

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
JANUARY 26, 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 Lincoln welcomed everyone, both in person and virtually, and called the meeting to order at 10:37 a.m. Councilmember Allbritton led in the Pledge of Allegiance. The recording of this meeting can be found here: <https://www.youtube.com/watch?v=iCHQ0HzMwEs>

I. Pledge of Allegiance and Roll Call

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

Sirena Davila, for the Florida Department of Environmental Protection
Dat Huynh, representing the Florida Department of Transportation, District 6
Armando Vilaboy, representing the South Florida Water Management District

Legal Counsel, Sam Goren, stated that the Council Meeting has a quorum.

Chair Lincoln welcomed newly appointed Southwest Ranches Councilmember Jim Allbritton as the

Broward League of Cities, on the Council. Chair Lincoln thanked Councilmember Horland for her service on the SFRPC Board and expressed regret that Councilmember Horland had to step down from the Council for the time being. She mentioned Councilmember Allbritton's professional history, long-standing interest, and attendance at the SFRPC meetings, and welcomed him as an official member of the Board. Councilmember Allbritton stated that he was happy to be part of the Board.

II. Presentation

The SFRPC's role in the Florida Developments of Regional Impact (DRI) Process following passage in 2018 of CS/CS/HB 1151 (Ch. 2018-158, Laws of Florida) by Sam Goren, Legal Counsel.

III. Action Items

A. Minutes of the Previous Meeting

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

B. Financial Report

The Director of Finance and IT, Leo Braslavsky Soldi, explained the Financials in detail.

Chair Lincoln motioned to approve the Financial Report. Councilmember Caplan moved the motion, Councilmember Furr seconded the motion, which was adopted by unanimous vote.

C. Consent: Comprehensive Plan Amendment Reviews

Mrs. Cosio Carballo explained that the lengthy list of Comprehensive Plan Amendments includes amendments from November and December when the Council did not meet. Council Staff commented on these amendments to preserve the Council's opportunity to comment on them in the future. There were no amendments with controversial issues.

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

Proposed

November

- City of Hollywood 25-03ESR
- City of Lighthouse Point 25-01ER
- City of Marathon 25-01ACSC
- Town of Southwest Ranches 25-01ESR
- City of Sunrise 25-01ESR
- City of Sweetwater 25-01ESR

December

- Broward County 25-03ESR
- Miami-Dade County 25-04ESR
- Miami-Dade County 25-05ESR
- City of Coral Springs 25-01ESR
- Town of Cutler Bay 25-01ESR
- City of Fort Lauderdale 25-03ESR
- Islamorada, Village of Islands 25-05ACSC
- City of Margate 25-01ESR
- City of Sunny Isles Beach 25-03ESR

January

- Broward County 25-04ESR
- Monroe County 25-06ACSC
- City of Doral 25-01ESR
- Islamorada, Village of Islands 25-06ACSC
- City of Lauderdale Lakes 25-02ER
- City of Miami Beach 25-04ESR
- City of Oakland Park 25-02ESR

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 Caplan moved the motion, and Councilmember Allbritton seconded it. The motion was adopted by unanimous vote.

Councilmember Furr questioned the City of Hollywood's proposed amendment 25-03ESR regarding the Commercial Recreation Category (CREC). Cameron Palmer, Planning Manager for the City's Planning and Urban Design Division, explained that the category was created to align the City's Future Land Use Plan and the BrowardNext Comprehensive Plan. While the designation can be used citywide, it currently applies only to the Orangebrook Golf and Country Club.

Adopted

November-none

December

- City of Miramar 25-01ER

- City of North Lauderdale 25-01ER
- City of Tamarac 25-01ER
- City of West Miami 25-01ESR

January

- Broward County 25-02ESR
- Monroe County 25-04ACSC
- Monroe County 25-05ACSC
- Islamorada, Village of Islands 25-02ACSC
- Islamorada, Village of Islands 25-03ACSC
- Islamorada, Village of Islands 25-04ACSC
- City of Miami 25-01ESR - REVISED
- City of North Miami 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 Caplan moved the motion, and Councilmember Allbritton seconded it. The motion was adopted by unanimous vote.

- D. Regional Issues: Comprehensive Plan Amendment Review – None
- E. Proposed SFRPC Meeting Dates and Locations – 2026

Mrs. Cosio Carballo explained that the Council meetings are usually on the third Monday of the month, unless there is an observed secular holiday or religious observance. She noted the SFRPC Regional Conference and SFRPC / TCRPC Joint Conferences' prospective dates, locations, and subject matters. Following further review and comments by Council Members, staff will bring to the February meeting an updated proposed meeting schedule.

Chair Lincoln motioned to approve the Proposed SFRPC Meeting Dates and Locations - 2026. Councilmember Furr moved the motion, and Councilmember Caplan seconded it. The motion was adopted by unanimous vote.

- F. Nominating Committee Report / Election of Officers

Chair Lincoln stated that the Nominating Committee consisted of Past Chair Steve Geller, Secretary Frank Caplan, and Chair Lincoln, who represent the three counties. The Committee met on January 9th and developed a recommended slate of officers. Following this meeting, Councilmember Horland notified Mrs.

Cosio Carballo that she would need to resign due to her many obligations. An additional Nominating Committee meeting was held this morning, and an updated slate is presented to the Board for consideration.

It follows:

Chair	Senator René García, Miami-Dade County
1 st Vice Chair	Councilmember Cary Goldberg, Broward County Ex Officio
2 nd Vice Chair	Councilmember Frank Caplan, Miami-Dade County, municipal
Treasurer	Councilmember Beam Furr, Broward County
Secretary	Councilmember Maria Rodriguez, Broward County, municipal
Past Chair	Councilmember Michelle Lincoln, Monroe County

Chair Lincoln motioned to approve and accept the Nominating Committee slate as proposed. Councilmember Caplan moved the motion, and Councilmember Furr seconded it. The motion was adopted by unanimous vote.

Immediate Past Chair Lincoln virtually handed the gavel to newly elected Chair Senator García. Chair Senator García thanked Immediate Past Chair Lincoln and stated that he appreciated her leadership and her success in keeping the dialogue moving among the three respective counties/municipalities, not only at the SFRPC but also at the Florida Association of Counties. He looks forward to her involvement as Immediate Past Chair. Immediate Past Chair Lincoln stated that she is looking forward to the leadership Chair Senator García will provide with his background as a past Senator and vast knowledge and skills that will aid the SFRPC in future endeavors. Mrs. Cosio Carballo thanked Immediate Past Chair Lincoln for driving to the meetings from Marathon and for her contributions to the Council. Immediate Past Chair Lincoln stated that she appreciated the SFRPC staff for making her job easy and all the hard work they do for the Council.

Chair Garcia assumed leadership of the meeting.

The agenda was taken out of order and moved to the Legal Counsel Report.

Program Reports and Activities

- A. SFRPC Revolving Loan Funds Status Report
- B. SFRPC CARES Act RLF Status Report

There were no presentations regarding the RLF Programs. The update is in the packet.

- C. Presentation: SFRPC Role in the Florida DRI Process following passage of CS/CS/HB 1151 (Ch. 208-158, Laws of Florida) in 2018 (Time Approximate: 11:15 A.M.)
- D. Council Highlights

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo provided an update on the Southeast Florida Clean Cities Coalition (SEFCCC). She reported that Ms. Lopez left the Council to pursue other opportunities. She reviewed the Department of Energy program's funding, its future, historical background, and the diversity of fuel options involved in the program. She will continue to coordinate with Councilmember Furr, Chair of the SEFCCC, to navigate the uncertain future of the SEFCCC.

Mrs. Cosio Carballo noted that the SFRPC is seeking candidates to fill several positions, including an Administrative Assistant to replace the Director of Administration upon her retirement, a second Administrative Assistant, and Regional Planners.

B. Legal Counsel Report

No Report

C. Council Members Report

Councilmember Furr gave an update on the Southeast Florida Regional Climate Change Compact. The coral reef information was very enlightening, and there was a conversation about how to increase the number and success of coral reef nurseries. Discussion ensued regarding the coral reef nurseries and the new reefs' development/reproduction. He also gave an update on the Solid Waste Authority of Broward. He stated that they are in conversation with Miami-Dade, Palm Beach, and, to a certain degree, Monroe counties.

Councilmember Caplan noted that he and Mrs. Cosio Carballo will be attending the Florida Regional Council Association meeting in Tallahassee. He will be presenting on regional mobility and economic benefit analysis.

Mrs. Cosio Carballo stated that the SFRPC will be forming a Membership Committee to explore future membership options, noting that other RPCs use different membership protocols. The item will be brought to the Council at a future meeting for discussion.

Mrs. Cosio Carballo stated she would like to create a compilation of past SFRPC and SFRPC/TCRPC resolutions as an expression of Council priorities for use in communications with elected officials and other regional stakeholders. Chair García agreed to the idea along with the other Councilmembers.

Councilmember Beam Furr reported that the management plan for the Kristin Jacobs Florida Aquatic Preserve, a long-time priority of the two RPCs, is finally in complete draft form and has been reviewed by the counties and municipalities. The document is now available for public review through public forums

and posting online by FDEP. He noted that the CS&F Study is under review. He mentioned the Northeast Corridor, its funding, and asked which Miami-Dade County Commissioner may be involved following the departure of Eileen Higgins. Chair García said he would look into the matter and believes that it may be Commissioner Raquel Regalado.

C. Presentation: SFRPC Role in the Florida DRI Process following passage of CS/CS/HB 1151 (Ch. 208-158, Laws of Florida) in 2018 (Time Approximate: 11:15 A.M.)

Sam Goren, Legal Counsel, provided a detailed history and overview of the Council's role in the Development of Regional Impact (DRI) process and the Florida Environmental Land and Water Management Act of 1972. He noted that "regional impact" is defined in the statute as any development that, due to its character, magnitude, or location, would substantially affect the health, safety, or welfare of citizens in more than one county. He also explained the concept of an area of critical state concern and its unique application in Monroe County. Mr. Goren explained the responsibilities of the Florida Land and Water Adjudicatory Commission (FLOAC), which is part of the Governor's Cabinet, and the meaning and importance of a Development Order (DO).

In 2018, CS/CS HB 1151 amended the statute to phase out the DRI Program, stating it was an interim process to be replaced by comprehensive planning and permitting. As a result, the RPCs lost their authority to appeal local government decisions on development orders, which it had previously held. The change also allowed projects already in progress to continue under the DRI process. At that time, dozens of DRIs had been submitted to the SFRPC. He cited the City Park DRI (formerly the ParklandKrome Groves DRI), which entered a review agreement in 2021. The City Park DRI was grandfathered and remains in process. Mr. Goren outlined the DRI review process—from pre-application through development order—explaining the roles of local government, state agencies, and reviewing partners, as well as sufficiency review requirements and public hearings. He stated that the Council's role is not to judge whether a project is good or bad, but to assess regional impacts, gather agency input, and identify mitigation steps, guided by the Strategic Regional Policy Plan.

Mrs. Cosio Carballo noted that many state, regional, and local agencies have provided comments on the proposed project. Council staff plans to hold the public hearings in Miami-Dade County, the area of the City Park DRI, to maximize public participation. Mr. Goren clarified that the County would make the final decision based on SFRPC's regional assessment report, which will be presented at a public hearing. He also stated that the City Park DRI is likely the last remaining grandfathered DRI.

Council staff reported the project is in the sufficiency review stage, with the applicant expected to submit additional information shortly, followed by a 45-day review period. Mr. Goren noted the strong cooperation among County staff, the applicant's team, and SFRPC staff.

Chair Senator García thanked Mr. Goren for explaining our role and responsibilities as it relates to the SFRPC.

D. Ex-Officio Report

Dat Huynh, representing the Florida Department of Transportation District 6, reported that last year the Florida Legislature enacted Florida Statute 334.63, requiring Project Development and Environment (PD&E) studies to be completed within 18 months. He noted that FDOT's updated Project Development Policy reflects this timeline and adds a requirement that PD&E projects must also have construction funding identified within eight years.

Chair Senator García thanked everyone for attending, including SFRPC staff, for their dedication to the Council. He also thanked Immediate Past Chair Lincoln for her consistent attendance—mostly in person—and her continued commitment to the SFRPC and its Councilmembers.

VI. **Announcements and Attachments**

A. Attendance Form

B. Upcoming Meetings

- 1) Monday, March 16, 2026, 10:30 am (SFRPC)
- 2) Friday, ~~March 20, 2026~~, SFRPC / TCRPC Joint Board Meeting (Time / TCRPC Location: TBD)
(STAFF NOTE: New date: Friday, April 10, 2026)
- 3) Monday, April 20, 2026, 10:30 am (SFRPC)
- 4) Thursday, ~~May 21, 2026~~, SFRPC Annual Conference (Time / Location: TBD)
(STAFF NOTE: New date: Thursday, June 4, 2026)
- 5) Friday, October 16, 2026, SFRPC / TCRPC Joint Conference - Topic: Blue Ocean Economy

VII. **Adjourn**

Chair Senator García adjourned the meeting at 11:57 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 January 26, 2026, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, adopted on the 23rd day of February 2026.



Maria Rodriguez, Secretary
Commissioner, City of Pembroke Pines

02/23/2026

Date