

CITY OF CORAL GABLES
PLANNING AND ZONING BOARD MEETING
VERBATIM TRANSCRIPT
TUESDAY, APRIL 4, 2023 COMMENCING AT 6:00 P.M.

Board Members Present at Commission Chamber:

Robert Behar, Chairman
Julio Grabiell
Claudia Miro
Venny Torre
Wayne "Chip" Withers

City Staff and Consultants:

Emilee Aguerrebere, Administrative Assistant, Board
Secretary
Craig Collier, Special Counsel
Hermes Diaz, Public Works Director
Jennifer Garcia, City Planner

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1 THEREUPON:
 2 CHAIRPERSON BEHAR: Good evening. This Board is
 3 comprised of seven members. Four members of the
 4 Board constitute a quorum and the affirmative vote of
 5 four members should be necessary for the adoption of
 6 any motion. If only four members of the Board are
 7 present, the Applicant may request and be entitled to
 8 a continuance to the next regularly scheduled meeting
 9 of the Board.
 10 If a matter is to be continued due to the lack of
 11 quorum, the Chairperson or Secretary of the Board may
 12 set a special meeting to consider such matter. In
 13 the event that four votes are not obtained, the -- an
 14 Applicant, except in the case of a Comprehensive Plan
 15 Amendment, may request a continuance to -- or allow
 16 the application to proceed to the City Commission
 17 without a recommendation.
 18 Pursuant to Resolution 2021-11A, the City of
 19 Coral Gables has returned to traditional in-person
 20 meetings. However, the Planning Board -- Planning
 21 and Zoning Board has established the ability for the
 22 public to provide comments virtually.
 23 For those members of the public who are appearing
 24 on Zoom and wish to testify, you must be visible to
 25 the court reporter to be sworn in. Otherwise, if you

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1 memorandum or other written or verbal communication
 2 that takes place outside a public hearing between a
 3 member of the public and a member of the Board
 4 regarding matters to be heard by the Board.
 5 If anyone made any contact with a Board Member
 6 regarding an issue before the Board, the Board Member
 7 must state on the record the existence of the ex
 8 parte communication and the party who originated the
 9 communication. Also, if a Board Member conducted a
 10 site visit specifically related to the case before
 11 the Board, the Board Member must also disclose such
 12 visit. In either case, the Board Member must state
 13 on the record whether the ex parte communication
 14 and/or site the visit will affect the Board Member's
 15 ability to impartially consider the evidence to be
 16 presented regarding the matter. The Board Member
 17 should also state that his or her decision will be
 18 based on substantial competent evidence and testimony
 19 presented on the record today.
 20 Does any member of the Board have such
 21 communication or site visit to disclose at this time?
 22 None? Okay.
 23 Swearing In: Anyone who speaks this evening must
 24 complete a roster on the podium. We ask that you
 25 print clearly so the official record of your name and

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1 speak without being sworn in your comments may not be
 2 of any value.
 3 Lobbyist Registration and Disclosure: Any person
 4 who acts as a lobbyist must be registered with the
 5 City clerk as required pursuant to the City code.
 6 As Chairperson, I now officially call the City of
 7 Coral Gables Planning and Zoning Board Meeting of
 8 April 4th, 2023 to order. The time is 6:02.
 9 Emilee, can you please call the roll?
 10 THE SECRETARY: Chip Withers?
 11 MR. WITHERS: Yes.
 12 THE SECRETARY: Venny Torre.
 13 MR. TORRE: Here.
 14 THE SECRETARY: Julio Grabiél?
 15 MR. GRABIEL: Here.
 16 THE SECRETARY: Claudia Miro?
 17 MS. MIRO: Here.
 18 THE SECRETARY: Robert Behar?
 19 CHAIRPERSON BEHAR: Here.
 20 Notice of Ex Parte Communications: Please be
 21 advised that this Board is a quasi-judicial Board
 22 which requires a Board member to disclose all ex
 23 parte communication and site visit. An ex parte
 24 communication is defined as any contact,
 25 communication, conversation, correspondence,

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1 address will be correct.
 2 Now, with the exception of the attorney, all
 3 persons physically in the Commission Chambers who
 4 will speak on the agenda item before us this evening,
 5 please rise to be sworn in.
 6 THE COURT REPORTER: Please raise your right hand
 7 to be sworn.
 8 Do you swear to tell the truth, the whole truth,
 9 and nothing but the truth?
 10 (All participants sworn in responded "I do.")
 11 CHAIRPERSON BEHAR: Zoom Platform Participant: I
 12 will ask any person wishing to speak on tonight's
 13 agenda item to please open your chat and send a
 14 direct message to Emilee stating that you would like
 15 to speak before the Board, and include your full
 16 name. Emilee will call you when it's your turn. I
 17 ask you be concise for the interest of time.
 18 Phone Platform Participant: After Zoom
 19 platform participants are done I will ask the phone
 20 participants to comment on tonight's agenda item. I
 21 will also ask you to be consistent (sic) for the
 22 interest of time.
 23 Now I will ask for the approval of the minutes of
 24 March 8th, 2023. Do I have a motion?
 25 MR. GRABIEL: I move.

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1 MS. MIRO: Second.

2 CHAIRPERSON BEHAR: Emilee, can you please call

3 the roll?

4 THE SECRETARY: Chip Withers?

5 MR. WITHERS: Yes.

6 THE SECRETARY: Venny Torres?

7 MR. TORRE: Yes.

8 THE SECRETARY: Julio Grabel?

9 MR. GRABIEL: Yes.

10 THE SECRETARY: Claudia Miro?

11 MS. MIRO: Yes.

12 THE SECRETARY: Robert Behar?

13 CHAIRPERSON BEHAR: Yes.

14 Thank you.

15 Procedure we will use tonight: We will identify

16 the agenda item by Mr. Coller. We will have a

17 presentation by the Applicant, or agent. We will

18 have a presentation by Staff. We will open up to

19 public comment first in chamber, Zoom platform, phone

20 platform. We will close the public comment. We will

21 have more discussion. Then we will entertain a

22 motion, discussion, and the second motion, and then

23 we will have, the Board will have final comments and

24 vote.

25 I guess we're ready. Mr. Coller, can you

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1 entitled "Arcana Subdivision" pursuant to Zoning Code

2 Article 14, "Process," Section 14-210,

3 "Platting/Subdivision," being a re-plat consisting of

4 two existing lots which total 9,377 square feet --

5 CHAIRPERSON BEHAR: 97 -- excuse me. 97 --

6 MR. COLLER: -- I'm sorry, 97,377 square feet,

7 excuse me, into modified two lots on property legally

8 described as Lots 4 and 5, Palm Vista, together with

9 that portion of the vacated 50-foot platted

10 right-of-way lying between Lots 4 and 5, and

11 dedication of 1,748 square feet between (5400 and

12 5401 Banyan Trail), Coral Gables, Florida; including

13 required conditions; providing for a repealer

14 provision, severability clause, and providing for an

15 effective date.

16 Item E-1 and E-2 public hearing.

17 CHAIRPERSON BEHAR: Thank you.

18 Now, we're going to have the -- the Applicant,

19 please.

20 MR. JIMENEZ: Thank you, Mr. Chair. Joe Jimenez

21 with Codina Partners, 2020 Salzedo, on behalf of

22 the owners of the property, Rob Barlick and Ana-Marie

23 Codina Barlick.

24 So the two subject properties here, as the

25 attorney read to you, are located at 5400 and 5401

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1 please --

2 MR. COLLER: Yes.

3 CHAIRPERSON BEHAR: -- start?

4 MR. COLLER: Mr. Chairman, we have two items on

5 the agenda. They both are related so I'm going to

6 read both in and we'll hold one public hearing for

7 both items and then we'll vote on the items

8 separately.

9 CHAIRPERSON BEHAR: Very well.

10 MR. COLLER: Item E-1: An Ordinance of the City

11 Commission of Coral Gables, Florida, approving the

12 vacation of a public right-of-way pursuant to Zoning

13 Code Article 14, "Process," Section 14-211,

14 "Abandonment and Vacations" and City Code Chapter 62,

15 Article 8, "Vacation, Abandonment and Closure of

16 Streets, Easements and Alleys by Private Owners and

17 the City; Application Process," providing for the

18 vacation of 8,441 square feet of public right-of-way

19 and dedication of 1,748 square feet between Lot 4

20 (5401 Banyan Trail) and Lot 5 (5400 Banyan Trail) in

21 Palm Vista, Coral Gables, Florida; providing for a

22 repealer provision, severability clause, and

23 providing for an effective date.

24 Item E-2: A Resolution of the City Commission of

25 Coral Gables, Florida approving the Tentative Plat

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1 Banyan Trail. They are at the end of a currently

2 platted cul-de-sac divided down the middle with the

3 current plat looking like this. It is not paved. It

4 is just a plat. The paved portion comes well short

5 of -- of the existing property line. It is a --

6 a -- to call it a cul-de-sac as it exists today is

7 simply not doing it justice. It's a dead end

8 street.

9 As we've included here some pictures of, right

10 now it is impossible for any large truck to turn.

11 Before the Barlicks owned the home there was a fence

12 put across the property which is, clearly,

13 encroaching on the platted right-of-way. But because

14 their two lots are the ones at the end, I guess

15 nobody ever noticed until we started looking around

16 to -- to improve it.

17 Here you can see them at the end of the part --

18 where you see the white line is where the street is

19 actually paved, and then obviously the public

20 right-of-way continues into that platted cul-de-sac.

21 And it's important to note that as it exists today

22 the platted cul-de-sac with the round turn around

23 does not meet County standards for the required

24 radius that the County would require today.

25 MR. WITHERS: Excuse me.

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1 MR. JIMENEZ: Yes, sir.
 2 MR. WITHERS: Just trying to make sure I know
 3 where we are. So these big green areas that --
 4 MR. JIMENEZ: That's Matheson Hammock.
 5 MR. WITHERS: Matheson Hammock.
 6 MR. JIMENEZ: So you're in the basin, not
 7 far -- it's --
 8 MR. WITHERS: I -- I got it.
 9 MR. JIMENEZ: It is not --
 10 MR. WITHERS: I'm upside down.
 11 MR. JIMENEZ: Yeah, you're upside down. It's --
 12 right now, because there's so few streets into this,
 13 this is one of the last communities, like Hammock
 14 Oaks or Gables Estates, that is -- they're currently
 15 building a guard house off of Kendall that the City
 16 Commission approved about four or five years ago.
 17 MR. WITHERS: This is south here, basically?
 18 MR. JIMENEZ: Yes. Right? No, no --
 19 CHAIRPERSON BEHAR: No, no --
 20 MR. JIMENEZ: -- no. That's oriented to the
 21 north.
 22 MR. WITHERS: Looking north. Okay. I got it.
 23 MR. JIMENEZ: So this is what we are -- again,
 24 what it is that's -- that's existing right now and
 25 what's going to be vacated I'll show you in a second,

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1 So it winds up being -- it winds being an 869 foot
 2 dedication on the north, 879 feet to the south with
 3 an 8,400 foot abandonment by the City down the middle
 4 of the -- of the site.
 5 Again, if you look at the table provided,
 6 although we are making the southern lot smaller, it's
 7 still over an acre. It comes out to 1.02 acres with
 8 a minimum required in that area of one acre. And the
 9 northern lot gets the 1.22 acres, and that would wind
 10 up being a vacant platted lot. Same way it is
 11 today.
 12 These are just surveys of -- of the property.
 13 This is a very straight forward ask. The main
 14 reason for it is given the setbacks backs in that
 15 area, if you were to try to redevelop that site on
 16 the north you would be legally so close to that
 17 currently platted right-of-way that you couldn't
 18 build what other people in that neighborhood can
 19 build. These are big lots. Some would say
 20 underdeveloped. But by getting this over in a
 21 compact efficient manner it allows for a non-variance
 22 redevelopment of a single family home, much for
 23 what the lot was platted for.
 24 CHAIRPERSON BEHAR: But you're proposing two
 25 buildable lots --

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1 but everything -- we are also going to move the
 2 east-west lot line to make the northern lot slightly
 3 larger, but everything that's being done, none of it
 4 will create a non-conforming lot. None of it will be
 5 non-compliant with the code.
 6 So here is exactly what is to be vacated and what
 7 is to be dedicated. As you can see, what the City
 8 has asked for originally, and I'll give you a little
 9 history, originally we just made the turn around
 10 bigger and closer to the property line on the west
 11 side. That would have required either the relocation
 12 or the removal of -- of at least one, probably two
 13 trees. This is called Banyan Trail. There's trees
 14 everywhere. So the City said, okay, well, maybe
 15 there's another design that we can do and we can
 16 work around it. So Public Works and Fire agreed to
 17 this, basically a T turn around.
 18 This isn't a high trafficked area. The condition
 19 that exists today has lasted for years, and probably
 20 would have lasted for years to come if we weren't
 21 planning on improving that vacant lot.
 22 So the dedication, and I -- the reason I want it
 23 noted is because it seems like a land grab and it's
 24 not. We were actually giving more and the City said
 25 you take it, but don't -- don't tear out the trees.

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1 MR. JIMENEZ: No, no. There are two buildable
 2 lots there today.
 3 CHAIRPERSON BEHAR: Okay. So you're moving just
 4 the line to make one lot larger?
 5 MR. JIMENEZ: Slightly. Yes, slightly. While
 6 keeping the second lot that is getting smaller
 7 compliant. It's still .2 acres bigger than it is
 8 required to be. And that's -- that's really it.
 9 I'm --
 10 Yes?
 11 MR. TORRE: Can you go to the one that shows the
 12 T in color? I guess the one that would show the
 13 entrance. Yeah, that one. No. Let's go to the
 14 second one. Future entrances. If there was to be
 15 two different owners, would it fall in that
 16 little --
 17 MR. JIMENEZ: Okay. It would fall -- that would
 18 basically be, the driveway would start to the north
 19 and to the south.
 20 MR. TORRE: One there, one there. And the City's
 21 okay the way that programs as an entrance?
 22 MR. JIMENEZ: Yes.
 23 MR. TORRE: Forgetting the turn around for the
 24 -- for the fire trucks, the entrance methods are
 25 going to -- okay.

1 MR. JIMENEZ: The City -- the City's blessed us
 2 already. So I mean, the Public Works Director is
 3 here, you can -- I don't mean to throw him under the
 4 bus, but he can --
 5 CHAIRPERSON BEHAR: No, no, I -- and you're
 6 right, and since he's here, since Mr. Diaz is here, I
 7 would like to call him up to get your -- your take on
 8 this, because it is, and you make a valid point, are
 9 the City going to be okay with the entrances?
 10 MR. JIMENEZ: To point one thing out before
 11 Hermes speaks, the entrance to the south is already
 12 -- that is the way the entrance to the south is now.
 13 It comes in and turns, which I can -- if you don't
 14 mind, excuse me, I'm sorry, Hermes, I just want to
 15 make sure that we're on the same page.
 16 That upper left-hand picture of the -- of the six
 17 that are above and below each other, that is looking
 18 to the east.
 19 MS. MIRO: So you're basically mirroring it on
 20 the other -- on the north property, right?
 21 MR. JIMENEZ: Yes. So that -- that -- that's
 22 being taken facing east from the end of the street.
 23 So you turn right into that southern lot now. So
 24 it would be --
 25 MS. MIRO: A left turn into the lot.

1 photos that go -- I mean that is a very nice --
 2 MR. JIMENEZ: I -- I -- look -- just look up --
 3 MR. DIAZ: It's like an old -- you know, so we
 4 realized that that wasn't going to work, and in the
 5 interest of preserving those trees, that was the
 6 alternative that we all worked on to make sure that
 7 it could be built, provide the turning for the
 8 emergency vehicles while preserve (sic) the trees.
 9 And as far as the location of the driveway, at
 10 least from the Public Works perspective, we will not
 11 have any objections for it to be placed at that
 12 location.
 13 CHAIRPERSON BEHAR: As long as, you know, you're
 14 comfortable --
 15 MR. DIAZ: Right.
 16 CHAIRPERSON BEHAR: -- and you're fine with it
 17 I'm --
 18 MR. DIAZ: Yes, absolutely. But I just wanted to
 19 give you a little bit of a history of how -- how we
 20 got there.
 21 CHAIRPERSON BEHAR: Okay. Thank you.
 22 Now I -- I'm going to have Staff, if we have a
 23 presentation, please come up.
 24 MS. GARCIA: Jennifer Garcia, City Planner.
 25 So as you know, this is south of Sunset, south

1 MR. JIMENEZ: A left turn into the lot. Then it
 2 could be as designed, I haven't seen a site plan for
 3 that house, we're not -- we're not there yet, so he
 4 has not been presented with an application showing
 5 it. This was designed to comply with the City's
 6 request for the trees and everything, so -- but the
 7 southern entrance is existing.
 8 Sorry, Hermes.
 9 MR. DIAZ: So originally when --
 10 CHAIRPERSON BEHAR: Your name and --
 11 MR. DIAZ: Oh. Hermes Diaz, Public Works
 12 Director.
 13 So originally when -- when the Applicant came to
 14 us, original request to -- was to basically shift the
 15 cul-de-sac towards the boundary where the two
 16 properties starts and, in fact, we were asking the
 17 cul-de-sac to be larger in order to facilitate the
 18 turning of emergency vehicles. But as they were
 19 going through the process we realized that in order
 20 to make that happen -- because the only purpose for
 21 the cul-de-sac is for a turn around, otherwise
 22 what's the purpose of it? We realized there were
 23 some rather large trees. I'm not talking about
 24 smaller trees they could relocate. I mean there's
 25 some significant, and I don't know if you have any

1 of Kendall Drive at the very, very end of what's
 2 called Banyan Drive. It's on Banyan Trail just off
 3 of that. Two properties we talked about; heavily
 4 vegetated. The zoning and land use are both single
 5 family. And the 4 -- 5401 Banyan Trail, which is the
 6 north property, we know is vacant, and the south
 7 property has a single family house on it right now.
 8 So there's two requests, the vacation of the
 9 right-of-way and also the tentative plat. So both
 10 the vacation of the right-of-way and tentative plat
 11 go through Development and Review Committee, Planning
 12 and Zoning Board and Commission, however, the
 13 tentative plat does go through the County Plat
 14 Committee. After that, the final plat's prepared and
 15 it comes back to the Commission for adoption.
 16 So the first is the right-of-way vacation. So
 17 what you see is the green we talked about. The green
 18 cul-de-sac will be vacated. And dedication will be
 19 the blue rectangles to allow the T turn around.
 20 And the tentative plat is basically just
 21 memorializing that vacation dedication, as well as
 22 moving the property line slightly down south to allow
 23 the vacant lot to be larger.
 24 So it was reviewed by the DRC in January. It
 25 was -- they had -- the Applicant hosted neighborhood

1 meeting in February, and here we are before Planning
 2 and Zoning. So letters were mailed to the property
 3 owners within a thousand feet of these two
 4 properties, and those letters went out twice,
 5 neighborhood meeting and Planning and Zoning, and the
 6 property and the website were posted also twice,
 7 and it was advertised once in the newspaper.
 8 So Staff determined this is consistent with the
 9 Comp Plan and recommends approval with conditions.
 10 There's three conditions. Basically relocating the
 11 utilities, including the fire hydrant, which would
 12 now, after the dedication, would be in the -- in the
 13 way of -- of cars and trucks maneuvering on the
 14 asphalt, as well as the backflow preventer would have
 15 to be relocated, which is right now, it's private
 16 property. And if this was vacated and dedicated it
 17 would be in public property. That would be relocated
 18 to be in a private property. And then the Applicant
 19 would basically build out the street.
 20 And that's it.
 21 CHAIRPERSON BEHAR: Perfect. Thank you.
 22 Any questions for the Staff?
 23 MR. WITHERS: I just have one. So -- so the --
 24 all the physical plan improvements will be done
 25 by the Applicant --

1 other?
 2 MR. JIMENEZ: Excuse -- so why --
 3 MR. TORRE: There is -- yeah, if you did the T
 4 and put the line in the middle, what's the reason for
 5 not having two lots the same? It was a choice of
 6 yours?
 7 MR. JIMENEZ: It was a choice of the property
 8 owners to make the one that would likely have -- the
 9 newer home is slightly bigger.
 10 MR. TORRE: Got it. Okay. And in the terms of
 11 supplying the two lots with sewer and water, and
 12 whatever is needed, those things exist and you're
 13 just going to re --
 14 MR. JIMENEZ: Yeah. It would be up to us.
 15 MR. TORRE: Feeding both properties?
 16 MR. JIMENEZ: Yeah. Like I said, it's -- there
 17 are -- there will not be any more developable land
 18 when we're done here if you approve this. There are
 19 two platted lots. There will still be two platted
 20 lots. We're just moving the right-of-way to make it
 21 more efficient. We'll bring utilities from the --
 22 from the mains and -- and connect like we would
 23 anywhere else.
 24 MR. TORRE: Last question. Where the cul-de-sac
 25 was missing, currently missing, you're going to put

1 MS. GARCIA: Yes.
 2 MR. WITHERS: -- or just the street?
 3 The movement of the -- of the water and all that
 4 is -- is to be done by the Applicant as well?
 5 MS. GARCIA: Right.
 6 MS. MIRO: I have one question. I don't know if
 7 it's for the Applicant or the Staff, but this seems
 8 pretty simple to me.
 9 I saw that you said you had a neighborhood
 10 meeting. Was there any push back from any of the
 11 neighbors? Was there any concerns?
 12 MR. JIMENEZ: No. We had -- we had one couple
 13 show up. They just wanted -- and their exact words
 14 to me "we were invited, so we came." And they said
 15 thanks, makes sense to us, okay, bye.
 16 MS. MIRO: Very good.
 17 MR. JIMENEZ: And they're very nice people and,
 18 no, they weren't -- and I know they're not shy, so
 19 they would have been here if they --
 20 MS. MIRO: Thank you.
 21 MS. GARCIA: And a summary of that meeting was
 22 included in the packet.
 23 MS. MIRO: All right. Thank you.
 24 MR. TORRE: Can you explain why the line is not
 25 in the middle, why the one lot's bigger than the

1 the T and asphalt the T into position? Is that a
 2 plat or -- is it just a plat or you are going to
 3 build the --
 4 MR. JIMENEZ: It's a plat and we're going to
 5 build it.
 6 MR. TORRE: And you're going to build the T?
 7 MR. JIMENEZ: That's one of the conditions we
 8 have to build so...
 9 MR. TORRE: Okay.
 10 CHAIRPERSON BEHAR: Thank you.
 11 Now we're going to open up to the public
 12 comments.
 13 Anybody, Emilee, in the chamber?
 14 THE SECRETARY: No comments.
 15 CHAIRPERSON BEHAR: Anybody in Zoom platform?
 16 THE SECRETARY: One person.
 17 CHAIRPERSON BEHAR: Okay. Can you please let him
 18 in?
 19 THE SECRETARY: Yes, he's already in.
 20 CHAIRPERSON BEHAR: And we need to swear them in,
 21 correct, Mr. Attorney?
 22 MR. COLLIER: Yes, if they're -- if they're going
 23 to appear.
 24 THE SECRETARY: I could --
 25 Mr. Rodriguez, if you'd like to speak, please

1 unmute.
 2 Nothing.
 3 CHAIRPERSON BEHAR: Mr. Rodriguez?
 4 Well, maybe Mr. Rodriguez is not accessible.
 5 Okay. Try again. Anybody in the phone lines
 6 platform?
 7 MR. RODRIGUEZ: Sorry. It wasn't allowing us to
 8 was unmute, but --
 9 CHAIRPERSON BEHAR: Okay.
 10 MR. RODRIGUEZ: -- nothing to say right now.
 11 Thank you.
 12 MR. COLLER: Mr. Rodriguez, if you wish to have
 13 your testimony as sworn testimony you need to show
 14 yourself so that the court reporter can swear you in.
 15 MR. RODRIGUEZ: Understood.
 16 MR. COLLER: If you --
 17 MR. RODRIGUEZ: Yeah, I don't need to be, so
 18 thank you.
 19 CHAIRPERSON BEHAR: Okay.
 20 MR. COLLER: What did he say?
 21 CHAIRPERSON BEHAR: He doesn't need to be sworn
 22 in.
 23 MR. COLLER: He doesn't need to be sworn in?
 24 Okay.
 25 CHAIRPERSON BEHAR: The testimony would just be

1 for information.
 2 MR. COLLER: For information, correct.
 3 MR. RODRIGUEZ: Yes -- yes, sir, correct. Thank
 4 you.
 5 CHAIRPERSON BEHAR: Go ahead, please.
 6 Are you going to have -- are you going to speak?
 7 I guess not.
 8 THE SECRETARY: He says he doesn't need to be
 9 sworn in.
 10 CHAIRPERSON BEHAR: Oh, but is he --
 11 MR. COLLER: Is he going to speak, though?
 12 THE SECRETARY: No, I -- I don't believe so.
 13 MR. COLLER: Oh, he doesn't --
 14 THE SECRETARY: He's not -- he won't be speaking.
 15 CHAIRPERSON BEHAR: Okay.
 16 MR. COLLER: Okay.
 17 CHAIRPERSON BEHAR: Then nobody -- anybody in the
 18 phone lines?
 19 THE SECRETARY: No.
 20 CHAIRPERSON BEHAR: Okay. At this point -- at
 21 this time we're going to close the public meeting,
 22 the comments, and we're going to bring it up -- to
 23 the -- to the Board.
 24 Julio, you could start.
 25 MR. GRABIEL: I have no problem with it,

1 whatsoever.
 2 CHAIRPERSON BEHAR: Okay.
 3 Claudia?
 4 MS. MIRO: I don't see any issues with this
 5 either.
 6 CHAIRPERSON BEHAR: Venny?
 7 MR. TORRE: Acceptable to me. I'm okay with it.
 8 CHAIRPERSON BEHAR: Chip?
 9 MR. COLLER: All good. All good.
 10 CHAIRPERSON BEHAR: At this point we're going to
 11 close the Board discussion.
 12 Do we have a motion?
 13 MS. MIRO: Motion.
 14 MR. COLLER: Okay. So we need to -- we're going
 15 to take them separately, so the first one would be a
 16 motion to approve in accordance with Department
 17 recommendations on Item E-1.
 18 MS. MIRO: So move.
 19 MR. GRABIEL: I second.
 20 CHAIRPERSON BEHAR: Emilee, can you please call
 21 the roll on E-1?
 22 THE SECRETARY: Chip Withers?
 23 MR. WITHERS: Yes.
 24 THE SECRETARY: Venny Torre?
 25 MR. TORRE: Yes.

1 THE SECRETARY: Julio Grabiell?
 2 MR. GRABIEL: Yes.
 3 THE SECRETARY: Claudia Miro?
 4 MS. MIRO: Yes.
 5 THE SECRETARY: Robert Behar?
 6 CHAIRPERSON BEHAR: Yes.
 7 MR. COLLER: So as the next item there should be
 8 a motion on E-2 to approve in accordance with
 9 Department recommendations.
 10 CHAIRPERSON BEHAR: We have -- do we have a
 11 motion?
 12 MS. MIRO: So move.
 13 MR. GRABIEL: Second.
 14 CHAIRPERSON BEHAR: Emilee, call the roll again,
 15 please.
 16 THE SECRETARY: Chip Withers?
 17 MR. WITHERS: Yes.
 18 THE SECRETARY: Venny Torre?
 19 MR. TORRE: Yes.
 20 THE SECRETARY: Julio Grabiell?
 21 MR. GRABIEL: Yes.
 22 THE SECRETARY: Claudia Miro?
 23 MS. MIRO: Yes.
 24 THE SECRETARY: Robert Behar?
 25 CHAIRPERSON BEHAR: Yes.

1 I think that's all of the items tonight.
 2 At this time we make a motion to adjourn.
 3 MR. TORRE: So move.
 4 MS. MIRO: Second.
 5 CHAIRPERSON BEHAR: All in favor?
 6 (All Board Members responded "aye")
 7 (Planning and Zoning Board Meeting concluded at
 8 6:25 p.m.)
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1 CERTIFICATE
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF BROWARD :
 6
 7 I, JANINE P. CARROLL, Court Reporter, and a Notary
 8 Public for the State of Florida at Large, do hereby
 9 certify that I was authorized to and did stenographically
 10 report the foregoing proceedings and that the transcript
 11 is a true and complete record of my stenographic notes.
 12
 13 Dated this 11th day of April, 2023.
 14
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 16
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 18 _____
 19 JANINE P. CARROLL-COURT REPORTER
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