

**MINUTES OF THE
SOUTH FLORIDA REGIONAL PLANNING COUNCIL
APRIL 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 García would arrive later; therefore, Second Vice Chair Caplan welcomed everyone in attendance, in person and virtually, and called the meeting to order at 10:36 a.m. Second Vice Chair Caplan led the Pledge of Allegiance. Second Vice Chair Caplan expressed condolences to Dat Huynh and his family on the passing of his wife. Mr. Huynh thanked everyone. The recording of this meeting can be found here:

<https://www.youtube.com/watch?v=5l-vlbyMk>

I. Pledge of Allegiance and Roll Call

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

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
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 would proceed as an Executive Committee Meeting until Chair García arrives.

II. Presentation:

Randy Deshazo, Deputy Director / Director of Economic Development & Research

Topic: South Florida's Demographic Transformation 2000 – 2024 (Time Approximate: 10:50 AM)

After Agenda Item III.C, Mr. Deshazo gave a presentation on South Florida's Demographic Transformation 2000-2024. He informed the Council that the South Florida Regional Planning Council updated its analysis of Florida's demographic transformation from 2000 to 2024, focusing on Broward, Miami-Dade, and Monroe counties. The study highlights demographic changes in the three counties, with Monroe County experiencing a decade-long decline before recovering, while the other two counties grew.

Mr. Deshazo provided detailed information on international immigration, aging information (younger residents leaving the area), housing units, household size, and median household income. Councilmember Geller stated that, in an article he read, our area is having more affluent, older people moving in, and displacing the younger generation because they can't afford it. Councilmember Geller pointed out that the household size is different than the information from Ralph Stone of Broward County Housing Finance. Mr. Deshazo stated that he would contact Mr. Stone to verify the numbers. You will find the presentation here:

https://sfrationalcouncil.org/wp-content/uploads/2026/04/SFRPC_Demographics_2000-2024-4-20-26.pdf

Chair García arrived, the gavel was handed to him from Second Vice Chair Caplan, and he presided over the rest of the meeting.

The Councilmembers decided to ratify the motions made previously.

Councilmember Geller motioned that the entire SFRPC actions/motions taken by the Executive Committee given earlier be ratified for the record. Councilmember Furr seconded the motion, which was adopted by unanimous vote.

Craig P. Coughlin, E.I., Manager | Power Delivery – Grid Transformation & Integration, Florida Power & Light **(Time Approximate: 11:10 AM)**

Topic: Proposed Andytown-Oasis Transmission Lines in Broward and Miami-Dade Counties, by Florida Power & Light Company; PSC Docket 20260020-EI

Mrs. Cosio Carballo provided an overview of Mr. Coughlin's professional background, noting his 19 years of service with FPL. She also acknowledged additional FPL representatives in attendance, including Mrs. Juliet Roulhac, Mr. Fernandez, and Mr. Goorland. She explained that Mr. Coughlin would present an update on the Andytown Oasis Transmission Line Project, including key background information, and FPL will provide further updates to the Council as additional information becomes available. The project is being reviewed by the Florida Public Service Commission (PSC). Legal Counsel Sam Goren and his colleagues have been monitoring the process.

Mr. Coughlin (virtually) updated the Councilmembers on FPL's Andytown Oasis Transmission Line Project (AOP), located in Broward and Miami-Dade County. He spoke in detail about the history, project overview, and schedule. FPL is proposing a transmission corridor from the existing Andytown substation in Broward County to the new Oasis substation in Miami-Dade County, which will also connect to the existing Quarry and Levee Substations. The AOP hopes to meet the projected load growth in Miami-Dade County with the added capacity and increase power transfer capacity. A significant portion of the preliminary preferred corridor follows land approved as the West Corridor (WCC) for the Turkey Point Units 6 and 7 certifications. FPL acquired this land in the 1960s and 1970s. In 1989, the Everglades National Park boundary expanded eastward to include it. In the mid-2000s, FPL negotiated a land exchange with federal and state agencies to transfer its holdings to the park in return for land along the park's eastern edge.

In 2009, FPL sought certification for Turkey Point Units 6 and 7, including transmission lines along western corridors on the exchanged lands. The 2014 Final Order approved the WCC, determining it had the fewest environmental impacts and received broad agency and stakeholder support. The land exchange was finalized in 2016, requiring FPL to prioritize siting transmission lines east of the park, with provisions to return certain lands. After appeals, the certification became final in 2020. He compared the maps/study areas showing the substations, study area, and the existing and preliminary preferred corridor in detail. Public outreach on the preliminary preferred corridor is underway, with open houses held in March 2026 in Broward and Miami-Dade County. The Transmission Line Siting Act (TLSA) application and the need determination, which is a separate process and a different department within FPL, are expected to be filed in April 2026. Design and permitting are scheduled to occur from 2026 through 2028, with construction projected to begin in 2029. Included in the presentation were the pictures of the structures to be implemented.

Councilmember Geller asked if there was any opposition to the project. He has not heard any opposition in Broward County. Mr. Coughlin stated that they are working with all the major stakeholders, such as SFWMD, Everglades National Park, Town of Southwest Ranches, Department of the Interior, to name a few. Mr. Coughlin stated he is not aware of any opposition at this preliminary stage, before filing with the Florida Department of Environmental Protection.

Chair García thanked Mrs. Cosio Carballo for presenting the preliminary information on the transmission lines and expressed appreciation to Mr. Coughlin for his presentation. He commended FPL's ongoing stakeholder coordination efforts and emphasized the importance of balancing environmental considerations with regional energy needs across all three counties. Chair García inquired about potential environmental concerns. Mr. Coughlin responded that, in the later stages of the project, an environmental consultant will be retained to conduct assessments of environmental and cultural resources.

Mrs. Cosio Carballo thanked Mr. Coughlin and noted that, as the project continues, information will be developed across multiple departments within FPL. She explained that the Council will be notified when the item is filed with the PSC, and that Mr. Goren and his colleagues have been following the process to maintain the rights of the Board. As a regional agency, she reached out to partner agencies for input; most indicated they are aware of the project and intend to participate in the regulatory review process.

Mr. Goren provided an overview of the process and recommended that the Council not intervene in the current PSC proceedings at this time, noting that doing so would require considerable resources. He explained that the Council is currently observing the process while retaining the option to join later if needed. He added that the legal team is actively monitoring developments, including filings and concerns raised by other parties, and noted that local governments such as Miami-Dade and Broward Counties have not filed formal objections. Chair García agreed with the Council's proceedings on this matter. It was noted that FDOT, GMX, and CSX are involved in the process, and Councilmember Furr inquired whether the project could affect the potential for a rail line along US 27. Mr. Coughlin responded that the transmission lines would be located further west and should not interfere with a potential rail corridor. Mr. Goren stated that the Environmental Defense Fund (EDF) pre-filed certain information and gave detailed information on the two witnesses and their comments. Mrs. Cosio Carballo researched and read that Florida Fish and Wildlife will be looking into potential impacts on listed species and habitats when it comes to the sighting tax certification. Chair García thanked Mr. Coughlin again for his presentation.

The presentation is located here:

<https://sfregionalcouncil.org/wp-content/uploads/2026/04/Andytown-Oasis-Project-District.pdf>

The Chair continued to Agenda Items: C.IV. Program Reports and Activities.

III. Action Items

A. Minutes of the Previous Meeting

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

B. Financial Report

Leandro Braslavsky Soldi, Director of Finance & IT, explained the Financials in detail. Councilmember Geller requested information on whether the SFRPC's programs' funding has a net gain, a net loss, or a pass-through. Mr. Braslavsky Soldi explained that some projects are ahead while others are breaking even, and he will provide detailed information for each project at a future meeting. We are maintaining our fiscal responsibility in our projects and have reduced the indirect cost rates over the past few years.

The Financial Report 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 26-02ESR
- Broward County 26-03ESR
- Town of Davie 26-01ESR
- City of Hallandale Beach 26-01ESR
- Islamorada, Village of Islands 26-01ACSC
- City of Marathon 26-01ACSC
- City of Miami Beach 26-01ER
- City of Miramar 26-01ER
- City of Pompano Beach 26-01ESR

Public Hearing

Second Vice 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.

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

Adopted

- Broward County 25-04ESR
- Monroe County 25-06ACSC
- City of Fort Lauderdale 25-03ESR
- Islamorada, Village of Islands 25-05ACSC
- City of Key Colony Beach 25-01ER *
- City of Lauderdale Lakes 25-02ER
- City of Miami Beach 25-04ESR
- City of Oakland Park 25-02ESR
- City of Sunrise 25-01ESR
- City of Sweetwater 25-01ESR

*Property Rights Amendment

Public Hearing

Second Vice 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.

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

Public Hearing

Mr. Goren explained that the Executive Committee has the legal authority to take action; it is not necessary to ratify the motions once Chair García arrives, but it may be done if desired. It was decided that the motions would be ratified once Chair García arrives.

D. Regional Issues: Comprehensive Plan Amendment Review – None

Public Comments

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

IV. Program Reports and Activities

A. SFRPC Brownfields Cleanup Revolving Loan Fund Request for Qualifications (RFQ) for Qualified Environmental Consultants

Mrs. Cosio Carballo gave a brief update on the Request for Qualifications (RFQ) for the Brownfields Cleanup RLF, noting that one had not been conducted in the past four years. She noted there were eight qualified submissions and named them accordingly.

B. FPL / Proposed Andytown-Oasis Transmission Lines Project

Mrs. Cosio Carballo explained that the Agenda Item is a preliminary analysis by SFRPC staff of the Andytown–Oasis Transmission Line Project. Because the project spans multiple local government jurisdictions and involves regionally significant energy infrastructure, it may be reviewed for consistency with the Strategic Regional Policy Plan for South Florida (SRPP), particularly regarding infrastructure coordination, environmental protection, and growth management. She noted that the preliminary analysis found the project generally consistent with key SRPP policies, citing its corridor-based approach, ongoing environmental review, and coordinated regional planning framework. She added that continued compliance with SRPP principles, including the protection of Natural Resources of Regional Significance, the preservation of ecological connectivity, and the implementation of meaningful mitigation measures, will remain important as the project moves toward final corridor certification. She will keep the Councilmembers up to date, and she thanked SFRPC staff, Christina Miskis, and Marion Knowles for their work on this item.

C. Opportunity Zones 2.0: Overview and Maps

Ms. Marion Knowles, Council staff, gave a presentation on Opportunity Zones 2.0 (OZ 2.0). Ms. Knowles

explained that the Tax Credit and Jobs Act of 2017 created Opportunity Zones, areas designed to attract investors, businesses, developers, and financial institutions to low-income census tracts and spur job creation. Opportunity Zones are the largest federal community development tax incentive in the United States, influencing billions of dollars of investments. She explained in detail the process, the Florida Commerce survey, requirements, and the eligible census tracts information for Monroe, Miami-Dade, and Broward counties. Included were maps depicting the various Opportunity Zone tracts in each municipality and county. For community outreach, she mentioned that municipality and county managers, planners, and elected officials were notified of this economic development opportunity. Councilmember Furr requested more information, which Council staff will provide. Mrs. Cosio Carballo stated that the Council will be sending a letter of support for the City of Hollywood for OZ 2.0 for their proposed designation application; there are other municipalities applying as well. Councilmember Geller requested an interactive map, and Council staff will send the Councilmembers the link, as noted in the Agenda Item.

D. TCRPC / SFRPC Joint Council Meeting

Chair García updated the Council on the Joint Meeting held at the Palm Beach MPO, stating how great it was collaborating with partners along the east coast and complimenting Brightline for its accommodations. Mrs. Cosio Carballo thanked Chair García and Councilmembers Geller, Caplan, Rodriguez, and Allbritton for attending. She summarized the presentations and updates from the meeting, noting that the presentations and the WPBF 25 News interview are available on the Council's website.

Mrs. Cosio Carballo mentioned TCRPC's membership model, which includes both Board members and alternates and noted the topic of engaging new potential members for the Council was raised during the past Nominating Committee Meeting. She suggested revisiting the idea of forming a membership committee to explore ways to increase participation, develop regional leadership, and evaluate options for an alternate member selection process to bring back to the Council. Chair García brought up the subject of Data Centers (water and power needs), Earth Day, and the power needed for our communities. He stated that at the local, state, and federal levels we need to be mindful of the Data Center consumption needs.

E. SFRPC Revolving Loan Funds Status Report

F. SFRPC CARES Act RLF Status Report

Jeff Tart, Senior Loan Officer and Manager of the Revolving Loan Fund Programs, announced the launch of a Revolving Loan Fund (RLF) borrower profile series highlighting businesses that have successfully used CARES Act funding to expand operations, create jobs, and positively impact local communities. This month's featured borrower is Francois Leconte of Findal Media and Technology Group, Inc., recognized for the growth of WDFL-TV (Channel 18) as an ABC Miami affiliate; the profile was included in the Board package.

Staff also reported that the CARES Act RLF program has closed 39 loans totaling \$9.06 million since inception, helping create and retain more than 350 jobs, with approximately \$660,000 currently available for new loans. Two additional \$100,000 loan requests are under review: one for Xaymaca Coffee Traders in Tamarac to support retail expansion, and one for Compass Law Florida in Fort Lauderdale to support business expansion.

Regarding the traditional RLF program, staff noted that \$5.20 million has been provided to 29 businesses, with approximately \$1.20 million still available for lending. Outreach efforts continue, and Councilmember referrals are welcomed. Mrs. Cosio Carballo explained the process, qualifications of applicants, and the RLF Boardmembers including Councilmembers Goldberg and Kaufman, banks, Palm Beach Legal Services, of the RLF Program.

V. Discussion Items

A. Executive Director's Report

Mrs. Cosio Carballo reiterated the Membership Committee conversation. There was a discussion regarding the Regional Conference date, time, and the three Commissions' summer vacation dates. The Council's summer recess is in August. It was decided that the Regional Conference will be in September. The SFRPC/TCRPC Blue Tech Joint Conference will be held on October 30th. Regional discussion topics included condominiums, workforce issues, AI, data centers, coral restoration/artificial reef updates, transportation modes, and autonomous vehicles. Councilmember Lincoln suggested the Mote Laboratory for updated resilient coral information. Coral funding and the next session's budget were discussed. Chair Garcia suggested the Councilmembers email Mrs. Cosio Carballo with their suggestions.

B. Legal Counsel Report

Mr. Goren briefly summarized the pending litigation and asked Councilmembers to review the materials provided, as he cannot comment publicly. The Council has met its obligation.

C. Council Members Report

Councilmember Geller commended Councilmember Furr for his work on solid waste initiatives. Councilmember Furr noted that the Executive Board and Governing Board approved a Master Plan Facilities Amendment, which will be distributed to all municipalities.

Chair Senator García reported that recent Miami-Dade County discussions included public concerns about solid waste disposal. He said proposals may be introduced at a future Commission meeting and that he will update the Council.

Councilmember Furr suggested Miami-Dade County consider Broward County's experience with source separation, including efforts implemented in Okeechobee County. He detailed some of the specifications the company made with Broward County.

Councilmember Caplan discussed ongoing concerns about water management and water quality, particularly factors affecting Biscayne Bay.

Councilmember Allbritton referenced a presentation from Florida Power & Light on the Andytown project, noting that planned transmission lines are not expected to impact Southwest Ranches due to the Town's location. He also mentioned upcoming discussions regarding solid waste matters, which the Town will be voting on.

Mayor Lincoln, Immediate Past Chair, discussed budget planning in Monroe County, noting uncertainty related to potential state-level decisions. She shared that the County recently voted to dissolve its Human Services Advisory Board and reallocate funding to the Department of Health and internal county social services, which may then subcontract with nonprofit organizations. She also noted that the County is evaluating multiple budget scenarios, including potential reductions in ad valorem tax revenue.

Chair Senator García and Councilmember Geller discussed broader budget concerns in Miami-Dade and Broward counties, including uncertainty around future revenues, potential impacts to property tax structures, and ongoing discussions regarding allocations to nonprofit organizations. Councilmember Geller also noted concerns regarding increasing budget allocations to the Sheriff's Office and potential restructuring considerations.

Councilmembers Goldberg and Kaufman reported no updates.

D. Ex-Officio Report

Sirena Davila, representing the FDEP, had no updates.

Dat Huynh, representing the FDOT District 6, announced that Shereen Yee Fong has transferred from FDOT District 6 to FDOT District 4. Moving forward, reviews and correspondence should be directed to Ken Jeffries, who will also serve as Mr. Huynh's alternate. He also expressed appreciation to the Council for their condolences.

Armando Vilaboy, representing the SFWMD, provided a follow-up on prior water shortage warnings issued by the SFWMD, noting that such warnings have been discontinued in Monroe, Miami-Dade, Glades, and Highlands counties, and were not issued in Broward County.

VI. Announcements and Attachments

A. Attendance Form

B. Upcoming Meetings

1) Monday, May 18, 2026, 10:30 am (SFRPC)

- 2) Monday, June 15, 2026, 10:30 am (SFRPC)
- 3) Monday, July 20, 2026, 10:30 am (SFRPC)
- 4) August – Summer Break
- 5) Monday, September 28, 2026, 10:30 am (SFRPC)
- 6) Monday, October 19, 2026, 10:30 am (SFRPC)
- 7) Friday, October 30, 2026 (TBD), SFRPC / TCRPC Joint Conference - Topic: Blue Tech Economy

VII. Adjourn

Chair García adjourned the meeting at 12:12 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 April 20, 2026, of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, adopted on the 18th day of May 2026.



Maria Rodriguez, Secretary
Commissioner, City of Pembroke Pines

05/18/2026

Date