**MINUTES OF THE**
**SOUTH FLORIDA REGIONAL PLANNING COUNCIL**
**SEPTEMBER 30, 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. Acting Chair Caplan welcomed everyone in attendance, in person and virtually, called the meeting to order at 10:39 a.m., and led the Pledge of Allegiance. Acting Chair Caplan took a moment to congratulate Councilmember Rodriguez and her family on the recent birth of her son and wished them well. The recording of this meeting can be found here: https://www.youtube.com/watch?v=1gilRjUUwWU

## I. Pledge of Allegiance and Roll Call

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

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

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

The following Ex-Officio Members were virtually present:
Dat Huynh, representing the Florida Department of Transportation, District 6
Megan Rutter for Viviana Useche, representing the Florida Department of Environmental Protection
Armando Vilaboy, representing the South Florida Water Management District

Legal Counsel, Sam Goren, confirmed that a physical quorum was present and that a virtual quorum was present online pursuant to Section 120.525(4), Florida Statutes. Mr. Goren advised that the Council was authorized to conduct the meeting's legal and operational business.

The Council Meeting began with Special Recognitions and the Council's expression of gratitude for the exceptional service of former Councilmember Denise Horland, who resigned in May 2026 due to her obligations as President of the Broward League of Cities, and Councilmember Beam Furr, who is term-limited in November 2026. Both City of Plantation Commissioner Horland and Broward County Commissioner Beam Furr offered comments on their service on the Council. They were lauded by the Council Members for their many contributions to the Council and South Florida region.

Acting Chair Caplan also publicly offered the Council's warm congratulations to Councilmember Rodriguez and her husband on the birth of their son Luca. Councilmember Rodriguez was not in attendance at the Council meeting due to being on maternity leave.

**II.** Presentation:

- CEDS Annual Update / Action Item 3.H. ***(Time Approximate: 11:00 AM)***

  Randy Deshazo, Deputy Director and Director of Economic Development and Research

Randy Deshazo, Deputy Director and Director of Economic Development and Research, presented the Annual Report to the South Florida Comprehensive Economic Development Strategy (CEDS). Mr. Deshazo provided an overview of the region's economic conditions, including employment trends, population growth, housing affordability challenges, workforce issues, and transportation impacts affecting economic competitiveness. He also reviewed the timeline for completing the final annual update of the 2022-2027 CEDS and outlined the process for public review and submission to the U.S. Economic Development Administration. Council members discussed the importance of regional economic planning and public engagement as the Council prepares for the next five-year CEDS update cycle.

*Acting Chair Caplan motioned to approve the release of the CEDS Annual Update for a 30-day public review period and authorize the CEDS Committee to make minor revisions prior to submission to the U.S. Economic Development Administration. Councilmember Furr moved the motion, and Councilmember Cates seconded the motion. The motion was adopted by unanimous vote.*

**III. Action Items**

A. Minutes of the Previous Meeting

*Acting Chair Caplan motioned to approve the Meeting Minutes of the previous meeting. The minutes were adopted by unanimous vote.*

B. Financial Report

Serge Denis, Director of Finance, explained the Financials in detail.

*Acting Chair Caplan motioned to approve the Financial Report. Councilmember Geller moved the motion; Councilmember Furr seconded the motion. The motion was adopted by unanimous vote.*

C. Consent: Comprehensive Plan Amendment Reviews

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

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**
Acting Chair Caplan opened the Public Hearing and asked if there were any comments or questions.

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

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

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**
Acting Chair Caplan opened the Public Hearing and asked if there were any comments or questions.

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

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

**Public Hearing**

D. Regional Issues: Comprehensive Plan Amendment Reviews
   - City of Hollywood 26-05ESR (A)

Councilmembers considered Comprehensive Plan Amendment 26-05ESR (A) submitted by the City of Hollywood concerning the Tourism Intensive Density Entitlement (TIDE) Program, formerly known as the Hollywood Beach Hotel Density Bonus Program. Council staff explained that the amendment establishes a policy framework through which the City Commission may approve hotel density increases beyond existing Comprehensive Plan limits. Staff further advised that the amendment did not include a clearly defined density cap, making it difficult to determine potential impacts on regional resources or adjacent jurisdictions.

The Council discussed its statutory review authority under Section 163.3184, Florida Statutes, which limits review to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extra-jurisdictional impacts that would be inconsistent with the comprehensive plans of affected local governments. Council staff advised that insufficient information was provided to determine whether either of these impacts would occur and, therefore, could not recommend that the amendment be found either consistent or inconsistent.

Councilmember Furr expressed concerns regarding potential impacts to coastal resilience, sea level rise, evacuation capacity, regional infrastructure, and the future character of Hollywood Beach. Councilmember Geller emphasized that the Council's review authority is limited by statute and noted that no testimony or evidence had been presented demonstrating adverse regional impacts or extra-jurisdictional effects.

Mr. Cameron Palmer, Assistant Director and Chief Planner of Development Services for the City of Hollywood, clarified that the amendment establishes only a framework for the TIDE Program and does not authorize any specific development project. He explained that standards governing density, eligibility, and implementation would be addressed through companion zoning and overlay district regulations to be considered separately by the City Commission. Mr. Palmer further noted that neighboring

municipalities had not submitted objections and that the Program is intended to incentivize hotel redevelopment while providing public benefits, including resiliency funding, public parking, and open space improvements.

Mr. Sam Goren, Legal Counsel, advised that while the Council's review must remain within statutory limitations, the Council could preserve its discussion and concerns through the meeting record.

The Councilmembers concluded that it lacked sufficient information to determine whether the amendment was consistent or inconsistent with the SRPP and directed that no formal comment be provided at this time. The Council further directed that the meeting minutes reflecting the discussion be attached to the response for the record.

*Councilmember Geller motioned to accept Council staff's recommendation that sufficient information was not available to determine whether the amendment would adversely affect regional resources or create extra-jurisdictional impacts and, therefore, provide no formal comment. Councilmember Lincoln seconded the motion. Councilmember Furr motioned to amend the motion to include the meeting minutes documenting the Council's discussion as part of the response. Councilmember Cates seconded the amended motion. The motion was adopted by unanimous vote.*

E. General Counsel Annual Review / Contract

The Council received the Executive Committee's recommendation regarding the annual performance review and contract renewal of Sam Goren, General Counsel. The Executive Committee reported that Mr. Goren received highly favorable evaluations and was commended for his legal expertise, professionalism, responsiveness, and longstanding service to the Council. The Executive Committee recommended approval of the contract renewal, including the proposed billing rate adjustment.

*Acting Chair Caplan motioned to approve the General Counsel Contract. Councilmember Geller moved the motion, and Councilmember Lincoln seconded the motion. The motion was adopted by unanimous vote.*

F. Executive Director Annual Review / Contract

The Council received the Executive Committee's recommendation regarding the annual performance review and contract renewal of Isabel Cosio Carballo, Executive Director. The Executive Committee reported that Mrs. Cosio Carballo received highly favorable evaluations and recognition for her leadership and service to the Council. The Executive Committee recommended approval of the final year of the current contract term, including a cost-of-living adjustment and merit increase.

*Acting Chair Caplan motioned to approve the Executive Director Contract. Councilmember Geller moved the motion, and Councilmember Goldberg seconded the motion. The motion was adopted by unanimous vote.*

G. FY 2026 – 27 Proposed Operating Budget

Mr. Denis presented the proposed Fiscal Year 2026-2027 Operating Budget. He reported that the proposed budget totals $3,929,063, representing an increase of approximately $345,349 (9.6%) over the prior year's amended budget. He explained that the increase was primarily attributable to higher pass-through professional consultant costs.

Mr. Denis reviewed the Council's projected revenue sources, including the General Fund, locally funded projects, federally funded projects, state-funded projects, and trust funds. He also outlined the proposed expenditures, which are categorized as capital expenditures, operating expenses, and pass-through expenses. The largest components of the operating budget include salaries, leave, and fringe benefits, while professional consultant services comprise the largest portion of pass-through expenses. Mr. Denis noted that the proposed budget is balanced, with projected revenues and expenditures aligned.

*Acting Chair Caplan motioned to approve the FY 2026 - 2027 Proposed Operating Budget. Councilmember Furr moved the motion, and Councilmember Geller seconded the motion. The motion was adopted by unanimous vote.*

H. 2022 – 2027 South Florida CEDS Annual Report (Presentation Item II)

Mr. Deshazo presented the Annual Report for the 2022 - 2027 South Florida Comprehensive Economic Development Strategy (CEDS), the region's federally designated economic development plan. Mr. Deshazo explained that the Annual Report is required by the U.S. Economic Development Administration (EDA) and serves to monitor economic conditions and regional trends throughout the current five-year planning cycle. He noted that this will be the final annual update before development of the next five-year CEDS begins in 2027.

Mr. Deshazo highlighted several key regional economic trends identified in the report, including slowing employment growth, continued population growth despite domestic outmigration, workforce shortages, transportation congestion, and ongoing housing affordability challenges. He noted that these issues continue to affect the region's economic competitiveness and will be important considerations during the upcoming comprehensive update of the CEDS.

Councilmember Furr commended staff and the CEDS Committee for their efforts in preparing the report and encouraged broader distribution of the document to local elected officials and economic development partners throughout the region. Councilmember Geller recommended that distribution of the annual update also include information regarding the upcoming five-year CEDS update process to encourage additional public participation and stakeholder input.

*Acting Chair Caplan motioned to approve the release of the 2022 - 2027 South Florida CEDS Annual Report for a 30-day public review period and authorize the CEDS Committee Chair to make minor revisions prior to submission to the U.S. Economic Development Administration. Councilmember Geller moved the motion, and Councilmember Furr seconded the motion. The motion was adopted by unanimous vote.*

**Public Comments**

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

I. Audit Firm Selection Process Update and Draft Contract FY 25 – 26 Audit

Acting Chair Caplan reported that the Audit Review Committee met to evaluate proposals received from three audit firms and unanimously recommended retaining the Council's current audit firm. Acting Chair Caplan noted that all three submissions were strong; however, the Executive Committee determined that the current firm's proposal represented the strongest overall submission and recommended execution of a new contract for audit services.

Mr. Sam Goren, Legal Counsel, explained that the proposed contract was for a one-year term and included language that would allow the Council to consider extending the agreement in the future, subject to Council approval and any necessary contract amendments. Councilmember Geller noted that the Executive Committee recommended a one-year term due to the recent transition in the Council's Chief Financial Officer position and indicated that the Council would have an opportunity to discuss a future auditor rotation policy before considering any contract extension.

*Acting Chair Caplan motioned to approve the Audit Review Committee's recommendation and authorize execution of the FY 2025 - 2026 Audit Services Contract. Councilmember Geller moved the motion, and Councilmember Furr seconded the motion. 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 Revolving Loan Funds Status Report

Jeff Tart, Senior Loan Officer of the Revolving Loan Fund Programs, reported that the Traditional Revolving Loan Fund has provided approximately $5.2 million in financing for 29 businesses and currently has approximately $1.8 million available for new loans. Mr. Tart also highlighted the Council's ongoing Borrower Profile Series, which showcases businesses assisted through the Revolving Loan Fund Program, including a recent feature highlighting a local business expanding pediatric therapy services for children with autism, developmental delays, and communication challenges.

B. SFRPC CARES Act RLF Status Report

Mr. Tart reported that the CARES Act Revolving Loan Fund has closed 39 loans totaling approximately $9.06 million since the program's inception, supporting the retention and creation of more than 350 jobs

throughout the region. Mr. Tart advised that approximately $662,000 remains available for new lending opportunities and noted that staff is currently underwriting two loan requests to support business expansion efforts in Pompano Beach.

C. SFRPC / TCRPC Joint Conference Update

Mr. Deshazo provided an update on the upcoming Blue Tech Conference. He highlighted the participation of Keynote Speaker Mayor Daniella Levine Cava, followed by the featured lunch presentation by Captain Rick Miller (Ret.), Executive Director of the South Florida Defense Alliance, on emerging opportunities to be found in the intersection of the Blue Tech Economy with National Military Defense Priorities. The conference agenda was included in the meeting materials, and the event will be held at the Broward Center for the Performing Arts. Council members were encouraged to attend.

**V. Discussion Items**

A. Executive Director's Report

Mrs. Cosio Carballo provided administrative updates to the Council, including the resignation of Councilmember Kaufman, the newly elected Mayor of Key West, and Councilmember Joe Corradino, Mayor of the Village of Pinecrest, due to new responsibilities and term limits, respectively. New appointments have been requested of the Miami-Dade League of Cities. She discussed the potential scheduling of an October Council meeting and also advised that she would be out of the country in October for a few days and that in her absence, Senior Council staff would continue to oversee Council operations and ongoing projects as needed. She thanked the Councilmembers for their continued support and participation.

B. Legal Counsel Report

Mr. Goren briefly summarized the pending litigation and stated that the matter is coming to an end.

C. Council Members Report

Councilmembers reported no updates.

D. Ex-Officio Report

Ex-Officio Members reported no updates.

**VI. Announcements and Attachments**

A. Attendance Form
B. Upcoming Meetings
   1) Monday, October 26, 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. Adjourn**

Acting Chair Caplan adjourned the meeting at 12:20 p.m.

This signature is to attest that the undersigned is the Treasurer of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and that the information provided herein is the true and correct minutes for September 30, 2026, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, adopted on the 26th day of October 2026.

Quentin "Beam" Furr, Treasurer
Commissioner, Broward County for
Maria Rodriguez, Secretary
Commissioner, City of Pembroke Pines

October 26, 2026
Date