

**MINUTES OF THE
EXECUTIVE COMMITTEE OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
August 27, 2025**

The Executive Committee Members of the South Florida Regional Planning Council met virtually and in person on this date at the South Florida Regional Planning Council, 1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020. Chair Lincoln welcomed everyone, both in person and virtually, and called the meeting to order at 10:31 a.m. She asked Councilmember Goldberg to lead the Pledge of Allegiance. The meeting's recording can be accessed here:

<https://www.youtube.com/watch?v=VmwQXTJg0vc&feature=youtu.be>

I. Pledge of Allegiance and Roll Call

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

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

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

The following Ex-Officio Members were virtually present:

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

The following Ex-Officio Member was absent:

Dat Huynh, representing the Florida Department of Transportation, District 6

II. Presentation

Legal Counsel Update on SB 180, Chapter 2025-190; (Time Approximate: 11:30)

The presentation has been postponed to the September 22, 2025, Council Meeting.

III. Action Items

A. Minutes of the Previous Meeting

Chair Lincoln motioned to approve the Meeting Minutes for the July 21, 2025, Meeting. Councilmember Geller moved the motion, Councilmember Caplan seconded the motion, which was adopted by unanimous vote.

B. Financial Report

The Director of Finance and IT, Leo Braslavsky Soldi, presented the Financial Report in detail.

Chair Lincoln motioned to approve the Financial Report. Councilmember Geller moved the motion, Councilmember Horland 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

- Islamorada, Village of Islands 25-03ACSC
- Islamorada, Village of Islands 25-04ACSC
- City of Lauderhill 25-01ESR
- City of Miami Beach 25-02ESR
- City of Miami Beach 25-03ESR
- City of South Miami 25-01ER

Public Hearing

Chair Lincoln 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 Lincoln motioned to approve the proposed Comprehensive Plan Amendments. Councilmember Horland moved the motion, Councilmember Goldberg seconded the motion, which was adopted by unanimous vote.

Legal Counsel, Sam Goren, read the Comprehensive Plan Amendment Reviews Adopted.

Adopted

- Miami-Dade County 25-02ESR
- Miami-Dade County 25-04ESR
- Monroe County 25-02ACSC
- City of Miami 25-01ESR
- City of Parkland 25-01ESR

Public Hearing

Chair Lincoln 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 Lincoln motioned to approve the Adopted Comprehensive Plan Amendments. Councilmember Geller moved the motion, Councilmember Garcia seconded the motion, which was adopted by unanimous vote.

D. Regional Issues: Comprehensive Plan Amendment Review

Miami-Dade County 25-03ESR

Legal Counsel, Sam Goren, read the Regional Issues: Comprehensive Plan Amendment Reviews for Miami-Dade 25-03ESR.

Ms. Cosio Carballo discussed the Miami-Dade 25-03ESR amendment that was submitted on behalf of Kelly Tractors for a development project. Council staff Christina Miskis explained the Council's responsibilities regarding amendment reviews. She summarized the amendment, citing the SFRPC concerns for consistency with the SRPP. Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Based on comments from the Florida Department of Transportation and lack of comment from the South Florida Water Management District, with no comments received from any other commenting agency or outside organization, Council staff's recommends that the Council find the proposed plan amendment 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. Discussion ensued on the lack of comments from other agencies, wetlands, and regional impacts.

Following Council staff's introduction of the item, there was a presentation by Alessandra San Roman, from Holland & Knight LLC, on behalf of the applicant, Kelly Tractors. The site is a 246-acre parcel that is partly outside the Urban Development Boundary. The applicant's request is to amend the land use designation to allow the creation of "MIA Equipment and Supportive Services Area." Ms. San Roman discussed points such as economic development benefits, the regional significance of wetlands, and environmental impacts. Transportation impacts were discussed for NW 137th Ave & State Road 836 access. There was a discussion of commitments from the applicant for the preservation and expansion of on-site wetlands.

Public Comment was provided by Ms. Laura Reynolds from the Hold the Line Coalition. Ms. Reynolds expressed opposition, citing wetlands protection, and suggested a map amendment rather than a text

amendment. Councilmember Geller asked Legal Counsel Sam Goren to clarify the extent of the Council's jurisdiction. Mr. Goren recognized the Council's limited jurisdiction under Ch. 163.3184, F.S., for regional resources and extra-jurisdictional impacts only. Councilmember Garcia provided comments on the vote at the Miami-Dade County Commission meeting. Councilmember Caplan discussed the wetlands and asked the applicant to clarify. Councilmember Horland expressed her concern over the lack of agency comments.

Chair Lincoln motioned to approve the Miami-Dade County 25-03ESR. Councilmember Geller moved the motion, Councilmember Garcia seconded the motion, to recommend approval with inclusion of Council staff recommendations, amended to emphasize wetland preservation and restoration as feasible. The motion was carried by a roll call vote.

SFRPC Recommendation Miami-Dade County 25-03ESR (CDMP 20230013) – Final Adopted

Based on comments from the Florida Department of Transportation and lack of comment from the South Florida Water Management District, with no comments received from any other commenting agency or outside organization, find the proposed plan amendment 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.

Find the Amendment generally consistent and approve this report for transmittal to Miami-Dade County and the State Land Planning Agency with the following Council Recommendations:

- To ensure that existing industrial land within the UDB is utilized to its highest and best use, and to minimize future development pressure outside of the UDB, the Council recommends aligning initiatives such as private/public partnerships for land assembly and brownfield redevelopment with broader economic development strategies. This approach will help balance economic growth with community and environmental priorities.
- To mitigate potential runoff, water quality, and freshwater recharge impacts, staff recommends that the Applicant consider sufficiently buffering the property from the C-4 Inflow canal on the western border, preserve existing intact wetlands, and restore wetlands as feasible. The Applicant and County should continue to work together to address and minimize potential adverse impacts to Wetlands of Regional Significance identified by Miami-Dade County.
- The Applicant should also ensure that there are no adverse impacts to the habitat of federal or state-designated endangered and threatened species. It is notable and commendable that an island hammock is identified for conservation with the support of the Miccosukee Tribe.
- The Applicant should work with Miami-Dade County to address impacts to NW/SW 137 Avenue to ensure that necessary infrastructure is either available or provided.
- The Applicant should ensure that potential connections to regional transit are maximized to the extent possible, as recommended by Miami-Dade Transportation and Public Works (MDTPW). The Applicant should coordinate with Miami-Dade County to complete nearby bicycle and pedestrian infrastructure, including crosswalks.

E. General Counsel Annual Review

The Agenda Item has been postponed to the September 22, 2025, Council Meeting.

F. Executive Director Annual Review

The Agenda Item has been postponed to the September 22, 2025, Council Meeting.

IV. Program Reports and Activities

A. Council Member Request – County Ad Valorem Analysis

Mrs. Cosio Carballo asked Deputy Director Randy Deshazo to briefly respond to the request of Councilmember Geller regarding the County Ad Valorem Analysis. Councilmember Geller advised that he had serious questions, and Mrs. Cosio Carballo suggested that Councilmember Geller and Mr. Deshazo have an offline conversation and postpone a staff presentation to the September council meeting due to lack of time today. Councilmember Geller stated the report was similar to the Tallahassee Democrat, in which property taxes are 32% of all county revenue. Councilmember Geller discussed the report using the general revenue, which makes up 85% of property taxes, and the 32% can be misleading because it includes 55.7% for first responders. Ms. Cosio Carballo stated that Council staff will continue its work on the request.

B. SFRPC Regional Conference – “The Business Case for Transit-Oriented Development with Affordable and Workforce Housing”

Mrs. Cosio Carballo asked Ms. Eralda Agolli of Council staff to provide an update on the upcoming SFRPC regional conference, scheduled for September 11, 2025, at the Broward Center for the Performing Arts. As of August 27, 2025, 172 people registered for the event. Ms. Agolli discussed Council staff sending out more marketing emails for the event and asked if the Councilmembers could also share the conference information through their email and social media channels.

V. Discussion Items

A. Executive Director’s Report

Chair Lincoln tabled the Executive Director’s Report for the next Council meeting.

B. Legal Counsel Report

Chair Lincoln tabled the Legal Counsel’s Report for the next Council meeting due to time constraints.

C. Council Members Report

None.

D. Ex-Officio Report

None.

VI. Announcements and Attachments

A. Attendance Form

B. Upcoming Meetings

- 1) Thursday, September 11, 2025, 8:30 am (SFRPC Regional Conference, Broward Center for the Performing Arts)
- 2) Monday, September 22, 2025, 10:30 am (TBD)
- 3) Monday, October 20, 2025, 10:30 am (SFRPC)
- 4) Monday, November 17, 2025. 10:30 am (Marathon TBD)
- 5) December, Winter Recess, No Meeting unless called by the Chair

VII. Adjournment

Chair Lincoln adjourned the meeting at 11:35 a.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL and that the information provided herein is the true and correct minutes for August 27, 2025, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted on the 22nd day of September 2025.



Frank Caplan, Secretary

Councilmember, Village of Key Biscayne



Date