

All 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

BMPO = Broward Metropolitan Planning Organization

** Exec. Committee / Membership Workshop

*** Special Topic Committee / Audit RFP Review Committee

**** SFRPC / TCRPC Joint Meeting