

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
April 24, 2025**

The South Florida Regional Planning Council Executive Committee met virtually and in person on this date at the South Florida Regional Planning Council, located at 1 Oakwood Boulevard, Suite 250, Hollywood, Florida, 33020. Secretary Caplan served as Acting Chair at the request of Chair Lincoln. Acting Chair Caplan welcomed everyone, called the meeting to order at 10:32 a.m., and asked Councilmember Geller to lead in the Pledge of Allegiance. The recording of this meeting can be found here:

https://www.youtube.com/watch?v=oCVr_iQF-lo

I. Pledge of Allegiance and Roll Call

Executive Committee Members

Councilmember Frank Caplan
Councilmember René García
Councilmember Steve Geller
Councilmember Cary Goldberg*
Councilmember Denise Horland (excused)
Chair Michelle Lincoln (excused)

Councilmembers

Councilmember Craig Cates*
Councilmember Joseph Corradino (excused)
Councilmember Beam Furr
Councilmember Oliver Gilbert, III**
Councilmember Samuel Kaufman*
Councilmember Kionne McGhee**
Councilmember Rodriguez
Councilmember Michael Udine*

* Virtually Present

** Absent

Excused

SFRPC Executive Director Isabel Cosio Carballo and Legal Counsel Sean Swartz were present.

The following Ex-Officio Members were virtually present:

Sirena Davila, representing the Florida Department of Environmental Protection
Dat Huynh, representing the Florida Department of Transportation, District VI
Armando Vilaboy, representing the South Florida Water Management District

Acting Chair Caplan requested that Councilmembers Furr and Rodriguez be appointed to the Executive Committee to meet quorum; they accepted the designation.

II. Action Items

A. Consent: Comprehensive Plan Amendment Reviews

Legal Counsel, Sean Swartz, read the Comprehensive Plan Amendment Reviews, Proposed.

Proposed:

- City of Key Colony Beach 25-01ER
- City of Oakland Park 25-01ESR

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 Furr moved the motion, and Councilmember Geller seconded the motion, which was carried by a unanimous vote.

Legal Counsel, Sean Swartz, read the Comprehensive Plan Amendment Reviews Adopted.

Adopted:

- City of Fort Lauderdale 24-02ESR
- City of Fort Lauderdale 24-03ESR
- City of Fort Lauderdale 25-01ESR
- City of Hialeah 24-01ESR

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 Furr seconded the motion, which was carried by a unanimous vote.

B. City Park DRI 380.032 FS Agreement Extension

Executive Director Isabel Cosio Carballo summarized the background and project area for the City Park Development of Regional Impact (DRI) and the Multi-Party Agreement between the South Florida Regional Planning Council; Florida Department of Commerce; and the “Applicant” consisting of Parkland West, LLC; the Krome Groves Land Trust, Edward W. Easton, Trustee; and Guherqui International, S.A. She explained that in 2018, the City Park DRI was grandfathered in Florida Statutes. The extension of the 380.032 Agreement, originally signed on May 4, 2022, is needed to allow the DRI process to move forward. The methodology for the Agreement to Delete is in its final stages of development.

Mr. Bercow, Shareholder of Bercow, Radell, Fernandez, Larkin, and Tapanes, and part of the City Park applicant team, was present to answer any questions from the Council. He explained the reason for the Agreement Extension.

Mrs. Cosio Carballo stated that the Agreement has been reviewed by all parties, including Legal Counsel Sam Goren, and the Florida Department of Commerce.

Acting Chair Caplan motioned to approve the City Park DRI 380.032 FS Agreement Extension. Councilmember Geller moved the motion, and Councilmember Furr seconded the motion, which was carried by a unanimous vote.

Acting Chair Caplan thanked Mr. Bercow for his time.

C. FDOT District 6 and SFRPC Agreement

Mrs. Cosio Carballo stated that the Council has enjoyed a great working relationship with FDOT District 6 over many years. In 2019, with the assistance of Ex-Officio Dat Huynh, the Council was able to expand and formalize its working relationship by entering into a Joint Participation Agreement (JPA) with FDOT District 6. The Agreement before the Council is an extension of the 2019 JPA.

Acting Chair Caplan motioned to approve the SFRPC / FDOT 6 Contractual Agreement. Councilmember Geller moved the motion, and Councilmember Rodriguez seconded the motion, which was carried by a unanimous vote.

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.

Councilmember Furr, Broward County Mayor, who is a member of the Executive Committee of the Solid Waste Authority of Broward County and of SEFTC (Southeast Florida Transportation Council), opened a

discussion on the alignment of road-to-rail infrastructure along U.S. 27, extending from Miami-Dade through Broward to Palm Beach counties to Okeechobee. FDOT with SEFTC is looking at rail that will connect with landfills.

Councilmember Geller inquired whether there were plans to establish a new rail line to Okeechobee. Councilmember Furr responded that Waste Management plans to construct a spur rail line running east to west, connecting to the CSX line and another existing rail line that runs from South Dade to Okeechobee. This topic would be discussed by representatives from Miami-Dade, Broward, and Palm Beach counties at the upcoming SEFTC Meeting on May 16, 2025.

The Council discussed a wide range of solid waste and environmental issues, including land availability in Broward County, zero-waste initiatives, composting, odor concerns, the public's lack of education on solid waste and recycling, and the importance of protecting the environment. The conversation included waste-to-energy strategies, inter-county collaboration (including Palm Beach, Broward, Miami-Dade, and Monroe counties), and how such partnerships can succeed. Other topics included managing ash byproducts, examining how other states and Europe handle trash and recycling, and encouraging behavioral change around plastic use.

Mayor Furr mentioned that the Solid Waste Authority of Broward County, Florida, has prepared a draft Waste-to-Energy Health Impacts Public Resources White Paper. This draft White Paper is a consolidated reference guide of published resources, reports, and studies regarding the health impacts of Municipal Solid Waste (MSW) Waste-to-Energy facilities. He asked Councilmember Garcia if he would like to review the proposed plan. Councilmember Garcia expressed his appreciation. Mrs. Cosio Carballo requested a copy as well.

Mrs. Cosio Carballo informed the Councilmembers that the SFRPC had a staff-level solid waste management conversation with representatives from TCRPC, Broward, Miami-Dade, and Palm Beach counties and the Solid Waste Authority of Broward County to share thoughts and discuss potential opportunities for regional collaboration. She announced that Treasure Coast Regional Planning Council and the Palm Beach Solid Waste Authority (SWA) are hosting a tour of the Palm Beach SWA Facilities. Councilmember Maria Rodriguez plans to attend the tour with Council staff.

Councilmember Geller announced that the SFRPC is hosting a conference focused on Transit-Oriented Development and Affordable Housing on September 11, 2025, and noted the significance of this discussion. Mrs. Cosio Carballo mentioned the topics covered in previous Joint Meetings / Conferences with the Treasure Coast Regional Planning Council and welcomed any ideas for future meetings. She explained the difficulty of scheduling meetings during the summer.

One topic for the next Joint Conference could be condominium conditions, insurance, repairs, etc., or battery recycling. Councilmember Geller stated that he had introduced an ordinance to Broward County, originally developed by the SFRPC following a past conference on battery recycling, and that the ordinance had passed. Mrs. Cosio Carballo informed the Council that she recently attended the State Emergency

Response Commission meeting representing the Local Emergency Planning Committee Region 10, which the Council staffs. She shared with the Department of Emergency Management Senator Geller's / Broward County's Lithium Battery Ordinance. She also shared it with the other Regional Planning Councils and the Counties' SWA.

Commissioner Doris Acosta of North Bay Village, attending virtually, highlighted the importance of addressing condominium governance issues, from her 20 years of experience as a resident and Boardmember of a 12-unit building constructed in 1971. She stated that her concern is not financial assessments or construction requirements, but the lack of protections for condo owners against Boardmembers who often act out of fear, personal agendas, or financial limitations. She expressed concern that mismanagement is undermining the building's resilience and maintenance, despite available financing options. Commissioner Acosta advocated for empowering residents with more influence over their buildings and called for clearer, more realistic guidelines, stating, for example, questionable assessments like a 25-year-old roof being deemed to have 28 years of remaining life. Acting Chair Caplan thanked her for her input. Councilmember Geller stated that condominium governance and affordability issues have been under discussion in the Legislature since 2000, during his time as a member. He suggested this would be a good topic for a future joint discussion. He spoke in detail about issues such as waiving assessments for future owners and the importance of proper building maintenance. He referenced a past study commission consisting of city and county officials, condo owners, realtors, and other stakeholders. He emphasized that governance is a complex, multi-faceted issue. He referred to a situation where condo owners voted out Boardmembers who had pushed for necessary maintenance updates, reflecting the tension between long-term needs and short-term owner priorities. He mentioned the issues of condo owners selling their units and the deterioration of them if not sold, and code liens/inspections. Commissioner Acosta mentioned affordable housing could be part of the same discussion. Acting Chair Caplan stated that another topic that was previously brought up by Miami-Dade County DERM was the conversation on water quality in Biscayne Bay and stormwater management technology (engineering solutions), or a water quality conversation, and the challenge of infrastructure.

Public Comment

Councilmember Jim Albritton shared that Southwest Ranches formed a new Advisory Board in 2024. Members completed a six-month training and are working with Waste Management on educational efforts, including a recycling newsletter, bin stickers, and facility tours. A new, more automated plant is in development. While zero waste may not be achievable, the Town is leading by example.

Mrs. Cosio Carballo stated that Palm Beach County's success is partly due to its dual-bin system for separating materials like paper, glass, and aluminum, in addition to having a waste-to-energy plant. Councilmember Albritton explained that Southwest Ranches uses a single blue bin and is focusing on educating residents to avoid contaminating recyclables. There are signs at the farmers market along with high school students informing citizens of the proper disposal. He offered to send the class information to the Councilmembers. Acting Chair Caplan thanked Councilmember Albritton.

Mrs. Cosio Carballo informed the Council that Bills 1264 and 1145, which propose to remove Florida's RPCs from state statutes, are not expected to pass. Discussion ensued with the legislation and Governor DeSantis' proposals, including reducing sales tax, eliminating property taxes, and defunding the police. Other bills in the legislature have not passed. The Councilmembers' concern is protecting the power of local governments. Acting Chair Caplan stated that despite the changes to the RPCs' responsibilities, the RPCs do important work.

III. Announcements and Attachments

A. Attendance Form

B. Upcoming Meetings

- 1) Monday, May 19, 2025, 10:30 a.m. (Miami-Dade TPO)
- 2) Monday, June 16, 2025, 10:30 a.m. (SFRPC)
- 3) Monday, July 21, 2025, 10:30 a.m. (SFRPC)

VIII. Adjournment

Acting Chair Caplan adjourned the meeting at 11:28 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 the April 24, 2025, Executive Committee Meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 19th day of May 2025.

Frank Caplan, Secretary
Councilmember, Village of Key Biscayne

Date