

STEPHEN CLARK CENTER  
MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS  
111 NW FIRST STREET, COMMISSION CHAMBERS  
Thursday, February 19, 2015, 9:30 a.m.

ITEM

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.  
(14-003)

Board of County Commissioners  
(Present)

Jean Monestime, Chairman  
Esteban Bovo, Jr., Vice Chairman  
Jose "Pepe" Diaz  
Javier D. Souto  
Xavier L. Suarez  
Daniella Levine Cava  
Rebeca Sosa  
Dennis Moss  
Audrey Edmonson

County Attorney's Office

Dennis Kerbel  
Assistant County Attorney

PLANNING AND ZONING  
ACTION OFFICE  
2015 FEB - 1 P 4:21

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I N D E X

CHAIRMAN MONESTIME: 3, 5-11, 13-20, 22, 24-30.

VICE CHAIRMAN BOVO: 22, 28.

COMMISSIONER EDMONSON: 6, 8-9, 16, 23, 27-28.

COMMISSIONER DIAZ: 8-9, 11-12, 14, 19-21, 24, 26-28.

COMMISSIONER LEVINE CAVA: 9-10, 13-14, 22-25, 27-28.

COMMISSIONER MOSS: 16, 18-19, 26.

COMMISSIONER SUAREZ: 12, 20-22, 27-28.

COMMISSIONER SOSA: 14, 25, 28.

S T A F F

MR. SILVA: 3-7, 18-19, 21, 24.

MR. KERBEL: 5-6, 8-9, 11-13, 15-17, 23-27.

On behalf of the Applicant

MR. MICHAEL: 7-9, 15, 17-18, 23, 26-28.

SUPPORTERS

---

OBJECTORS

---

1 THE CLERK: Chairman Monestime, seven  
2 members present, you have a quorum.

3 CHAIRMAN MONESTIME: I think  
4 Commissioner Suarez will be walking back  
5 in in a minute.

6 As we wait for him to come in, we're  
7 going to ask -- right before we start the  
8 meeting, we're going to ask Bobby Garland  
9 to lead us in a prayer.

10 (Prayer).

11 (Pledge of Allegiance).

12 CHAIRMAN MONESTIME: Mr. Clerk, it  
13 appears that we have a quorum.

14 Our meeting is now in session.

15 Mr. Silva, would you please lead us  
16 through the first item. Thank you.

17 MR. SILVA: Good morning, Mr.  
18 Chairman and Commissioners.

19 In accordance with the Code of  
20 Miami-Dade County, all items to be heard  
21 today have been legally advertised in the  
22 newspaper, notices have been mailed and  
23 the properties have been posted.

24 Additional copies of the agenda are  
25 available here in the chambers. Items

1 will be called up to be heard by agenda  
2 number and name of applicant.

3 The record in the file for the  
4 hearing on each application will include  
5 documents from the public agencies, the  
6 Department of Regulatory and Economic  
7 Resources. And where there's an appeal  
8 from the Community Zoning Appeals Board,  
9 we also have the transcripts from those  
10 hearings.

11 All documents are physically present  
12 today, available to all interested parties  
13 and available to the Members of the Board  
14 of County Commissioners, who may examine  
15 these items from the record during the  
16 hearing. Parties have the right of  
17 cross-examination.

18 This statement, along with the fact  
19 that all witnesses have been sworn in,  
20 should be included in any transcript in  
21 the proceedings. In addition, there's an  
22 official translator present in the  
23 chambers for those individuals requiring  
24 such assistance.

25 I believe now you need to swear in

1 the witnesses.

2 THE CLERK: Will you stand and raise  
3 your right hand, witnesses.

4 Do you solemnly swear that the  
5 testimony you're about to give will be the  
6 truth, the whole truth and nothing but the  
7 truth, so help you God?

8 COLLECTIVELY: I do.

9 THE CLERK: Do you swear or affirm  
10 that you will make a true interpretation  
11 of the questions asked and the testimony  
12 given?

13 THE INTERPRETER: I do.

14 THE CLERK: Thank you.

15 MR. SILVA: Mr. Chairman,  
16 Commissioners, on today's agenda, you have  
17 three items on the agenda.

18 The first item is Helen Michael --

19 CHAIRMAN MONESTIME: Give me a  
20 second, Mr. Silva.

21 To the attorney, there are other  
22 individuals here, who didn't stand up and  
23 be sworn in, so these individuals will not  
24 be asked to speak.

25 MR. KERBEL: If they get up to speak

1 and they have not been sworn, then they  
2 can be sworn at that time.

3 CHAIRMAN MONESTIME: But we have no  
4 way of knowing who did not get sworn in.

5 COMMISSIONER EDMONSON: I do.

6 CHAIRMAN MONESTIME: You do? So  
7 you'll --

8 MR. KERBEL: Mr. Chair, you can  
9 advise, anyone who wishes to speak should  
10 get up now and we can swear them in.

11 CHAIRMAN MONESTIME: Can we do this  
12 again. Anyone who wishes to speak needs  
13 to stand up and be sworn in.

14 THE CLERK: Do you solemnly swear  
15 that the testimony you're about to give  
16 will be the truth, the whole truth and  
17 nothing but the truth, so help you God?

18 COLLECTIVELY: I do.

19 THE CLERK: Okay. Thank you.

20 CHAIRMAN MONESTIME: Very good.  
21 Thank you so very much.

22 Go ahead and read our first item.

23 MR. SILVA: Thank you.

24 The first item on the agenda is Helen  
25 Michael and Preferred Enterprises

1 Incorporated, Application No. 14-003.  
2 We've received 206 protests on this  
3 application and zero waivers of support.

4 Mr. Chairman, I'd like to mention,  
5 yesterday morning we received an email  
6 notifying us that this application was  
7 going to be withdrawn. That email and  
8 that information was also sent to  
9 neighbors, that was included in our  
10 message. Early this morning, the  
11 applicant came in and has indicated  
12 something different.

13 CHAIRMAN MONESTIME: Okay. So  
14 something different in the sense that they  
15 want the item be heard, or deferred or  
16 what?

17 MR. SILVA: They notified us, when  
18 they came in the room, that they wanted it  
19 deferred.

20 CHAIRMAN MONESTIME: Okay. Please  
21 state your name and address, sir.

22 MR. MICHAEL: Good morning, Mr.  
23 Chairman, Commissioners, my name is Paul  
24 Michael. I'm the owner of the parcels in  
25 question here, at 29055 Southwest 182

1 Avenue.

2 CHAIRMAN MONESTIME: To the attorney,  
3 so how do we proceed with this? He wants  
4 his item deferred. Yesterday was asked  
5 that it be withdrawn. So do we enter a  
6 motion to get it deferred?

7 COMMISSIONER EDMONSON: Motion.

8 COMMISSIONER DIAZ: Second.

9 MR. KERBEL: I'm sorry, I just want  
10 to confirm that the applicant is  
11 requesting a deferral. I realize Mr.  
12 Silva had said it from the beginning.

13 CHAIRMAN MONESTIME: I was going to  
14 ask to be heard from the district  
15 commissioner, because that's in her  
16 district.

17 MR. KERBEL: And I didn't hear the  
18 applicant actually request for the  
19 deferral. I just heard him mention his  
20 name. So if he could confirm that's what  
21 he wants.

22 CHAIRMAN MONESTIME: Okay.

23 MR. MICHAEL: Mr. Chairman,  
24 Commissioners, yes, there's been a change  
25 in our team, significant change. And I

1 was not aware, as a land owner, that there  
2 was actually an email asking for  
3 withdrawal.

4 So my intent was to ask for a  
5 deferral this morning. So that was a  
6 surprise to me, that you got that email,  
7 so...

8 CHAIRMAN MONESTIME: Commissioner  
9 Cava, this is in your district. I'd like  
10 to recognize you for a motion.

11 MR. KERBEL: Mr. Chairman, there is a  
12 motion and a second.

13 COMMISSIONER EDMONSON: I'll withdraw  
14 mine.

15 MR. KERBEL: I didn't realize.

16 COMMISSIONER DIAZ: We withdraw.

17 COMMISSIONER LEVINE CAVA: This  
18 obviously is an unusual situation.

19 MR. MICHAEL: Yes, ma'am.

20 COMMISSIONER LEVINE CAVA: And it's a  
21 challenge for me, because the first  
22 hearing was -- we heard substantial  
23 testimony from the neighbors. The result  
24 of that hearing was a request to go back  
25 and meet with the neighbors and come up

1 with a mutually agreeable solution. And  
2 time -- it was debated how much time was  
3 needed and it was determined that to this  
4 date was adequate time to do that.

5 I understand you're here in a  
6 different relationship to the project.  
7 There is no project proposed at this time  
8 and you're seeking a zoning change without  
9 a particular developer in hand.

10 My inclination is to recommend to  
11 uphold the decision of the CZAB, to deny  
12 the rezoning, because we haven't followed  
13 through with what was agreed to follow  
14 through. We've brought down the  
15 neighbors. They're here to speak again to  
16 the process. I don't know what, if any  
17 progress has been made.

18 CHAIRMAN MONESTIME: Let me see if I  
19 can help with some direction here.

20 Mr. Attorney, I feel that the  
21 Commissioner of the district is probably  
22 heading in a different direction.

23 So what if I recommend that the  
24 applicant meet with the Commissioner and  
25 see if they can -- they can't do that,

1           because this is a zoning application.

2           MR. KERBEL: Correct, that would be a  
3 Jennings violation.

4           COMMISSIONER DIAZ: Commissioner.

5           CHAIRMAN MONESTIME: Okay. All  
6 right. Very good.

7           Yes, Commissioner Diaz.

8           COMMISSIONER DIAZ: Thank you. And  
9 to the District Commissioner, I don't  
10 know, Mr. Attorney, if an applicant is  
11 requesting to be deferred due to what he  
12 explained, that he did not know certain  
13 things are taking place, I'm not in favor  
14 or against, I'm supportive of what the  
15 District Commissioner is saying, but an  
16 order of wisdom, isn't it wise that in the  
17 past there was some of these requests that  
18 we've gone on to vote, whether to defer or  
19 not defer first before hearing anything  
20 else?

21           MR. KERBEL: Commissioner, wisdom I  
22 will defer to you.

23           In terms of what this Board has  
24 typically done in the past --

25           COMMISSIONER DIAZ: I was trying to

1 get the wisdom from you.

2 MR. KERBEL: I don't purport to have  
3 any.

4 COMMISSIONER DIAZ: To help my fellow  
5 colleague. That's what I'm trying to do,  
6 because...

7 COMMISSIONER SUAREZ: Nice beard.

8 MR. KERBEL: This Board does  
9 typically grant deferrals with some  
10 regularity. I would say this situation is  
11 unusual in that I understand that the  
12 applicant said he was unaware that a  
13 withdrawal was requested, but he was aware  
14 of the application. He's obviously here.  
15 It's an application that he is in part a  
16 signatory to.

17 And so what he was or was not aware  
18 of, I don't know that that would be  
19 something that would require this Board to  
20 defer an item. It's not a situation where  
21 someone says, "I never got notice, and I  
22 just happen to show up this morning".

23 But this Board does typically, with  
24 some regularity, grant deferrals when  
25 applicants wanted to make some changes or

1 speak with neighbors.

2 On the other hand, the person who  
3 would be most affected, if you were to go  
4 forward with a denial, is here and bears  
5 some responsibility for keeping tabs with  
6 his own application.

7 So while in an unusual situation like  
8 this, there's a risk related to due  
9 process, I think the only -- the only  
10 thing I would be certain in advising this  
11 Board, is if you were going forward and  
12 inclined to grant the appeal, then I think  
13 we would have some significant due process  
14 issues, because the withdrawal had been  
15 somewhat disseminated, but if you're  
16 looking at a deferral or a denial, I think  
17 you have more options before you.

18 COMMISSIONER LEVINE CAVA: I'd  
19 like to --

20 CHAIRMAN MONESTIME: Commissioner  
21 Cava.

22 COMMISSIONER LEVINE CAVA: I'd like  
23 to move to uphold the CZAB decision to  
24 uphold at this time.

25 CHAIRMAN MONESTIME: There's a motion

1 by Commissioner Cava to uphold the --

2 COMMISSIONER SOSA: Question.

3 CHAIRMAN MONESTIME: -- decision by  
4 the CZAB, seconded by Commissioner Moss.  
5 Commissioner Sosa, you have the  
6 floor.

7 COMMISSIONER SOSA: If we do that,  
8 then we are not going to allow a  
9 presentation and to hear from the public?  
10 Because my biggest concern is, that even  
11 when this was discussed before, we  
12 advertised our zoning meetings to allow  
13 presentations, due process and hear from  
14 the public.

15 I don't want to -- and I support  
16 whatever the Commissioner says, but in  
17 overabundance of caution of any legal  
18 request later on that we didn't allow  
19 presentations of the item and for the  
20 people to speak, that is my only concern.

21 COMMISSIONER DIAZ: That's the wisdom  
22 I was trying to say earlier.

23 CHAIRMAN MONESTIME: Well, I want  
24 everybody to understand, it's already  
25 10:13, and I've been advised that at least

1 one Commissioner will be leaving by 11  
2 o'clock.

3 So we have a motion on the floor. I  
4 understand the concern of the applicant.  
5 There was information communicated to the  
6 administration that this was supposed to  
7 be withdrawn. And the Commissioner of the  
8 district had made a motion to uphold the  
9 application -- the CZAB recommendation, so  
10 that's the motion on the floor.

11 Anybody else have any comments or  
12 question for the applicant?

13 MR. MICHAEL: Mr. Chairman.

14 CHAIRMAN MONESTIME: Hold on, hold  
15 on, sir.

16 Mr. County attorney.

17 MR. KERBEL: I understand the  
18 applicant wants to speak, and I would  
19 certainly advise letting him.

20 I just want to clarify one thing from  
21 the record, since there is a motion  
22 pending as to the merits of the  
23 application. I think based on the  
24 transcript, not every Commissioner that  
25 heard the item last time -- not everybody

1 that's here was on the Board the last  
2 time.

3 So if the Commissioners who were  
4 not -- and I'll give you the list: Last  
5 time it was Chairwoman -- then Chairwoman  
6 Sosa, Commissioner Diaz, Commission  
7 Suarez, Commissioner Levine Cava,  
8 Commissioner Zapata, Commissioner Souto,  
9 Commissioner Jordan.

10 So the other Commissioners, if you  
11 could certify that you had read the  
12 transcript of the hearing before going  
13 forward on a decision on the merits, then  
14 that will be helpful for the record.

15 COMMISSIONER EDMONSON: I read the  
16 transcript.

17 MR. KERBEL: And it was in the  
18 packet.

19 COMMISSIONER EDMONSON: As well as  
20 being briefed my staff.

21 CHAIRMAN MONESTIME: I have been  
22 briefed by my staff on the item, and I'm  
23 aware of the implication, so...

24 COMMISSIONER MOSS: And on the  
25 record, I've reviewed the transcripts.

1 MR. KERBEL: Thank you.

2 CHAIRMAN MONESTIME: Mr. --

3 MR. KERBEL: Mr. Chair, the applicant  
4 had wanted to speak.

5 CHAIRMAN MONESTIME: Yes, I'm going  
6 to ask him to speak.

7 MR. MICHAEL: I'm unclear on the  
8 motion. Could you please explain?

9 CHAIRMAN MONESTIME: Mr. Attorney,  
10 can you explain the motion to him.

11 MR. KERBEL: The motion is to uphold  
12 the CZAB decision below, which is to deny  
13 without prejudice.

14 MR. MICHAEL: Thank you.

15 Commissioners, thank you for giving  
16 me a moment.

17 I just wanted to point out, as --  
18 I've owned this property for over 10  
19 years. Our family has been here since  
20 1908. We're stakeholders here. You know,  
21 I feel like it would -- it be a  
22 significant impact to us for this to have  
23 to start completely over.

24 I understand that deferrals are  
25 routine, I've been told. I've never

1 spoken before this Commission, but we are  
2 -- would like to work with the neighbors.

3 I apologize that we've kind of come  
4 in at the eleventh hour here. And, you  
5 know, there's been changes, a complete  
6 change in the team, in attorneys. I just  
7 met the development attorney this morning  
8 here.

9 So if you would please bear with us,  
10 give us 30 days to meet with the neighbors  
11 and reboot. We'd be very appreciative.  
12 Thank you.

13 COMMISSIONER MOSS: Mr. Chairman.

14 CHAIRMAN MONESTIME: Commissioner  
15 Moss, you're recognized.

16 COMMISSIONER MOSS: Thank you, Mr.  
17 Chair.

18 To staff, who did you receive this  
19 email from?

20 MR. SILVA: The email was from the  
21 law firm of Holland & Knight.

22 COMMISSIONER MOSS: And upon  
23 receiving the email, it was disseminated  
24 to the neighbors? I mean, what happened  
25 with the email?

1 MR. SILVA: That was included in the  
2 email. The attorney from Holland & Knight  
3 indicated that he had contacted the  
4 neighbors and told them the application  
5 would be withdrawn.

6 COMMISSIONER MOSS: So you have  
7 probably a number of neighbors who  
8 probably aren't here, because if they were  
9 contacted and they were told that, then  
10 they would be relying on that information?

11 MR. SILVA: Correct.

12 COMMISSIONER MOSS: Thank you.

13 COMMISSIONER DIAZ: Mr. Chairman.

14 CHAIRMAN MONESTIME: Yes,  
15 Commissioner Diaz.

16 COMMISSIONER DIAZ: And I don't want  
17 to keep this going.

18 CHAIRMAN MONESTIME: Yes, exactly.

19 COMMISSIONER DIAZ: I'm very  
20 uncomfortable at this point. We have a  
21 person that's stated basically due process  
22 has not been properly in his  
23 understanding, because of the change of  
24 legalities, team and stuff like that.

25 I'm very uncomfortable with this, Mr.

1 Attorney. This is the first time -- I've  
2 been here for 13 years. This is the first  
3 time I've been through something like this  
4 at this point.

5 If we've always given due process,  
6 and due process is important one way or  
7 another -- and we've gone way out of our  
8 way to do due process for people,  
9 sometimes way, way out of our way.

10 So Mr. Chairman, I want to tell the  
11 district Commissioner that this is a very  
12 unusual thing. That's why I asked for  
13 wisdom before. And I feel very  
14 uncomfortable at this point on this issue.

15 CHAIRMAN MONESTIME: I'll recognize  
16 Commissioner Suarez and then we'll go  
17 ahead and vote on the item after that.

18 COMMISSIONER SUAREZ: Along the same  
19 lines, Commissioner Cava, if you were to  
20 -- if this was the only motion that I had  
21 to vote on, I would have to go with you  
22 and vote to deny, but a withdrawal doesn't  
23 have much of a different effect, because I  
24 think that they can't bring back the item  
25 until when, if they withdraw? For one

1 thing, they lose all their fee  
2 application; is that correct?

3 COMMISSIONER DIAZ: He wants to  
4 defer.

5 MR. SILVA: Yes, they would have to  
6 reapply and pay the fees, correct.

7 COMMISSIONER SUAREZ: If they  
8 withdrew?

9 MR. SILVA: Right.

10 COMMISSIONER SUAREZ: And a deferral?

11 MR. SILVA: Deferral, there would be  
12 no additional fees.

13 COMMISSIONER SUAREZ: But either way,  
14 they -- you know, it almost has the same  
15 effect as denying, except that they're  
16 still potentially at bat. And if they  
17 were to consult the neighbors and maybe  
18 reach an agreement, as you had insisted  
19 that they do before, that would still be a  
20 possibility. So it seems like a more  
21 reasonable thing to do.

22 I'm not sure that we're denying due  
23 process, because they've had the benefit  
24 of due process, but they've kind of got  
25 caught into, you know, a situation here

1 where apparently their attorneys are not  
2 representing. I don't know exactly what's  
3 going on there, but it might be a milder  
4 form of punishment to allow a deferral or  
5 withdrawal.

6 CHAIRMAN MONESTIME: Commissioner,  
7 before you close, we all heard the  
8 attorney. And I think myself and other  
9 Commissioners that was not there have  
10 affirmed that we've read the transcript  
11 and briefed by our staff, so you need  
12 to --

13 VICE CHAIRMAN BOVO: I need to do it  
14 for the record also.

15 CHAIRMAN MONESTIME: Okay, very good.  
16 Go ahead, Vice Chair Bovo.

17 VICE CHAIRMAN BOVO: I've been  
18 briefed and have reviewed the minutes.

19 CHAIRMAN MONESTIME: Closing,  
20 Commissioner Cava.

21 COMMISSIONER LEVINE CAVA: Yes, so my  
22 intent here is to go forward with what  
23 came out of the last hearing, which was  
24 not to deny the rights to the landowner of  
25 ability to move forward with the property,

1 but to make sure that the interest of the  
2 neighbors were reflected, which would lead  
3 to a less dense application. So,  
4 essentially, that was what we discussed,  
5 the importance --

6 MR. MICHAEL: Thank you.

7 COMMISSIONER LEVINE CAVA: This is  
8 right up again the Urban Development  
9 Boundary line. The buffer area I know is  
10 very critical. I know you're very  
11 familiar with this issue, I'm sure.

12 And I'm listening to my colleagues,  
13 and I feel their discomfort. And the  
14 intent is not to prejudice you, but to  
15 assure that this moves forward in the  
16 proper way.

17 So I'd like to withdraw my motion, if  
18 I may, and substitute a motion to defer.

19 COMMISSIONER EDMONSON: Second.

20 MR. KERBEL: Commissioner, in light  
21 of your statement, do you want to make  
22 that a deferral with leave to amend or  
23 just a deferral?

24 COMMISSIONER LEVINE CAVA: Yes, a  
25 deferral with leave to amend. And I don't

1 know if we need to have a date certain.

2 MR. KERBEL: If it's -- a date  
3 certain would be preferable, because if  
4 there's -- if they're intending --  
5 certainly if they're intending on amending  
6 it before, it wouldn't be possible to do  
7 so before the meeting before the next  
8 meeting of this Board, which is when a  
9 deferral would normally go.

10 COMMISSIONER LEVINE CAVA: And that  
11 is when?

12 MR. SILVA: The next meeting is  
13 scheduled for March 19th.

14 COMMISSIONER LEVINE CAVA: I think  
15 that's not sufficient.

16 MR. SILVA: After that, the next  
17 meeting is April 23rd.

18 COMMISSIONER LEVINE CAVA: Okay. So  
19 that would be my motion.

20 CHAIRMAN MONESTIME: Very good. The  
21 prior motion had been withdrawn and now we  
22 have a new motion to defer by --

23 COMMISSIONER DIAZ: Second it.

24 CHAIRMAN MONESTIME: -- Commissioner  
25 Levine Cava. And it's been seconded.

1           Commissioner Sosa, you have the  
2 floor.

3           COMMISSIONER SOSA: Question to the  
4 attorneys on the comments of the  
5 Commissioner of the district.

6           Commissioner, is it possible, as part  
7 of the motion, to entertain her  
8 expressions of desire for them to work  
9 with the neighbors and to have into  
10 consideration lower density? Is that  
11 something if the Commissioner, after her  
12 expression --

13           COMMISSIONER LEVINE CAVA: That would  
14 be consistent with my wishes, if that were  
15 possible.

16           MR. KERBEL: It would be possible.  
17 You're the maker of the motion, and so you  
18 can include that as part of your motion.

19           COMMISSIONER LEVINE CAVA: You  
20 probably need to restate it. And, also,  
21 we would like to have any advertising to  
22 be sure that all the residents were  
23 notified.

24           MR. KERBEL: Well, if the application  
25 does not change, then since we're

1           deferring to a date certain, this is the  
2           advertisement. And additional mailed  
3           notice won't go out.

4           MR. MICHAEL: We will make --

5           COMMISSIONER MOSS: Mr. Chairman.

6           CHAIRMAN MONESTIME: Commissioner  
7           Moss.

8           COMMISSIONER MOSS: I would --  
9           because this is such an unusual  
10          circumstance, and because allegedly the  
11          neighbors were contacted and said that,  
12          you know, the item was going to withdrawn,  
13          and if this is the only advertising here,  
14          I'm not sure how many neighbors are  
15          watching, it seems to me that those  
16          neighbors need to be re-notified --

17          COMMISSIONER DIAZ: I agree.

18          COMMISSIONER MOSS: -- now that the  
19          item has been deferred, because of the  
20          unusual circumstances.

21          CHAIRMAN MONESTIME: Would the  
22          applicant be amenable to advertise to --

23          MR. MICHAEL: Absolutely.

24          CHAIRMAN MONESTIME: -- to  
25          advertising again?

1 MR. MICHAEL: Absolutely, yes. Thank  
2 you.

3 MR. KERBEL: So to Commissioner  
4 Levine Cava, as part of your motion, if  
5 you would like -- let me see if I can  
6 restate it.

7 It would be to defer with leave to  
8 amend to the April 23rd meeting of this  
9 Board, and with directions to the  
10 applicant to work with the neighbors to  
11 come up with a less intense plan and to  
12 also re-advertise at the applicant's  
13 expense that this item is going to be  
14 heard again on April 23rd.

15 COMMISSIONER LEVINE CAVA: So moved.

16 COMMISSIONER DIAZ: So seconded.

17 CHAIRMAN MONESTIME: Mr. Clerk,  
18 there's been a motion.

19 COMMISSIONER DIAZ: Two seconds.

20 CHAIRMAN MONESTIME: As stated by the  
21 attorney. It's been seconded. Is your --

22 COMMISSIONER SUAREZ: One extra  
23 second to take the vote. You have three  
24 seconds to take the vote.

25 COMMISSIONER EDMONSON: Everybody

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

second.

THE CLERK: Commissioner Levine Cava?

COMMISSIONER LEVINE CAVA: Yes.

THE CLERK: Commissioner Diaz?

COMMISSIONER DIAZ: Yes.

THE CLERK: Commissioner Edmonson?

COMMISSIONER EDMONSON: Yes.

THE CLERK: Commissioner Moss?

COMMISSIONER MOSS: Yes.

THE CLERK: Commissioner Sosa?

COMMISSIONER SOSA: Yes.

THE CLERK: Commissioner Souto?

COMMISSIONER SOUTO: Yes.

THE CLERK: Commissioner Suarez?

COMMISSIONER SUAREZ: Yes.

THE CLERK: Vice Chairman Bovo?

VICE CHAIRMAN BOVO: Yes.

THE CLERK: Chairman Monestime?

CHAIRMAN MONESTIME: Yes.

THE CLERK: The motion passes 9 to 0.

CHAIRMAN MONESTIME: All right.

Congratulations, sir.

MR. MICHAEL: Thank you.

(Thereupon, the hearing was  
concluded).



STEPHEN CLARK CENTER  
MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS  
111 NW FIRST STREET, COMMISSION CHAMBERS  
Thursday, November 20, 2014 @ 9:30 a.m.

ITEM

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.  
(14-003)

Board of County Commissioners  
(Present)

Rebeca Sosa, Chairwoman  
Barbara J. Jordan  
Juan C. Zapata  
Jose "Pepe" Diaz  
Javier D. Souto  
Xavier L. Suarez  
Daniella Levine Cava

County Attorney's Office  
Craig Collier & Dennis Kerbel  
Assistant County Attorneys

On behalf of the Applicant  
Alan Krischer, Esq.  
Holland & Knight

2015 MAY - 1 P 11: 20  
PLANNING AND ZONING  
AGENDA OFFICE

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

## COMMISSIONERS

CHAIRWOMAN SOSA: 3-4, 6-9, 20-27, 29-35, 37, 42-46, 51, 56, 61, 64-68, 74, 77-80, 82-85, 87-91.

COMMISSIONER DIAZ: 7-8, 31, 56-61, 67-69, 77, 82, 84, 88-90.

COMMISSIONER SUAREZ: 45-47, 49-51, 67.

COMMISSIONER LEVINE CAVA: 52-56, 67, 77, 80-85, 87-91.

COMMISSIONER ZAPATA: 61-64.

COMMISSIONER SOUTO: 64-65, 67-74, 82.

COMMISSIONER JORDAN: 74-77.

## STAFF

MR. SILVA: 4-6, 43-46, 51, 57, 61, 76, 85, 87-88, 90.

MR. COLLER: 6-7, 37, 47-49, 66, 82-87, 90.

## ON BEHALF OF THE APPLICANT

MR. KRISCHER: 4, 8-20, 37-42, 86-90.

## SUPPORTERS

---

## OBJECTORS

MS. BEAUCHAMP: 21-22.  
MR. MERRITT: 22-23.  
MS. SAMALION: 23-24.  
MR. WALTON: 24-25.  
MR. WHITNEY: 25-27.  
MR. LAURIE: 27-29.  
MR. GRAY: 29-30.  
MR. DE JESUS: 31-34.  
MR. LECHOT: 34-35.  
MS. LECHOT: 30, 35-37.

1                   CHAIRWOMAN SOSA: Thank you. Good  
2 morning. And please join us for a moment  
3 of silence, followed by the Pledge of  
4 Allegiance.

5                   Commissioners.

6                   (Pledge of Allegiance).

7                   CHAIRWOMAN SOSA: Good morning and  
8 welcome to the zoning meeting today.

9                   Mr. Clerk, will you please swear the  
10 witnesses and the translators, please.

11                  THE CLERK: Will the witnesses please  
12 rise and raise your right hand.

13                  CHAIRWOMAN SOSA: Those who are going  
14 to speak.

15                  THE CLERK: Do you solemnly swear  
16 that the testimony you're about to give  
17 will be the truth, the whole truth and  
18 nothing but the truth, so help you God?

19                  COLLECTIVELY: I do.

20                  THE CLERK: Do you swear to interpret  
21 the testimony given?

22                  THE INTERPRETERS: I do.

23                  THE CLERK: Thank you.

24                  CHAIRWOMAN SOSA: Thank you, Mr.  
25 Clerk.

1           At this point, I will entertain any  
2 requests for deferral or withdrawal?

3           Seeing none, then staff, for the  
4 record -- sir, sir, you can sit down.

5           MR. KRISCHER: I'm so psyched.

6           CHAIRWOMAN SOSA: Thank you.

7           Staff, for the record, please read  
8 the Department's introductory statement  
9 for the zoning hearing.

10          MR. SILVA: Good morning, Madam  
11 Chairwoman and Commissioners.

12          In accordance with the Code of  
13 Miami-Dade County, all items to be heard  
14 today have been legally advertised in the  
15 newspaper, notices have been mailed and  
16 the properties have been posted.  
17 Additional copies of the agenda are  
18 available here in the chambers.

19          Items will be called up to be heard  
20 by agenda number and name of applicant.  
21 The record and file for the hearing on  
22 each application will include documents  
23 from the public agencies, the Department  
24 of Regulatory and Economic Resources. And  
25 where there is an appeal from the

1           Community Zoning Appeals Board, we also  
2           have the transcript from those hearings.

3           All documents are physically present  
4           today, available to all interested parties  
5           and available to Members of the Board of  
6           County Commissioners, who may examine  
7           these items from the record during the  
8           hearing. Parties have the right of  
9           cross-examination.

10          This statement, along with the fact  
11          that all witnesses have been sworn, shall  
12          be included in any transcript of these  
13          proceedings.

14          In addition, there's an official  
15          translator present in the chambers for  
16          those individuals requiring such  
17          assistance.

18          The first application on the  
19          agenda -- the only application on the  
20          agenda is Helen Michael and Preferred  
21          Enterprises, Incorporated, Hearing No.  
22          14-003. We've had 206 protests in this  
23          item and no waivers.

24          This item is an appeal by the  
25          decision by the Community Zoning Appeals

1 Board. The application to change the  
2 zoning district was denied by the  
3 Community Zoning Appeals Board, and the  
4 applicant has appealed it to the Board of  
5 County Commissioners. The staff  
6 recommendation is for approval.

7 And we also distributed today a memo  
8 from the School Board that was not  
9 included in your packet. We did not  
10 include that. This memo indicates that  
11 there is sufficient capacity for schools  
12 in the area.

13 CHAIRWOMAN SOSA: Thank you, sir.

14 Mr. Attorney, is there anything you  
15 need to read for the record?

16 MR. COLLIER: No, I just want to  
17 advise the Board that on the kit -- it  
18 says in order to overturn a Community  
19 Zoning Appeals Board, it says two-thirds  
20 of the Board Members. That's two-thirds  
21 of members present.

22 CHAIRWOMAN SOSA: Present. Thank  
23 you, sir.

24 Okay. Let me ask you, Mr. Attorney,  
25 is there any limitation for the time the

1 applicant spends in presenting the  
2 application?

3 MR. COLLER: Well, he needs to be  
4 given a reasonable period of time.

5 CHAIRWOMAN SOSA: Okay. We want  
6 to --

7 MR. COLLER: So we can judge that --

8 CHAIRWOMAN SOSA: We have a lot of  
9 neighbors.

10 MR. COLLER: Right, we need to give  
11 them equal time.

12 CHAIRWOMAN SOSA: And I want to make  
13 sure that they understand how the process  
14 goes.

15 We let the applicant do the  
16 presentation. And then after that, we  
17 allow the residents, who have signed  
18 cards, to come and speak and give their  
19 part.

20 With that --

21 COMMISSIONER DIAZ: Madam Chair, I'm  
22 sorry to interrupt, a personal moment, if  
23 I could.

24 CHAIRWOMAN SOSA: Go ahead, sir.

25 COMMISSIONER DIAZ: Thank you.

1           There's a gentleman in the back of  
2           the room that I wanted to -- Mr. Chuck  
3           Lanza, which is one of our Directors --

4           CHAIRWOMAN SOSA: Oh, my God.

5           COMMISSIONER DIAZ: -- in fire for  
6           many years. And we worked, all of us, you  
7           and me, especially, Madam Chair --

8           CHAIRWOMAN SOSA: Wow.

9           COMMISSIONER DIAZ: -- many years  
10          ago. And I just wanted to say he looks  
11          better than ever. I don't know what he's  
12          doing, but he's so good. Welcome aboard  
13          always.

14          CHAIRWOMAN SOSA: Welcome back home.

15          MR. LANZA: Thanks. Good to be here.

16          CHAIRWOMAN SOSA: With that, the  
17          applicant, how much time do you need for  
18          your presentation, sir?

19          MR. KRISCHER: I think about 10 to  
20          12 minutes. And I'll be mostly speaking  
21          in rebuttal.

22          CHAIRWOMAN SOSA: Okay, let me give  
23          you 15.

24          MR. KRISCHER: Thank you.

25          CHAIRWOMAN SOSA: So you don't pass

1 the time.

2 MR. KRISCHER: Excellent.

3 CHAIRWOMAN SOSA: And starts running.  
4 Go ahead.

5 MR. KRISCHER: All right. Good  
6 morning, Madam Chairman, Members of the  
7 Board. For the record, my name is Alan  
8 Krischer with the law firm of Holland &  
9 Knight, address 701 Brickell Avenue.

10 I'm joined this morning by my client,  
11 Wayne Rosen; and my partner, Juan Mayo1,  
12 who will be handing out our exhibit books  
13 this morning. And we're appearing on  
14 behalf of the applicants.

15 This morning, we're here before you  
16 on a request for district boundary change  
17 to rezone a 20-acre parcel from AU to  
18 EU-M. The request is consistent with your  
19 Master Plan. Your staff is recommending  
20 approval with no objections. None of your  
21 reviewing departments had any objections  
22 or concerns. And so your staff  
23 recommendation is without conditions.

24 Obviously we agree with their  
25 analysis. And normally with such a clean

1            recommendation, we would have a very brief  
2            presentation indeed, but as you are aware,  
3            we're here before you on an appeal.

4            We have a number of neighbors that  
5            have expressed concern about the  
6            application. We had the opportunity to  
7            meet with them prior to the CZAB hearing,  
8            and we appreciate them taking the time to  
9            meet with us and the CZAB giving us that  
10           opportunity.

11           And we went to CZAB 14, and we had a  
12           very lengthy hearing. You can see the  
13           transcript of that hearing in Tab 17 of  
14           the books that have been handed out. And  
15           at the end of that lengthy hearing, the  
16           Board was split. We had three votes that  
17           were in favor of approving the  
18           application, subject to staff's  
19           recommendation of approval, and three  
20           votes that were against the application.

21           Now, with a tie vote, if you keep  
22           having tie votes, you still go back to the  
23           Board. Rather than stay below, and in  
24           limbo and have us and the neighbors keep  
25           going back, we, as the applicant, made a

1 request to the contrary motion, to the  
2 Board members change their votes, so there  
3 will be denial. And that is how we are  
4 before you today, it is a denial, which  
5 requires a supermajority vote if this  
6 Board is going to overturn it, but we  
7 believe that the application merits  
8 approval.

9 Because we have so many objectors, I  
10 will be making a longer presentation, but  
11 because your professional staff is  
12 recommending approval, we are consistent  
13 with the comp plan, I will try to keep my  
14 initial presentation somewhat brief and  
15 make most of my comments in response to  
16 any concerns that the neighbors raise, so  
17 I'd like to make sure I reserve that time  
18 for rebuttal.

19 First, to orient the Board, and I'll  
20 go to the traveling mike, this aerial  
21 photograph shows the subject property.  
22 It's, again, outlined in blue. It's  
23 20 acres of property, on Northwest (sic)  
24 162 Avenue. And this right here is  
25 Southwest 280 Street. The property is

1           presently zoned for agricultural use. All  
2           of this property that you see in this area  
3           is developed as residential. It's EU-M  
4           homes.

5                        This Board shows an excerpt of the  
6           Future Land Use Map of your Comprehensive  
7           Development Master Plan. The property is  
8           outlined in yellow. As you can see, this  
9           solid black line here is Southwest 280  
10          Street. This very heavy dotted black line  
11          is the Urban Development Boundary.

12                       The property is inside the Urban  
13          Development Boundary. And because it is  
14          inside the Urban Development Boundary,  
15          like most of the property, it is not  
16          designated to be agricultural.

17                       Like all of the surrounding property,  
18          it is designated to be developed with  
19          residential development, estate density  
20          residential, which calls for development  
21          up to 2.5 units per acre.

22                       The property is currently zoned AU.  
23          And we've requested a district boundary  
24          change for EU-M, which is consistent with  
25          that comprehensive plan designation.

1           Now, EU-M is one of your estate  
2 density residential districts, permit  
3 single-family homes and it requires that  
4 lots have a minimum net lot size of  
5 15,000 square feet.

6           So what does an EU-M development look  
7 like? All of the houses to the west of  
8 us, on the other side of 162nd Avenue that  
9 you see on that aerial, those are all EU-M  
10 lots. All the houses to the south of us,  
11 across 278 Street, 280 Street, all the way  
12 down to 288 Street, all the way up to the  
13 Urban Development Boundary, all of that  
14 residential development is EU-M. Almost  
15 every house that you see in this aerial  
16 photograph is zoned EU-M.

17           Now, you have -- your recommendation  
18 packages, in our books, the staff  
19 recommendation request. Every department  
20 that's reviewed the application has  
21 determined that it should be approved.  
22 Planning & Zoning has found that the EU-M  
23 meets the requirement of the zoning code.  
24 Public Works department has found that  
25 there is adequate capacity in the roadway

1 network. Fire, DERM and Parks have all  
2 determined the infrastructure is in place  
3 to accommodate the requirements of the  
4 development. And as your staff has  
5 pointed out, Miami-Dade County Public  
6 Schools have conducted a concurrency  
7 analysis and found capacity exists for the  
8 request.

9 All of the recommendations are for  
10 approval. There are no objections from  
11 any department.

12 So why are we here for EU-M? Why  
13 that zoning district? Because that's the  
14 zoning district that is consistent with  
15 the neighborhood.

16 This is a composite board that shows  
17 the zoning maps for this area. And what  
18 we did, is we basically went out for a  
19 full mile. This is a full square mile,  
20 half a mile in every way, showing all the  
21 zoning districts. And it is nearly  
22 impossible to read this at any scale. So  
23 we took that board and we colored it to  
24 show you what the zoning districts are.

25 This area right here is the subject

1 property. This area here in blue is all  
2 EU-M. We have EU-M adjoining us across  
3 162 Avenue. We have EU-M to the south of  
4 us, across 278 Street. We have EU-M  
5 running along the entire length of our  
6 western property line. EU-M running along  
7 the entire length of our southern property  
8 line. 162 Avenue runs all the way from  
9 288, all the way up to the Urban  
10 Development Boundary. All of this is  
11 EU-M.

12 This green circle shows the notice  
13 radius for this application. That's a  
14 half a mile in radius, a mile in diameter.

15 Virtually every home that received  
16 notice of this application here today is  
17 an EU-M zoned home. Nearly every person  
18 that speaks today, based on what we saw at  
19 the Community Zoning Appeals Board, lives  
20 in an EU-M house.

21 This is the appropriate pattern of  
22 development for this neighborhood. It is  
23 compatible with what's there, it's  
24 harmonious and it's the appropriate zoning  
25 district for this property.

1           We had our objectors submit a  
2           petition to the Community Zoning Appeals  
3           Board. It should be in your package  
4           below. There are 188 names objecting to  
5           this application. We looked at the  
6           address of every single person that signed  
7           that petition. And of those 188 names,  
8           185 of them lived in EU-M lots. They live  
9           in the same zoning district that we're  
10          requesting today.

11           And I expect that the same is true of  
12          the neighbors, who are here this morning,  
13          that the overwhelming majority of them  
14          themselves live in EU-M, and are here  
15          today to ask you not to permit this  
16          applicant to have the same zoning that  
17          they themselves live in and they  
18          themselves enjoy.

19           Now, in our package, I've included a  
20          couple of the seminal cases on land use.  
21          I promise, I'm not going to read from  
22          them. I know how much the Board members  
23          love having lawyers talk about the law,  
24          but I will stress what they say.

25           This is a quasi-judicial proceeding.

1           This hearing is not about figuring out  
2           whether a particular request is popular.  
3           It's not about polling the area to see  
4           whether or not the neighbors want to see a  
5           particular rezoning change happen. It's  
6           not about counting up the number of  
7           objections of affected people to see  
8           whether or not they want the project to go  
9           forward. It's about applying the planning  
10          principles that this Commission has long  
11          adopted.

12                 This property is inside the Urban  
13          Development Boundary. The best way to  
14          protect the properties outside the Urban  
15          Development Boundary. The properties that  
16          your comprehensive plan has identified as  
17          critical for agriculture and open space is  
18          to make sure that the lands inside the  
19          Urban Development Boundary are developed  
20          according to your plan.

21                 And we talked about that at length in  
22          front of the Community Zoning Appeals  
23          Board. And one of the Council Members,  
24          Councilman Dufek, correctly pointed out  
25          that this property has been inside the UDB

1 for decades. This is not a new change.  
2 This is not a result of a comprehensive  
3 plan amendment that brought this property  
4 inside the urban development boundary  
5 after these neighbors had bought their  
6 homes. It's always been inside the UDB,  
7 from your very first Comp Plan.

8 And he also shared his concern that  
9 whenever developers and their lawyers come  
10 before you seeking to put pressure on the  
11 UDB and move the UDB, the people use the  
12 argument that -- and I'm going to read  
13 this -- "We've already got all this land  
14 in the UDB; develop that land before you  
15 move the line". Now, if we come in here  
16 and say, no, we're not going to let you  
17 develop this, then we're defeating the  
18 idea of having a zoning and the UDB line  
19 altogether.

20 And he's right, if you don't want to  
21 develop green fields that are far from  
22 existing neighbors, where anybody lives,  
23 the other side of that coin is allowing  
24 development in areas that are already  
25 inside the UDB.

1           And you saw yesterday that it can be  
2 very energizing, and you get a lot of  
3 community interest, if you ever try to  
4 increase and change the planned density,  
5 going above what the comp plan shows in  
6 already developed neighborhoods.

7           If you don't allow where the Comp  
8 Plan is already in place, and the  
9 developer is asking for the exact same  
10 zoning district that pervades in the  
11 neighborhood, it's going to be very  
12 difficult for you to effectively utilize  
13 your inventory that's inside the Urban  
14 Development Boundary to relieve the  
15 pressure on the Urban Development  
16 Boundary.

17           So even though, once I sit down, I'm  
18 going to be followed by a number of  
19 speakers that are going to speak in  
20 objection of this application, this  
21 application deserves to be approved.

22           The request is consistent with the  
23 Comp Plan. It meets all of your zoning  
24 requirements. Your staff has determined  
25 that all of the infrastructure necessary

1 to serve the development is in place. It  
2 is inside the Urban Development Boundary.  
3 It is appropriate for this category of  
4 single-family development, like all of the  
5 other properties surrounding it. And we  
6 respectfully request your approval. And  
7 I'll speak the rest after the neighbors  
8 have spoken.

9 CHAIRWOMAN SOSA: Thank you, sir.

10 Now, we will open for those who sign  
11 the cards, Mina Beauchamp. Then I have  
12 Charles Merritt.

13 Please, when I call your name, you  
14 can stand in one podium and the next  
15 person in the other one, so we can --  
16 Charles Merritt, Arlene Somanali. I'm  
17 sorry, if I mispronounce. Sometimes it's  
18 hard to read. Bruce Walton, Joe Whitney.

19 Okay. State your name and your  
20 address for the record. And then after  
21 you state your name and your address for  
22 the record, the time starts running. And  
23 it's in front of you.

24 We always give, and that's the rule  
25 of the Commission, two minutes to each

1 speaker. I have been advised to the  
2 administration that in the page, in the  
3 page for the County, it says that we give  
4 five minutes to speakers. Please make  
5 sure you let the administration know so  
6 that they can verify that information,  
7 because it has been two minutes since we  
8 have been here.

9 Go ahead. And, welcome, everybody.

10 MS. BEAUCHAMP: Thank you. It's Mina  
11 Beauchamp, 27900 Southwest 160 Avenue,  
12 Homestead, 331 -- 33031.

13 I oppose it. I just think it's going  
14 to bring more traffic to the area. And  
15 I'm one who also feels that areas that are  
16 already approved for development should be  
17 developed, because we do have a developer.  
18 I believe it's to the west of 162 Avenue  
19 that started years ago. And it hasn't  
20 even come back up since the housing, you  
21 know, problem that we've had in Dade  
22 County with the real estate market  
23 folding.

24 And I think it also, with what's  
25 showing now is, I guess many analysis are

1           also thinking there's going to be probably  
2           another housing bubble. And, you know,  
3           nobody has the magic or crystal ball to  
4           know what's going to happen in the future,  
5           but I just don't think that it's something  
6           that has to be done right now with what's  
7           going on with the housing market. That's  
8           it.

9                         CHAIRWOMAN SOSA: Thank you very  
10           much.

11                         Sir, welcome.

12                         MR. MERRITT: Charles Merritt, 27900  
13           Southwest 160 Avenue.

14                         Based on the Petitioner's data there,  
15           it looks like the majority of the area is  
16           agriculture, not developed neighborhoods.  
17           So it looks like it's -- the appeal of our  
18           neighborhood is that we're backed up  
19           against this agriculture. And that's the  
20           way we'd like to keep it.

21                         And as my wife stated, the extra  
22           traffic through all those short side  
23           streets leading into the development are  
24           going to become busier.

25                         And the high school, South Dade High

1 School, I mean, it's overcrowded, so I  
2 don't know how the School Board accepted  
3 40 additional houses, or whatever the  
4 development is going to consist of. It's  
5 a lot of burden on the school system. And  
6 thank you.

7 CHAIRWOMAN SOSA: No, thank you.

8 Arlene and then Bruce Walton.

9 Welcome.

10 MS. SAMALION: Good morning. Thank  
11 you for allowing me to speak. My name is  
12 Arlene Samalion. I live at 26251  
13 Southwest 162nd Avenue. I live about  
14 five streets up from them. I live outside  
15 the UDB. I live in ag land. I live in  
16 Redland. I have a 10-acre site, five of  
17 which is endangered pine land. And we'd  
18 like to keep it agriculture out there.

19 This is a transition area. And the  
20 street that I live on, 262nd Avenue, is  
21 heavily traveled by people. And we've had  
22 an influx of more traffic and gridlock.  
23 And I've had so many accidents on that  
24 corner there. It's one woman went through  
25 the stop sign and got killed. Another one

1 plowed 50 feet into my -- under my fence  
2 and knocked down a 21-foot pine, a  
3 four-foot cabbage palm. And I'd like to  
4 keep the traffic down.

5 And I think this EU-M would have a  
6 tremendous impact on my -- on our lands  
7 out there. We have tractors. We have the  
8 big rigs coming down to pick up the  
9 produce. It's a multimillion dollar  
10 enterprise, farmland. And I'd like to  
11 keep everything in farmland, as you know.  
12 But those are my objections. And thank  
13 you for allowing me to speak.

14 CHAIRWOMAN SOSA: No, thank you.  
15 Sir.

16 MR. WALTON: My name is Bruce Walton.  
17 I live at 27801 Southwest 159 Court,  
18 Homestead, 33031.

19 I concur with the previous speakers,  
20 I do not want this to become housing,  
21 because it's right next to my house, of  
22 course.

23 The field there has been planted with  
24 crops since I've been there. And probably  
25 one of the most beautiful fields I've

1           seen, as far as crops go, they produce  
2           probably one of the best crops around.

3           This County lives on crops. Let's  
4           face it, if it wasn't for the farmers, we  
5           probably wouldn't be -- too many of us  
6           around here. And we support the whole  
7           United States. That's my objection.

8           And the traffic is going to be  
9           terrible. I can just visualize the  
10          disaster the area will turn into for the  
11          next several years, if they start  
12          construction, compared with a lot of the  
13          other construction in the area. Thank  
14          you.

15          CHAIRWOMAN SOSA: Thank you.

16          I have Joe Whitney, then William  
17          Laurie, John Gray, Victor De Jesus.  
18          Welcome.

19          MR. WHITNEY: Good morning. I'm Joe  
20          Whitney, 27825 162 Avenue.

21          I'm opposed to the zoning change. I  
22          do live across the street from the  
23          property. My wife and I bought the house  
24          over 20 years ago, and we really enjoy the  
25          vacant farm field right next to our home

1           where we raised our family.

2                     It's just a very quiet neighborhood.  
3           And we're afraid, you know, with another  
4           40 or 50 homes coming in next to us,  
5           obviously we're going to be in the middle  
6           of a development as opposed to the  
7           outskirts.

8                     You know, we met with the attorney.  
9           And he asked to meet with us at one of the  
10          sites and we did. And he asked if there's  
11          anything that we could come to an  
12          agreement, and try to work something out.  
13          The owners in the neighborhood, the  
14          homeowners in the neighborhood, have  
15          requested a couple of options to maybe one  
16          acre, 2-and-a-half acres, some  
17          transitional zoning, even a  
18          three-quarter-acre lot. The attorney went  
19          back to his client and he said no, they  
20          wanted, you know, the half acre; either  
21          all or nothing.

22                     So we went back to the meeting, as  
23          you know, and the request was denied by  
24          city council or Community Council.

25                     There are other several other

1 properties for sale in the Homestead  
2 Redland area that are already zoned for  
3 half-acre and one-acre lots. And as a  
4 real estate agent myself, our office has  
5 several for sale.

6 I'd like to see that property be  
7 bought up and developed that's already  
8 zoned for half acre and one-acre lots and  
9 not change the agricultural zoning till  
10 further down the road until everything has  
11 been either bought up and built out.

12 You know, based on that, that's one  
13 reason that I'm against the change in  
14 zoning. Thank you.

15 CHAIRWOMAN SOSA: Thank you.

16 Good morning. Welcome.

17 MR. LAURIE: Good morning. I am  
18 William Laurie. I reside at 27902  
19 Southwest 159 Court, Homestead 33031.

20 And, just for the record, I've never  
21 received any mailing information for these  
22 hearings.

23 I oppose the change for this parcel  
24 of land from agriculture to residential  
25 EU-M.

1           The Miami-Dade Code definition of  
2 zoning is that zoning controls the use,  
3 development of land for the health,  
4 welfare, safety of the community.

5           The Redlands are synonymous with  
6 agriculture. And to change this parcel  
7 from AU to EU-M provides no gain to the  
8 established community. It is, in fact,  
9 detrimental.

10           If this parcel is rezoned to  
11 residential, it will link 40 new homes  
12 directly to an existing neighborhood. The  
13 impact of this negatively affects all  
14 facets of the community's wellbeing.

15           First and foremost is traffic. We  
16 estimate over 100 additional vehicles, not  
17 including the construction of traffic.  
18 They'll have to transit our neighborhood  
19 to access thoroughfares.

20           Our streets are not equipped with  
21 sidewalks. This through traffic will  
22 endanger our children, elderly walkers.  
23 Longer street runs equal increase speed,  
24 decrease safety. Heavy construction  
25 equipment will damage our roads. A

1 traffic review should bear this out.

2 Environmental concerns. All homes in  
3 this area are on septic waste systems.  
4 Many established homes are on wells for  
5 potable water. What impact would 40  
6 additional homes have on the aquifer and  
7 our water quality?

8 Fire and rescue services will be  
9 degraded due to increased population  
10 density. Neighborhood watch and police  
11 services will be stressed. Parks and  
12 recreational facilities are at capacity  
13 now. And increase in school enrollees  
14 decreases the student/teacher ratio even  
15 farther. Public transit, solid waste  
16 services also will be stretched. In all,  
17 our level of services will be reduced.

18 CHAIRWOMAN SOSA: Thank you, sir. We  
19 really appreciate it.

20 MR. GRAY: Madam Chairwoman --

21 CHAIRWOMAN SOSA: Welcome.

22 MR. GRAY: -- Commissioners, my name  
23 is John Gray, and I'm currently staying at  
24 27905 Southwest 162 Avenue, two houses  
25 away from this said property.

1           As the Commissioners presiding at  
2           this meeting, I assume you would have read  
3           and heard all the arguments put forward by  
4           the residents about the zoning, and I'm  
5           not going to bother to repeat any of them.

6           But I would like to emphasize that  
7           the local county community zoning area  
8           appeals board listened to all the  
9           residents and agreed with them. These  
10          commissioners have significant local  
11          knowledge, and in their detriment, they  
12          ruled that the property should not be  
13          rezoned. I am sure you will not be  
14          willing to reverse that decision lightly.

15          And as a final point, I understand  
16          that an application for rezoning was done  
17          in 2007/8. It was deferred indefinitely,  
18          because the concerns over traffic  
19          congestion, and that traffic congestion  
20          question is even more important today than  
21          it was then. Thank you very much.

22                 CHAIRWOMAN SOSA: No, thank you.

23                 I have Victor De Jesus, Steve Lehot.  
24                 Sandra -- wants to be the last, Sandra?

25                 MS. LECHOT: Yes.

1 CHAIRWOMAN SOSA: Okay, you are the  
2 last.

3 MR. DE JESUS: Good morning. My name  
4 is Victor De Jesus. I reside at 27840  
5 Southwest 160 Avenue, 33031.

6 And if I may, if I may step up to  
7 your calendar, just I'd like to show you  
8 where I live on this one real quick.

9 I live on 160, which is probably the  
10 main artery. And I'm sure the traffic is  
11 going to be flowing through here. Now,  
12 all of this, yeah, it's agricultural.

13 COMMISSIONER DIAZ: We need the mike,  
14 sir.

15 CHAIRWOMAN SOSA: Sir, let me -- now  
16 you can get that mike, because if not, we  
17 don't hear you and those at home will  
18 never be able to hear what you say.

19 MR. DE JESUS: Okay. You want me to  
20 start again? My time is going up.

21 I live on 160 here, and this is  
22 probably one of the main arteries right  
23 here. And if you see, that's right smack  
24 that's going to go in that field. All  
25 this is agriculture.

1           And what they failed to realize or  
2           mention, all these are five-acre lots.  
3           Over here, there's a two-and-a-half acre  
4           farm with horses.

5           Now, on this other one that they did  
6           not mention, if I may, real quick, all  
7           this in green is all farmland. All this,  
8           yes, of course, we live in EDU-M (sic),  
9           okay? I'm going back to my post here.

10           CHAIRWOMAN SOSA: We're holding the  
11           time for you. Don't worry.

12           MR. DE JESUS: Like I said, as far as  
13           traffic, we have kids that play in that  
14           neighborhood, and all the neighbors can  
15           testify, I'm a big father. Our kids play  
16           in the neighborhood. They ride golf carts  
17           legally, which is legal.

18           Now, what I'm going to bring up about  
19           schools. I was going to bring my two kids  
20           out of school, but my wife said that's  
21           un-father of me. However, my kids live  
22           it. I go to school with them all the  
23           time. The schools are overcrowded in  
24           there.

25           And I heard a good joke this morning

1 from an accountant: Two plus two equals  
2 -- he goes to hire an accountant, two plus  
3 two, he asked the accountant, what is it?  
4 Four. Okay, next applicant. He asked the  
5 other accountant: What's two plus two?  
6 Whatever you want the number to be.

7 With that being said, the schools  
8 right now, yeah, they're probably adding  
9 the principals, assistant principals and  
10 the administration to fulfill numbers to  
11 say the schools are not crowded. We're  
12 there everyday. We see it everyday.

13 I'm representing some of my other  
14 neighbors, because, unfortunately, I got  
15 nominated to miss work, which I have no  
16 problem, miss a day's pay. I have no  
17 problem, because they make a little bit  
18 less than me. And I will suck it up. And  
19 here I am. I mean, we do not -- it's not  
20 we don't want it; we don't need it.

21 What about one-acre lots? Nobody  
22 wants to work with us. And I would love  
23 to shake hands with the Commissioners,  
24 some Commissioners.

25 CHAIRWOMAN SOSA: Thank you.

1 MR. DE JESUS: Thank you.

2 CHAIRWOMAN SOSA: Thank you very  
3 much.

4 Steve and then Sandra.

5 MR. LECHOT: Good morning. My name  
6 is Steve Lechot and I live at 16100 278  
7 Street. I face that piece of property  
8 that we're talking about.

9 I live in the -- I've lived in that  
10 house for over 31 years, and I'm against  
11 the zoning from AU to EU-M. My reason is  
12 that there's already too many vacant  
13 homes, homes for sale or in foreclosure in  
14 the neighborhood.

15 There's another development within  
16 the half-mile radius adjacent to this  
17 property on 274 Street and was to have 18  
18 homes built on it on half-acre lots. To  
19 date, only four have been built.

20 A development is being built on 296  
21 Street, and another on 172 Avenue and a  
22 third on 154 Avenue, all within a one-mile  
23 radius. And will negatively contribute  
24 more, excuse me, to our overdeveloped  
25 lands.

1           The developer -- I probably shouldn't  
2           say it -- who's trying to purchase this  
3           land has already bought Keys Gate Golf &  
4           Country Club and plans to build on half of  
5           it. He doesn't need this piece of land,  
6           too. We do not need anymore empty houses.  
7           And I would like to keep Redland green.  
8           Thank you.

9           CHAIRWOMAN SOSA: Thank you.

10          MS. LECHOT: Good morning, everyone.  
11          My name is Sandra Lechot, and I live at  
12          16100 Southwest 278 Street, and my home  
13          also faces the subject property.

14          I wanted to add in addition with  
15          regard to what Joe Whitney stated  
16          regarding our meeting with the attorneys,  
17          they were not willing to budge on any kind  
18          of compromise with us as to this rezoning.  
19          And they even told us that they are not  
20          obligated to provide us with a site plan,  
21          so we don't know how many houses will be  
22          built or how the streets will run, because  
23          they withdrew their original site plan and  
24          refused to give us another one.

25          As far as the petitions, we gathered

1           200 signatures, not 188, because I turned  
2           in more petitions at the Community Council  
3           meeting. And we also sent 35 letters  
4           opposing the rezoning. Our objections  
5           should hold weight, and they should not be  
6           ignored.

7           I am against this rezoning request  
8           for many reasons, but I will only state a  
9           few.

10           It is unnecessary use of agricultural  
11           land. This site sits within only a  
12           thousand feet of the UDB line and is  
13           bordered on two sides by the active -- by  
14           active agriculture, the avocado groves.

15           For the past 31 years that I've lived  
16           in the neighborhood, this particular  
17           parcel has grown various crops year-round.  
18           Our nation depends on Redland to supply it  
19           with crops during the winter months.  
20           Agriculture lands are unique and  
21           economically important resource and need  
22           to be protected and preserved.

23           This site is not on the current land  
24           use map. Its current designation for  
25           zoning is vacant land. Therefore, this

1 application is premature, and it should be  
2 denied. Redland is all about agriculture  
3 and nurseries. Please help us keep  
4 Redland green. Thank you.

5 CHAIRWOMAN SOSA: Thank you, Sandra.  
6 Thank you. That was the last card that I  
7 have for speakers.

8 Now rebuttal.

9 Mr. Attorney, make sure that I follow  
10 all the rules to make sure we comply with  
11 everyone.

12 MR. COLLER: We will try.

13 MR. KRISCHER: Thank you. I will try  
14 to respond to as many of the comments as  
15 were raised. There were a number of  
16 different topics, but I was right about  
17 two things, which is, one, that almost  
18 everybody here is objecting to this  
19 application; and, two, almost all of our  
20 objectors themselves live in EU-M lots.

21 I'll go down them in order. With  
22 respect to schools, there was this  
23 application that was filed in 2007/2008.  
24 And at the time schools were horribly  
25 overcapacity. There were schools in the

1 area that were 160 percent of capacity,  
2 120 percent of capacity. And this County  
3 did something about it. This County  
4 entered into an interlocal agreement with  
5 the Miami-Dade County School Board to  
6 implement school concurrency. New schools  
7 were open. And ironically just a month  
8 before the Community Zoning Appeals Board  
9 meeting, the Homestead city council, at  
10 one of their workshops, started talking  
11 about a moratorium on new schools within  
12 the city of Homestead, because there have  
13 been so many charter schools that have  
14 opened up in that area that the schools  
15 that are there are now running under  
16 capacity and they're concerned about  
17 whether they have enough students.

18 The School Board has looked at this  
19 application and has determined that there  
20 is capacity. And because there is  
21 concurrency, that's not the end of the  
22 process. Before we can pull a plat on  
23 this property, they will conduct a final  
24 concurrency review and we will not be able  
25 to develop unless there is adequate school

1 capacity.

2 But I understand. As one of the  
3 neighbors said, they're afraid of new  
4 development. There's always been concern  
5 about school capacity. And the word  
6 doesn't get out there, the work that  
7 you've done to fix those issues.

8 With respect to traffic, any  
9 development creates traffic; anything. If  
10 you were to adopt a standard that said if  
11 there's more traffic from a development  
12 that would give the Commission the ability  
13 to turn down any development altogether.  
14 And that's not what the standard is.

15 The standard is whether or not there  
16 is adequate infrastructure to handle the  
17 additional traffic. Your Public Works  
18 department has reviewed the application  
19 and found that the roads that we're  
20 impacting level of service C, not level  
21 service of D, not level of service E.

22 As to the suggestion that adding a  
23 block length to a neighborhood street  
24 would create so long of a run that that  
25 would be inherently unsafe for kids or the

1 elderly to walk down, if you look at the  
2 aerial photograph, this entire  
3 neighborhood that our neighbors clearly  
4 cherish and value is filled with those  
5 neighborhood streets that run as long as  
6 half a mile.

7 Clearly going from one block to  
8 two block with the standard Public Works  
9 section that you have all over the County  
10 is not going to create an inherently  
11 unsafe condition for anyone.

12 With respect to the aquifer, we are  
13 going to be required per your DERM memo to  
14 connect to public water.

15 With respect to sewer or septic, DERM  
16 has analyzed this and has determined that  
17 we can provide the septic safely.

18 With respect to the market that's  
19 coming forward, as your neighbors have  
20 pointed out, there's active development in  
21 the area. There's a demand for this  
22 housing. You know how long the  
23 development process takes. Even if we got  
24 zoning approval today, by the time we get  
25 a site plan, and a plat approved and our

1           permitting done, we're talking about  
2           getting out of the ground 18 months to  
3           2 years from now.

4           There is a benefit to providing  
5           housing. And it's an important benefit  
6           for the Redland. Your comprehensive plan  
7           balances two goals that this County has to  
8           have: To make sure that it preserves the  
9           agriculture that is so important to this  
10          community and to make sure that there's  
11          adequate housing for the people who live  
12          here.

13          You balance it by the tools in your  
14          plan. And one of the key tools is the  
15          Urban Development Boundary that says here  
16          is the line; here is where the ag should  
17          be; here is where the housing should be.  
18          We are on the side of the line, where you  
19          have determined that's where the housing  
20          should be, which is why you have so many  
21          people living there.

22          If they were living in a one  
23          per-five-acre house area, then 80% of the  
24          people here, 80% of the people that signed  
25          that petition wouldn't be living in that

1 neighborhood.

2 The best way to protect the Redland,  
3 to protect the agriculture areas is to use  
4 the inventory that you have inside the  
5 Urban Development Boundary efficiently,  
6 and not burn up that land at one house per  
7 five acres.

8 Or even we did talk about reducing  
9 the density, we remain open to that, but  
10 one-acre lots, directly across the street  
11 from EU-M, does not make financial sense.  
12 And there's no planning reason for it.  
13 And it ends up burning up way too much  
14 land for too few units.

15 All of these homes, every neighbor  
16 who stood up here, save one, I believe,  
17 their homes are either surrounded on four  
18 sides by EU-M or on three sides by EU-M.

19 It's compatible. It is consistent  
20 with your plan. And it is good policy to  
21 approve this application.

22 I'm available to answer any  
23 questions.

24 CHAIRWOMAN SOSA: Thank you, sir.  
25 Thank you very much.

1           Before I go to the Commissioner of  
2           the area, just for clarification, let me  
3           ask you a question.

4           To the north of the -- you can sit  
5           down.

6           MR. KRISCHER: Oh, I'm sorry.

7           CHAIRWOMAN SOSA: To the north of the  
8           subject property is a vacant land. What  
9           is the state land designation for that  
10          area?

11          MR. SILVA: The property to the north  
12          is vacant. And the CDMP designation is  
13          for estate density.

14          CHAIRWOMAN SOSA: Estate density,  
15          which is residential, correct?

16          MR. SILVA: Residential, correct.

17          CHAIRWOMAN SOSA: Residential.

18          To the south, they have single-family  
19          homes. How many per acre?

20          MR. SILVA: That parcel there looks  
21          like there's about 40 homes, and it's  
22          about the same size of the parcel that  
23          we're viewing today, which is 20 acres.  
24          So it's about two units per acre.

25          CHAIRWOMAN SOSA: So two units per

1 acre.

2 And the vacant land to the east, what  
3 is the land use designation?

4 MR. SILVA: The CDMP designation for  
5 that property is also estate density  
6 residential.

7 CHAIRWOMAN SOSA: Also residential.

8 And then to the west, where the  
9 single-family homes are, how many per  
10 acre?

11 MR. SILVA: To the west, that  
12 development pattern in there is a little  
13 bit different. It's not the through  
14 streets, and it's not divided into 10  
15 units per block. But we'd have to check  
16 the lot size there, but I would say it's  
17 probably the same 15,000 square feet per  
18 lot, so probably about two per acre.

19 CHAIRWOMAN SOSA: Two per acre.  
20 Okay.

21 How many houses the application is  
22 asking per acre on this lot?

23 MR. SILVA: The maximum density that  
24 will permitted by the CDMP would be  
25 50 units per acre. The applicant hasn't

1 requested a specific number. He hasn't  
2 proffered a covenant with a specific  
3 number, but based on the fact you would  
4 have to build roads, he could probably get  
5 about 40 -- we'd estimate around 40 units  
6 per acre is what we're estimating.

7 CHAIRWOMAN SOSA: Which is, more or  
8 less, two per acre?

9 MR. SILVA: Correct.

10 CHAIRWOMAN SOSA: So the same as the  
11 others?

12 MR. SILVA: The same as the south,  
13 correct.

14 CHAIRWOMAN SOSA: So there's no  
15 request for increasing density at all?

16 MR. SILVA: There's no request for  
17 increases in density; no requests for  
18 variances either.

19 CHAIRWOMAN SOSA: Okay. Commissioner  
20 Suarez.

21 COMMISSIONER SUAREZ: For me to vote  
22 to overturn a decision of the -- give me  
23 the correct name. Of the zoning appeals  
24 board, right? Requires something like  
25 what happens in football, when they

1           overrule by a replay what the referee see  
2           on the field. And I dug up that standard,  
3           and it is incontrovertible, visual  
4           evidence. So I have to look for  
5           incontrovertible, visual evidence.

6           CHAIRWOMAN SOSA: Can you translate?

7           COMMISSIONER SUAREZ: Compelling,  
8           convincing, sort of a difference, Madam  
9           Chair, between the standard in criminal  
10          cases versus the standard in civil cases.  
11          In civil cases, as we all know, it is the  
12          preponderance of the evidence, which is  
13          50% plus one typically. In criminal  
14          cases, it's got to be beyond a reasonable  
15          doubt. So we'll take that one.

16          In that vein, I am impressed by the  
17          fact that I saw that Wilbur Bell was the  
18          chairperson of the Community Council, and  
19          I trust his judgment a lot. And I realize  
20          that I misread the minutes, or did I see  
21          that the initial vote was a tie vote and  
22          that the applicant asked for it to be  
23          re-voted, so that they can get this  
24          process going.

25          So it's no longer as compelling as I

1 would have thought, because it was 3 to 3.  
2 And I see that Mr. Bell, as chairperson,  
3 voted with the applicant.

4 And then I looked at the cases cited  
5 by the applicant. Is the standard,  
6 really, Craig and Dennis, what these cases  
7 state? I'm looking at Pollard versus Palm  
8 Beach County, where it says that the  
9 opinion of the neighbors that they're  
10 going to have more congestion or more  
11 pollution is not enough to deny an  
12 applicant's desire to change the zoning  
13 to, in this case, a little bit more  
14 density.

15 And, also, another case cited, Deebes  
16 (phonetic) versus Key West, in which it  
17 actually says that we have to be very  
18 careful not to deny the constitutional  
19 rights of the property owner to rezone the  
20 property.

21 Am I reading those things correctly  
22 or is that overstated a little bit by  
23 zealous counsel from Holland & Knight?

24 MR. COLLER: This is what we advise  
25 the boards that we talk with.

1           With regard to traffic, there are  
2 cases that say that generalized complaints  
3 of traffic are not considered adequate  
4 substantial competent evidence.

5           Where a lay person testifies -- for  
6 example, we had a situation involving a  
7 daycare mid-block, where the neighbors  
8 say, listen, it takes me 15 minutes now to  
9 get out of my driveway into the street  
10 because of the traffic, our argument is  
11 that's not generalized concerns of  
12 traffic, but actually observable, a  
13 statement of evidence that that is  
14 adequate.

15           But it is a problem in the case law  
16 where people just make generalized  
17 concerns about traffic. That is a  
18 concern.

19           Your determination on a zoning  
20 decision has to be based upon substantial  
21 competent evidence. There's many things  
22 in the record that you can look to: The  
23 maps, what the zoning maps are, the  
24 general pattern of development. Those are  
25 things that you can rely on in making your

1 decision.

2 COMMISSIONER SUAREZ: Thank you,  
3 Craig.

4 On the other concerns of the  
5 neighbors, I looked up with my own school  
6 source, my wife, the standard for class  
7 size. And the last time I remember, there  
8 was a class size constitutional amendment  
9 that restricted it to 20 per class.

10 My wife also texted me back that  
11 sometimes you get around that. So Mr. De  
12 Jesus might be partially right when he  
13 says that one plus one is not always two,  
14 in that apparently when they have  
15 co-teachers, they can go to as many as 35,  
16 but Mr. De Jesus' statement as to 45 is a  
17 little bit exaggerated. And it's two and  
18 a half times -- or two and a quarter  
19 bigger than what the state requirements  
20 are.

21 I'm actually also impressed by the  
22 fact that 90% or 85%, it sounds like 90%  
23 of all the objectors actually live in --  
24 live in an area that has already got this  
25 zoning. And I feel for Mr. And

1 Mrs. Locket about the fact that their  
2 preference is to have, you know, the  
3 agricultural zoning and to keep this area  
4 as much that way as possible.

5 But I don't see a compelling reason  
6 to go against the recommendation of our  
7 staff. I don't see any of the  
8 objectors -- as important as, of course,  
9 they'd like to preserve their lifestyle.  
10 In Brickell, we would very much not like  
11 to have anymore density, because as it is,  
12 you know, people just can barely get in  
13 and out of our homes. If there's a  
14 festival in Key Biscayne, it's just awful  
15 on Brickell.

16 In that sense, I was impressed. They  
17 said condition C for traffic generally in  
18 the area; is that correct?

19 And then counsel kind of slipped a  
20 little bit, he went from C to D and then I  
21 think he forgot -- is there a condition E  
22 or do we go straight from D to F? Anyhow,  
23 that got a little bit mumbled in his  
24 statement.

25 But we're at least two degrees

1 separated from condition F, right?

2 MR. SILVA: We looked at four  
3 different count stations. And two of  
4 those count stations were at C, one was at  
5 B and one was at D.

6 COMMISSIONER SUAREZ: Okay, the  
7 second one you said is D or B?

8 MR. SILVA: Two of them were at C,  
9 one was at B, as in boy, and one was D, as  
10 in dog, D.

11 COMMISSIONER SUAREZ: Thank you.

12 So there was at least one that was D,  
13 as in dog. That's a dog when you can't  
14 get through traffic. I like that.

15 But I have -- I very seldom go  
16 against what the PZAB (sic) does. In this  
17 case, of course, it was a tie vote. I  
18 just don't see really a reason to deny the  
19 applicant's right to do with his property,  
20 something that I don't think it's going to  
21 do any, you know, substantial harm to the  
22 community or to the County.

23 CHAIRWOMAN SOSA: Thank you,  
24 Commissioner.

25 I'm going to go to Commissioner

1 Levine Cava followed by Commissioner Diaz.

2 COMMISSIONER LEVINE CAVA: Thank you  
3 very much, Madam Chair.

4 As you all know, this is my first  
5 zoning hearing, and this is in my  
6 district. So I take tremendous,  
7 tremendous concern for this decision. I  
8 think it speaks to the future of the  
9 district. And I'm very grateful for the  
10 opportunity to speak to it and hope that  
11 my colleagues will give me the respect and  
12 deference on this matter.

13 I know that there's been tremendous  
14 thoroughness, diligence, civility in what  
15 has been very contested proceedings.

16 The applicant and counsel naturally  
17 wish to develop this property to the  
18 maximum permissible. We also have  
19 residents represented and reflected in the  
20 tie vote at the Community Council. And  
21 while most may currently live in the same  
22 zoning as is being requested, as was  
23 observed, they object to the property  
24 getting the same zoning as they enjoy.

25 Would this objection be related to

1 denying others the same rights, as was  
2 suggested by counsel, or might there be  
3 other reasons, other objectives for  
4 concern?

5 And I think it's really important to  
6 take into consideration that this is the  
7 district with the majority of agriculture  
8 for our County, as has been noted. It's a  
9 balance between the interest of  
10 agriculture and development.

11 I'm very proud that our agriculture  
12 manager, Charles LaPradd is sitting in the  
13 audience. I don't think he came down just  
14 for this zoning hearing, because, in fact,  
15 it's farm week. It's called Farm City  
16 Week. Thank you very much. And I hope  
17 that after this hearing, you'll all take  
18 the opportunity to go downstairs to the  
19 lobby and purchase fruits and vegetables  
20 from Robert. Robert is here. This is an  
21 annual event put on, thanks to our  
22 agricultural manager and many other  
23 sponsors. And it speaks to the uniqueness  
24 and the special quality of agriculture in  
25 our County.

1           So the challenge here is that the  
2           Urban Development Boundary does not  
3           specifically provide for what happens  
4           inside the boundary. It only provides for  
5           what happens outside the boundary. And  
6           it's well understood by those in the  
7           district, and those who have interest in  
8           agriculture that what happens inside the  
9           line, leading up to the line, is the  
10          critical consideration for the future of  
11          what happens outside the line.

12          I have heard from hundreds of  
13          farmers, hundreds of residents that the  
14          important question is how we get to that  
15          line, and how we feather, or how we create  
16          a buffer or transition zone to reduce the  
17          pressure on development outside the line.

18          And this is a very unique situation.  
19          It's one that I would say is equally  
20          balanced on -- if you look at the  
21          boundaries of the property, which is  
22          currently zoned for zero housing. And on  
23          two sides it's bound by the half-acre lots  
24          and on two sides, it's bound by  
25          agricultural land. Across the northern

1 terminus into the UDB, of course, the next  
2 property south is also designated as AG,  
3 as agricultural, as has been indicated.

4 And so this is a unique opportunity  
5 for us to really put our money where our  
6 mouths are as far as the feathering, or  
7 buffering or transition, as it's called.

8 I don't -- my interests here are not  
9 so much because of the special qualities  
10 that these current homeowners have  
11 enjoyed, to walk their dogs or enjoy the  
12 fact that they have agricultural land  
13 across the street. This is not about  
14 personal benefit. This is about community  
15 benefit, and about the importance of these  
16 agricultural lands.

17 I recognize that there's a huge  
18 pressure for development in this area.  
19 And that's why policy about buffer zones  
20 and so on is so critical as we move  
21 forward.

22 I also recognize that the CZAB  
23 reflected that concern in their tie vote.  
24 And they could have gone further to  
25 recommend alternatives, but instead they

1 deferred the item to the Board in  
2 downtown, causing these residents to have  
3 to take a day off from work to come down  
4 and speak to us.

5 They could have suggested a lower  
6 density to create feathering, like EU-S or  
7 EU-1, but instead we must resolve this  
8 today.

9 I would like to recommend that we  
10 uphold their decision to deny the  
11 application, but I would like to hear from  
12 my colleagues before I make a motion to  
13 that effect. Thank you.

14 CHAIRWOMAN SOSA: Thank you,  
15 Commissioner Levine Cava.

16 Commissioner Diaz.

17 COMMISSIONER DIAZ: Thank you, Madam  
18 Chair.

19 And it is true that we sometimes get  
20 some applications that have a lot of  
21 issues back and forth and it becomes very  
22 hard sometimes to determine which way to  
23 go, but I just re-looked again at our  
24 information from the County, and what was  
25 presented by the attorneys and, of course,

1 the applicant.

2 Is there anything that I'm missing?  
3 But I don't see anything deniable on this,  
4 including the School Board. Everything  
5 was passed by all our areas.

6 Let me ask, again, Eric, is there  
7 anything that's denied?

8 MR. SILVA: None of the departments  
9 had any problems with this application.  
10 There were no problems with concurrency or  
11 anything else.

12 COMMISSIONER DIAZ: This is kind of  
13 unusual, because usually there's  
14 something. And you're smiling, because  
15 there's usually something wrong somewhere.

16 Look, I come from an area that I grew  
17 up with horse farms all around it, and it  
18 was beautiful, the area of Sweetwater, and  
19 even strawberry fields and so on.  
20 Unfortunately, all that's gone. And,  
21 maybe in hindsight, we would have been  
22 better trying to get a little different  
23 type of growth, but we're trying to stay  
24 within the standards of the urban boundary  
25 line. And we keep telling people -- you

1 know, and we're growing, to make sure  
2 within the urban boundary line that we can  
3 do what we need to do.

4 Now, I understand farming and the  
5 farmland. And I respect that it is  
6 important, and it's an industry, but I  
7 also respect property rights in this  
8 country. That's what makes it very strong  
9 and that's what makes our country strong,  
10 that when you have a property and you  
11 decide to sell it, you sell it for a  
12 purpose or whatever, you want to get out  
13 of a certain type of business that you  
14 have the ability to do so.

15 There's nothing -- nobody here could  
16 tell the residents of the area that's  
17 going to make them feel better in any way,  
18 shape or form, but simply by law, I think  
19 Commissioner Suarez said it best, there's  
20 nothing here that tells us in any way for  
21 us to really use to go against except for  
22 people that really don't want that there.

23 And I can understand. Traffic, yeah,  
24 there's going to be traffic no matter what  
25 we do. Every single project that we

1           develop -- I mean, think about downtown,  
2           all the projects. We got four \$1 billion  
3           projects coming in. Talk about traffic.  
4           And, yeah, we have mass transit, but not  
5           enough. So there's a lot of issues.

6                     And, to my colleague, I know it's  
7           your district, and I know that it's very  
8           personal, because the people that  
9           represent and vote for us, but we all have  
10          these issues in our district. We all do.  
11          And I had this happen in my district not  
12          too long ago. And basically I wish I  
13          would have -- people would have voted a  
14          different way, but it wasn't the case. It  
15          was in general. That's why we're here.  
16          And we all look at different things that  
17          are important to all of us.

18                    I don't find nothing in here. And I  
19          do take wholeheartedly the testimony of  
20          the people that are there, when they're  
21          saying with their families, and working  
22          and the children and all that. And I know  
23          that when you bought, you bought a rural  
24          area, but somebody had to build the houses  
25          where you live, and probably the people

1           that were there before didn't want you  
2           guys to go in when those houses were  
3           built. I mean, that's just the way growth  
4           is.

5                        But when we set a general standard  
6           that we're going to do the growth within  
7           the urban boundary line and not outside,  
8           we can't play favorites. It's got to be  
9           the best of all the issues. And that's  
10          why those departments are there in the  
11          County. So we have a checkoff list  
12          against any negativity or anything that  
13          could be precise.

14                      When we've gone against, and that's  
15          why Eric was kind of smiling at me, is  
16          because there's always been one or two  
17          issues that kind of we have to balance  
18          out, but in this case there is none.  
19          They're all in favor.

20                      And the Chairwoman pointed it out  
21          very clearly, that on all sides of this  
22          there's one -- it's the same zoning that  
23          these people basically requiring, you  
24          know, except for the one on top.

25                      Am I correct, two and two?

1 MR. SILVA: The CDMP is all estate.  
2 That was the question from the Chairwoman,  
3 about the CDMP.

4 COMMISSIONER DIAZ: Okay, the CDMP.  
5 Okay, I'm sorry, the CDMP. That's where I  
6 meant to go.

7 So, with that, I don't see anything  
8 to go against the applicant applying.

9 And, again, it's heartfelt when you  
10 see people that, yeah, they don't want to  
11 have a change. They want to have that  
12 farmland in front of them, but then that  
13 other person has a right to sell that for  
14 their family for something else. And that  
15 would be development, and that's why they  
16 get paid the money they get for the land,  
17 so that's where I'm at, to state that.

18 CHAIRWOMAN SOSA: Thank you.

19 I have Commissioner Zapata, then  
20 Commissioner Souto.

21 COMMISSIONER ZAPATA: Thank you,  
22 Madam Chair.

23 And my comments are kind of more  
24 sympathetic than anything with the  
25 homeowners.

1           I will be supporting the Commissioner  
2 of the area in the motion she makes out of  
3 respect, 'cause she's new, and I think  
4 that's a good policy to have.

5           But I've got to say that I haven't  
6 seen anything wrong with this application.  
7 I mean, as a former chair of a community  
8 council, I know what that Community  
9 Council is trying to do. I know the  
10 frustration the residents have. You know,  
11 it's great to kind of keep things the way  
12 they are, but the sad reality is that, you  
13 know, there isn't anything within our  
14 policies or within the law that would  
15 really give us the moral ability to deny  
16 this application.

17           You know, I represent the western  
18 part of the County. I have a lot of areas  
19 that are very similar to yours. And I  
20 know how, in a way, heartbreaking it is to  
21 see the quality of life and the open lands  
22 that you enjoy right now, to see them  
23 become something else, but the reality is  
24 that there's not much we can do to stop  
25 that from happening.

1           You know, I think the applicant made  
2           a very compelling case as to, you know,  
3           the surrounding zoning. It's compatible.  
4           I don't think there's any detrimental  
5           impact with regards to this, you know,  
6           placing an undue burden on any of the  
7           infrastructure that's there.

8           Although I would just say, as a  
9           matter of comment, in most UMSA areas,  
10          there's a lot of things that we could have  
11          done better in zoning. So my suggestion  
12          to you all is that, in the future, the  
13          best way to preserve it would probably be  
14          looking at maybe incorporating or becoming  
15          a part of a city. Remaining  
16          unincorporated, you're subject to a lot of  
17          things that may not necessarily, you know,  
18          be in your interest. So that's my  
19          suggestion.

20          But, Madam Chair, I appreciate the  
21          folks coming out. This is a far way's  
22          off, so I know it was a hike for you guys  
23          to come down here, so I appreciate that.

24          I wish there was something that I  
25          can, you know, offer more than just my

1 moral support, but I think from a legal  
2 perspective, it gets tricky.

3 But, again, I'll support the  
4 Commissioner of the area, although really  
5 I don't have much from a legal perspective  
6 to deny this application. Thank you.

7 CHAIRWOMAN SOSA: I have Commissioner  
8 Souto, then Commissioner Jordan.

9 COMMISSIONER SOUTO: Madam Chair, my  
10 Dear Colleagues, I think that the director  
11 of the department of agriculture for the  
12 County is seated back there. And I'd like  
13 to hear from him, if you don't mind, Mr.  
14 LaPradd. Charles LaPradd is back there.  
15 I'd like to ask him some questions.

16 CHAIRWOMAN SOSA: Welcome, sir.

17 MR. LaPRADD: Charles LaPradd,  
18 Agriculture Manager, Miami-Dade County.

19 Yes, sir.

20 COMMISSIONER SOUTO: Mr. LaPradd,  
21 we're dealing here with this issue, which  
22 is a very difficult issue in Miami-Dade  
23 County, and it's becoming more and more  
24 so, of the balance between the agriculture  
25 land, land suited for agriculture in this

1 County that is an agriculture county, or  
2 so they say, with \$3 billion worth of  
3 products I hear, and the tomato capital of  
4 the USA in the wintertime and so on and so  
5 forth.

6 And all you have to do is go down  
7 there to Homestead, starting now in  
8 December, so go to the farmer's market and  
9 see what's going on down there. And spend  
10 a few hours there.

11 Could you brief us about the  
12 agriculture situation down there, and the  
13 available lands and the spatial  
14 microclimate that we have down here, so on  
15 and so forth.

16 MR. LaPRADD: Certainly. Madam Chair  
17 and Commissioners, South Florida is very  
18 unique, especially the southern end of  
19 Miami-Dade County, in that it is a  
20 subtropical growing climate, and we can  
21 produce crops year-round. We grow  
22 everything from traditional vegetables to  
23 tropical fruits and vegetables.

24 CHAIRWOMAN SOSA: You need to  
25 interrupt?

1 MR. COLLER: I apologize.

2 Mr. LaPradd, I know you may have come  
3 in late, were you sworn in?

4 MR. LaPRADD: No. No, sir, I was  
5 not.

6 MR. COLLER: Okay. This is  
7 quasi-judicial hearing, so we need all  
8 witnesses --

9 CHAIRWOMAN SOSA: Mr. Clerk.  
10 And please address the application  
11 itself.

12 MR. LaPRADD: Okay.

13 CHAIRWOMAN SOSA: Mr. Clerk.  
14 Thank you, Mr. Attorney.

15 THE CLERK: Raise your right hand.  
16 Do you solemnly swear that the testimony  
17 you're about to give is the truth, the  
18 whole truth and nothing but the truth, so  
19 help you God?

20 MR. LaPRADD: I do.

21 CHAIRWOMAN SOSA: Thank you, sir.

22 MR. LaPRADD: So specifically about  
23 this particular property? Okay.

24 This property has been farmed for  
25 decades. Traditionally row crops.

1           Generally, it is a squash field. It is a  
2           viable piece of agricultural land. It is  
3           well-suited for production in this County.

4           You know, if you -- I can elaborate  
5           on the industry, but if I have to tailor  
6           it specifically to this particular  
7           application, then that would be the  
8           extent.

9           COMMISSIONER SOUTO: Thank you.

10          Well, Madam Chair, I know this is a  
11          zoning meeting, but I think that  
12          everything in life has to put it in  
13          context. And although all the rules of  
14          the road, and we have our brilliant  
15          Harvard law school graduate, Mr. Suarez --

16          COMMISSIONER SUAREZ: Alleged,  
17          alleged.

18          COMMISSIONER SOUTO: -- here giving us  
19          some lecture on the law. And now it's --

20          COMMISSIONER LEVINE CAVA: And,  
21          excuse me, and I'm a graduate also,  
22          Columbia Law School, let the record  
23          reflect.

24          CHAIRWOMAN SOSA: So we've got two.  
25          Oh, my God.

1                   COMMISSIONER DIAZ: Now we have  
2 Columbia and Harvard.

3                   COMMISSIONER SOUTO: And I have a  
4 granddaughter from Cornell.

5                   CHAIRWOMAN SOSA: Now we are in  
6 trouble.

7                   COMMISSIONER SOUTO: And I deal with  
8 her a lot.

9                   COMMISSIONER DIAZ: I have a  
10 doctorate from Sweetwater U.

11                   COMMISSIONER SOUTO: So, anyway, I  
12 think I know about the lawyers, and about  
13 the law. And I served in Tallahassee with  
14 some of the very best. Folks like  
15 Charles, Charlie Kennedy used to sit next  
16 to me, and he's in the Supreme Court and  
17 so on and so forth. And many, many  
18 friends, and I served under them and they  
19 taught me a thing or two. I sat in the  
20 judiciary committee for years and the  
21 criminal justice committee, so I think I  
22 know about lawyers and about things. And  
23 respect them all. And my family is full  
24 of lawyers and doctors. So, believe me, I  
25 feel your pain. Who was that, Clinton

1 used to say to somebody.

2 But, anyway, we have to look at the  
3 problem here, because we live in a  
4 community. We live in Miami-Dade County.

5 And there was a thing, the Cuban guys  
6 here on the dais probably remember, a  
7 comedian that used to be on television,  
8 and they used to say, you know why this  
9 happened, because this is Miami. And,  
10 yeah, this is Miami. And Miami is very  
11 unique in many ways.

12 And this is one of the uniqueness of  
13 Miami-Dade County. We are a place in the  
14 world that we are balanced of many things.  
15 And yet, pardon of my use of words and my  
16 explanation, but I think the people need  
17 to know, especially those watching this  
18 program and others of what takes place  
19 here, and this is the first time that the  
20 Commissioner, the new Commissioner is here  
21 And she's hit by this like with a 2 x 4  
22 right now, you know. And that ain't  
23 funny, as they say.

24 COMMISSIONER DIAZ: We've been all  
25 here.

1                   COMMISSIONER SOUTO: I've been  
2 involved in this situation before. And  
3 the applicant, they have all the rights.  
4 There's no doubt about that.

5                   On the other hand, we also live in  
6 Miami-Dade County. And we have -- I have  
7 to look at a balance. And I have to look  
8 at everything.

9                   I also know that area very well,  
10 extremely well. I used to be the Senator  
11 for that area. Probably the only Senator  
12 in the history of Florida that was there  
13 every Friday and every Saturday, you know,  
14 available to everyone.

15                   And as a matter of fact, I lived in  
16 Homestead once. I lived on -- what is  
17 that street where the police station is?  
18 I used to live in a tomato farm there many  
19 years ago. So, you know, I can tell you  
20 -- and they I had safe houses, when I was  
21 with CA there. So I can tell you about  
22 (inaudible) roads, and all those roads  
23 there and Plummer Drive and so on. I  
24 could go on and on and on.

25                   So do I know Homestead? Of course I

1 know Homestead. Do I know the Redland?  
2 Redland is a wonderful part of Miami-Dade  
3 County. It's probably one of the most  
4 scenic, beautiful, nice, tranquil,  
5 different lifestyle, different lifestyle  
6 and different thing. And needed, and  
7 needed.

8 Because I want you to know, okay,  
9 that we have fruits, that the only place  
10 that you can grow in the USA, those  
11 fruits, like, mamey, like atemoya, like  
12 annona is tropical fruits, that I know all  
13 of you like those fruits, especially the  
14 Latin guys. It's there. It's there. You  
15 cannot grow them in California. You  
16 cannot grow them in -- that's the only  
17 place in the USA where you can grow that,  
18 except maybe in the Caribbean, or in Cuba  
19 or in all those places. So, yes, we have  
20 a subtropical climate, that we have a very  
21 unique microclimate, whether you like it  
22 or not.

23 Now, once it's gone, it's gone. It's  
24 endangered species, you know. It's  
25 endangered species. That's what it is.

1           The agricultural -- and I have to add all  
2           of this, because we have to take all the  
3           things in context. I have to give you  
4           background information. So, yeah, this is  
5           zoning, but I have to give you background  
6           information.

7                     The fact of the matter is that we're  
8           dealing with an endangered species, you  
9           know. And once it's gone, it's gone.

10                    And agriculture, it's a thing that  
11           stays for life. In other words, the  
12           amount of jobs -- we're talking about  
13           jobs. We're talking in this County, that  
14           is there, this place about jobs  
15           constantly: Well, this produces so many  
16           jobs; well, that produces so many jobs.  
17           Well, when you build a house, you produce  
18           jobs there, but that's it. That stops  
19           there. It produces taxes.

20                    But agriculture, it's well-known that  
21           agriculture requires a lot of job, because  
22           it's the guy who drives the truck; the guy  
23           who drives the tractor; the other guy who  
24           picks up the fruit, it's the other guy,  
25           and on, and on and on. It's intensive.

1           It's labor intensive. Agriculture is  
2           labor intensive, meaning, a lot of jobs.  
3           Not today or tomorrow; it's forever. So,  
4           you know, it's for always.

5                        So this keeps us in many different --  
6           you know, 10 years from now, the taxes and  
7           the money -- the monies move. If it stays  
8           in agriculture compared to the monies that  
9           they're going to produce in the  
10          construction of the homes there, it's  
11          incredible. I mean, agriculture produces  
12          so many jobs and move so much money, that  
13          that's what we need. Talking about  
14          agriculture, you know.

15                       And so the applicant -- from the  
16          legal standpoint, the legal also has a  
17          right. This is America, and so on and so  
18          forth.

19                       Now from all the other angles that we  
20          have to analyze, I have to tell you, that  
21          I have to look at everything. And,  
22          besides, you know, I usually tend to be  
23          with the Commissioner from the area. And  
24          I know she's in a very tight place right  
25          now, very tight position, very difficult

1 decision. I know all these friends that  
2 we have there in the first row, top of the  
3 line. I mean, you know, the very best,  
4 great guys. And they have -- but, you  
5 know, I'm caught between a rock and a hard  
6 place. It's such a case.

7 So in a case like this, I tend to  
8 side with the -- in respect, because she  
9 is the Commissioner from that area.

10 There's things on both sides, but I  
11 have to look at this County in general. I  
12 have to look long term. I have to look  
13 long term also. I have to look at the  
14 future of this County. And what's good  
15 for this County and all of that.

16 So, you know, it's not that easy.  
17 It's not that easy. And I'll be with the  
18 Commissioner from the area in respect to  
19 this and all of that.

20 CHAIRWOMAN SOSA: Thank you, Senator.  
21 Commissioner Jordan.

22 COMMISSIONER JORDAN: Thank you,  
23 Madam Chair.

24 Senator Souto, I was glad that you  
25 called our agricultural specialist up in

1 order to talk about what was currently  
2 going on on the property, because that was  
3 one of the questions that I had.

4 And I want to say that, Daniela, I  
5 know you may be new to this Commission,  
6 but I know you're not new to the issues  
7 regarding South Dade or the community.  
8 And you're on top of what the desires of  
9 your community would be in this situation.

10 I also want to -- want us to think  
11 about Broward County, and how Broward  
12 County -- you can't tell the UDB from  
13 where the homes start. You really can't.  
14 And that's why, when you look on the news  
15 all the time, you see an alligator on  
16 somebody's patio, because their habitat  
17 has been invaded so much.

18 So, you know, I agree that there  
19 needs to be a buffer, and I think that  
20 that buffer starts with those five-acre --  
21 one house on five-acre lots kind of serve  
22 as a buffer in a way, but it's also my  
23 understanding that the Community Council  
24 was really willing to compromise and offer  
25 approval, if there would be an agreement

1 to building one house per acre.

2 Is that correct?

3 MR. SILVA: That was brought up at  
4 the Community Council meeting. The  
5 applicant did not agree with that.

6 COMMISSIONER JORDAN: You know, when  
7 we buy our homes, we buy our homes with  
8 certain expectations about what's there,  
9 and we also buy our homes based on what  
10 the County has zoned it to be as well as  
11 whatever covenants would be placed on  
12 those properties.

13 So, you know, I -- I've always  
14 considered myself to be the third  
15 commissioner from the South Dade, even  
16 though I represent District 1, extreme  
17 north, because I grew up in South Dade.  
18 And it saddens me to see how much  
19 agricultural land that we have lost. And  
20 to hear that this land has been farmed,  
21 that it's good soil for farming and to see  
22 how many of the properties that were not  
23 being farmed have now turned into  
24 ornamental type of usage for farming. And  
25 it's made it very profitable.

1           If you go down Krome Avenue, you  
2           can't decide which one you want to stop to  
3           in order to try and select plants. And if  
4           you ever go to -- Bob's here, Robert is  
5           here? Where are you, Bob?

6           COMMISSIONER LEVINE CAVA: He's  
7           downstairs selling fruits and vegetables.

8           COMMISSIONER DIAZ: You know, I  
9           thought that was him.

10          COMMISSIONER JORDAN: You know, you  
11          have to really appreciate the local  
12          produce that's presented right there, that  
13          you can buy.

14          So, you know, I am in support of the  
15          district commissioner and her  
16          recommendation. I have an affinity for  
17          maintaining as much agricultural land as  
18          we possibly can in South Dade. So I will  
19          be supporting her motion.

20          CHAIRWOMAN SOSA: Thank you.

21          Anyone else wishes to speak?

22          Okay. Then let me say a few words.  
23          Since this is the first meeting of  
24          Commissioner Levine Cava, I have to say  
25          something.

1           I don't find anything legal to deny  
2           the application, like Commissioner Suarez  
3           already stated. I know that we all wish  
4           to -- I used to sit in -- I always say  
5           this story -- in front of my house and see  
6           all the beautiful trees. Now I have to  
7           see an incredible big building. And  
8           sometimes people sit in the balconies and  
9           say hello from far away, so it's -- it was  
10          a change.

11          I remember when we had the  
12          Fontainebleau golf course here, that it  
13          was commissioner -- Senator Souto and  
14          myself. Everyone was wishing to keep the  
15          green areas, but it was impossible,  
16          because the owner decided to develop. And  
17          this is going to continue happening.

18          I know that the owners have rights.  
19          You have right in your own land. You have  
20          right in what you own, but I cannot sit  
21          here today, even when I analyze all that,  
22          because I tend to give the courtesy to the  
23          Commissioner of the area, and the  
24          Commissioner of the area is the one that  
25          have to deal with the problems over there

1 all the time.

2 So for this time I'm pretty sure that  
3 the best way to handle this would have  
4 been a good negotiation between the  
5 neighbors and the developer, where you can  
6 reduce the density up to a point that is  
7 acceptable by both, creating a buffer to  
8 protect the residents and some kind of  
9 respect, because this is going to come  
10 back. And it's going to keep coming back,  
11 because there are rights. And the owner  
12 of the land has rights, too. And you  
13 never know the necessity of the land is.

14 If you own your house, and you want  
15 to sell your house -- if I need you, I'll  
16 call you. Let me finish. You don't mind?  
17 Thank you very much.

18 If you own your land, and you have a  
19 house, and you are able to do two floors  
20 and you need to develop, because you need  
21 the money, you need to have a family,  
22 there are rights that have to be  
23 respected, but at the same time, the best  
24 deal is a good negotiation that can be  
25 good for the neighbors, respecting the

1 rights of the owner and sometimes that  
2 prevents future constant happening and  
3 request.

4 So I don't know how the Commissioner  
5 wants to handle that. I will follow you,  
6 but I will strongly recommend, because  
7 they have rights to continue coming back.  
8 And one day you might find that maybe they  
9 will get more density than the one they're  
10 asking, because you never know.

11 So in order to preserve everybody, I  
12 think that -- I would love to see them  
13 sitting down, working together and coming  
14 back with an agreement where everybody can  
15 be happy, but I will follow your lead.  
16 Thank you.

17 COMMISSIONER LEVINE CAVA: I don't  
18 want to see myself. This is what they  
19 advise me.

20 For those of you in the audience, I  
21 have to watch myself while I'm talking, so  
22 I'd rather not do that, so I just covered  
23 up the screen.

24 Thank you very much. Although this  
25 is my second meeting, yesterday's meeting

1 was ended prematurely before we had a  
2 chance to vote, so this is really an  
3 important moment for me personally and I  
4 think for our community.

5 I'm very grateful for the quality of  
6 the conversation, of the presentations,  
7 both by the applicant and by the community  
8 residents and the discussion here on the  
9 dais. It really fills me with a lot of  
10 hope for the future. So I'm very  
11 gratified to everyone for their comments.

12 And I think that what's been said  
13 really reflects the fact that yes, of  
14 course, property owners have rights, but  
15 their rights are not to develop to the  
16 maximum potential, but to develop within  
17 the framework of the zoning opportunity.

18 And I will be looking at policy  
19 development that would speak to the need  
20 for policy around a transition or buffer  
21 zone, so that we're not constantly faced  
22 with these situations. And we have some  
23 -- hopefully some guidelines that will  
24 allow us not to get to the Broward  
25 situation, like Commissioner Jordan said,

1           where we build out maximally to the line,  
2           making it impossible for agriculture to  
3           occur on the other side of the line.

4           I've heard from so many farmers, that  
5           when that happens, they are not able to  
6           continue with their agricultural business.  
7           And that leads to the inevitably of  
8           pushing back and pushing back. And that  
9           is not what we want. We do want to  
10          preserve this unique asset that we have.

11          And I want to commend the neighbors,  
12          because I don't think they came strictly  
13          for the reasons of their personal agenda.  
14          I think they also came, many of them,  
15          understanding the difficult nature of this  
16          transition space.

17          So I would like to move at this time  
18          that the CZAB -- that we go with the CZAB  
19          recommendation for denial.

20          COMMISSIONER JORDAN: Second.

21          COMMISSIONER DIAZ: That's not the  
22          motion.

23          CHAIRWOMAN SOSA: The motion has to  
24          be restated.

25          MR. COLLIER: The motion is to deny

1 the appeal and sustain the decision of the  
2 community zoning appeals board.

3 COMMISSIONER LEVINE CAVA: And if I  
4 could just add, I do expect, as Chairwoman  
5 Sosa said, that this will lead to a  
6 communication at the local level and some  
7 ability to compromise. While it would be  
8 nice to have farmland, I'm not hopeful  
9 that there's a farmer --

10 CHAIRWOMAN SOSA: Commissioner,  
11 before we do -- would you yield for a  
12 second for a question?

13 COMMISSIONER LEVINE CAVA: Yes.

14 CHAIRWOMAN SOSA: Would you entertain  
15 a deferral to allow the neighbors to sit  
16 down with them and come back, like we  
17 usually do when this happens, to prevent,  
18 right, Mr. Attorney, a process to start  
19 again?

20 COMMISSIONER LEVINE CAVA: Well, I  
21 don't want to disadvantage the applicant  
22 in terms of additional fees. I really  
23 don't know what the implication of denial  
24 versus deferral is. Maybe that could be  
25 explained to me.

1 CHAIRWOMAN SOSA: Maybe you could.

2 MR. COLLER: If the Board were to  
3 deny the application, then the next would  
4 be an appeal to the appellate division in  
5 the circuit court by the applicant.

6 If the item is deferred, and the  
7 parties get an opportunity to sit -- and I  
8 don't know if that would be fruitful.

9 COMMISSIONER LEVINE CAVA: I think  
10 enough said. I would withdraw my motion,  
11 and instead restate it, as I move to defer  
12 the item.

13 COMMISSIONER DIAZ: I'll second.

14 CHAIRWOMAN SOSA: With instructions.

15 COMMISSIONER LEVINE CAVA: With  
16 instructions.

17 CHAIRWOMAN SOSA: For the applicants  
18 to work with the neighbors.

19 COMMISSIONER LEVINE CAVA: Thank you,  
20 Madam Chair.

21 COMMISSIONER DIAZ: I'll second the  
22 motion.

23 COMMISSIONER LEVINE CAVA: So if you  
24 could state it, that would be great.

25 MR. COLLER: Well, I want to find

1 out, because if we defer to a date  
2 certain, like we did with the CDMP  
3 yesterday, we avoid the expense of  
4 re-noticing and re-advertising. I don't  
5 know when our next zoning date is, whether  
6 that would be an appropriate time for the  
7 deferral or whether you wish to have it  
8 for a different time.

9 CHAIRWOMAN SOSA: For the zoning  
10 meeting in January or in February?

11 COMMISSIONER LEVINE CAVA: February.

12 CHAIRWOMAN SOSA: February? For the  
13 zoning -- for the scheduled zoning meeting  
14 in the month of February.

15 MR. COLLER: Do we have a date for --

16 CHAIRWOMAN SOSA: Yes.

17 MR. COLLER: Is it the February is  
18 the desire?

19 CHAIRWOMAN SOSA: That's what the  
20 Commissioner said.

21 MR. COLLER: Do we have a date  
22 certain for the February meeting?

23 MR. SILVA: The meeting date in  
24 February is February 19th.

25 MR. COLLER: I think we should -- if

1 we have to give the applicant an  
2 opportunity to address the date, the  
3 deferral date, so --

4 MR. KRISCHER: Through the Chair,  
5 Madam Commissioner, we have contractual  
6 issues that if we're deferred out to  
7 February, that may be a length of time.  
8 I've been speaking with our client. And  
9 while I do believe that we may be able to  
10 come back with you and reach a fruitful  
11 exercise, one thing for our conversation  
12 with our sellers might be helpful for us,  
13 there was some discussion -- the next  
14 zoning district down from EU-M is the EU-S  
15 zoning district. And I think that we  
16 would go back to our sellers and talk  
17 about whether we can reach an arrangement  
18 that could work out at that, and  
19 see whether, as a market perspective,  
20 whether that works.

21 In order to not waste the time of our  
22 neighbors, I think it would be helpful to  
23 determine whether that would be a fruitful  
24 conversation for us to have.

25 But if we could come back in

1 December, that would be within  
2 our contractual timeframes.

3 CHAIRWOMAN SOSA: We don't -- we  
4 don't even know if --

5 MR. COLLER: I don't even know --

6 CHAIRWOMAN SOSA: We don't have a  
7 December meeting.

8 AUDIENCE: This thing has been  
9 deferred since July.

10 MR. SILVA: We do have a December  
11 meeting date. It's December 18th.

12 CHAIRWOMAN SOSA: December 18th.

13 COMMISSIONER LEVINE CAVA: Madam  
14 Chair.

15 CHAIRWOMAN SOSA: Go ahead,  
16 Commissioner, it's your option.

17 COMMISSIONER LEVINE CAVA: Thank you  
18 very much, and thank you for your  
19 willingness to proceed.

20 I don't -- I don't know what your  
21 contractual obligations are, but the  
22 neighbors have substantial interest here  
23 to be heard. December is premature. I  
24 think January is premature. I think  
25 February is a reasonable timeframe to have

1 substantial conversation.

2 Yes, I would be amenable to an EU-S  
3 designation, if there can be some greater  
4 agreement both from the CZAB and from the  
5 neighbors.

6 COMMISSIONER DIAZ: I agree with you  
7 on that.

8 CHAIRWOMAN SOSA: When is the January  
9 meeting?

10 MR. SILVA: The January meeting is  
11 January 22nd.

12 CHAIRWOMAN SOSA: 22nd, Commissioner.

13 COMMISSIONER LEVINE CAVA: I don't  
14 know what the compelling reason would be  
15 for January 22nd over February 19th. I  
16 would much prefer February 19th. And I  
17 see from the faces in the audience that  
18 they would as well, so I would ask for--

19 COMMISSIONER DIAZ: I suggest  
20 February 19th is a good date.

21 MR. KRISCHER: If I may answer the  
22 question, through the Chair, our contract,  
23 we would have to negotiate for an  
24 extension to get even in January. So our  
25 concern would be that if it goes out to

1 February, that may decide the issue and  
2 keep us from going forward.

3 So I think we would have enough time  
4 to meet with our neighbors by the end of  
5 January, and be back to you either with a  
6 decision or without, but it is the will of  
7 the Board.

8 COMMISSIONER LEVINE CAVA: If I just  
9 might ask, I'm sure that you'll have to be  
10 negotiating the change of the application  
11 as well as any other matter, so I don't  
12 know -- I don't really understand what's  
13 the difference between January and  
14 February. And I think February allows for  
15 sufficient time for public input.

16 CHAIRWOMAN SOSA: The holidays  
17 season, some neighbors, they go out of  
18 town and that is why mostly the  
19 Commissioner of the area is thinking about  
20 that.

21 MR. KRISCHER: Absolutely. If we  
22 could be deferred, that would be  
23 wonderful.

24 CHAIRWOMAN SOSA: Okay. Your motion  
25 then, Commissioner?

1                   COMMISSIONER DIAZ:  Second.

2                   MR. COLLER:  The motion is to defer  
3                   the item to February 19th.  Is that  
4                   correct, February 19th?

5                   MR. SILVA:  Nineteenth.

6                   MR. COLLER:  It will be at 9:30 in  
7                   these chambers.  This is -- the notice  
8                   that we're giving today is the notice.

9                   So to those members that are from the  
10                  area that are in the audience, please mark  
11                  your calendars, because there won't be  
12                  additional notice given, other than the  
13                  notice that we're giving today.

14                  COMMISSIONER DIAZ:  Second that  
15                  motion, Madam Chair.

16                  COMMISSIONER LEVINE CAVA:  And before  
17                  I make the motion, could I ask a question?

18                  Would it be possible to provide some  
19                  more specificity about the site plan to  
20                  the neighbors as they have requested, so  
21                  they can understand better what they're  
22                  responding to in terms of the traffic  
23                  patterns and roads?

24                  MR. KRISCHER:  We will sit down with  
25                  the neighbors, and we will talk to them

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

and give them more specifics about the development, yes.

COMMISSIONER LEVINE CAVA: Great, because I'm sure they'll address it next public hearing. Thank you very much.

So I so move.

CHAIRWOMAN SOSA: So there was a motion. It was second by Commissioner Diaz. Additional questions? Anyone wishes to be recorded no? Without objection -- you can't leave; I need you for the next one -- that item is adopted. The zoning meeting is adjourned. And now we call the special meeting.

(Thereupon, at 11:30 a.m., the meeting was adjourned).



<p style="text-align: center;"><b>1</b></p> <p>1<sup>[3]</sup> - 59:2, 76:16, 92:11  10<sup>[3]</sup> - 8:19, 44:14, 73:6  10-acre<sup>[1]</sup> - 23:16  100<sup>[1]</sup> - 28:16  111<sup>[1]</sup> - 1:2  11:30<sup>[1]</sup> - 91:15  12<sup>[1]</sup> - 8:20  120<sup>[1]</sup> - 38:2  14<sup>[1]</sup> - 10:11  14-003<sup>[2]</sup> - 1:8, 5:22  15<sup>[2]</sup> - 8:23, 48:8  15,000<sup>[2]</sup> - 13:5, 44:17  154<sup>[1]</sup> - 34:22  159<sup>[2]</sup> - 24:17, 27:19  160<sup>[6]</sup> - 21:11, 22:13, 31:5, 31:9, 31:21, 38:1  16100<sup>[2]</sup> - 34:6, 35:12  162<sup>[6]</sup> - 11:24, 15:3, 15:8, 21:18, 25:20, 29:24  162nd<sup>[2]</sup> - 13:8, 23:13  17<sup>[1]</sup> - 10:13  172<sup>[1]</sup> - 34:21  18<sup>[2]</sup> - 34:17, 41:2  185<sup>[1]</sup> - 16:8  188<sup>[3]</sup> - 16:4, 16:7, 36:1  18th<sup>[2]</sup> - 87:11, 87:12  19th<sup>[6]</sup> - 85:24, 88:15, 88:16, 88:20, 90:3, 90:4</p>	<p>22nd<sup>[3]</sup> - 88:11, 88:12, 88:15  23-24<sup>[1]</sup> - 2:21  24-25<sup>[1]</sup> - 2:21  25-27<sup>[1]</sup> - 2:22  26251<sup>[1]</sup> - 23:12  262nd<sup>[1]</sup> - 23:20  27-29<sup>[1]</sup> - 2:22  274<sup>[1]</sup> - 34:17  278<sup>[4]</sup> - 13:11, 15:4, 34:6, 35:12  27801<sup>[1]</sup> - 24:17  27825<sup>[1]</sup> - 25:20  27840<sup>[1]</sup> - 31:4  27900<sup>[2]</sup> - 21:11, 22:12  27902<sup>[1]</sup> - 27:18  27905<sup>[1]</sup> - 29:24  280<sup>[3]</sup> - 11:25, 12:9, 13:11  288<sup>[2]</sup> - 13:12, 15:9  28th<sup>[1]</sup> - 92:14  29-30<sup>[1]</sup> - 2:23  29-35<sup>[1]</sup> - 2:2  296<sup>[1]</sup> - 34:20</p>	<p style="text-align: center;"><b>5</b></p> <p>50<sup>[3]</sup> - 24:1, 26:4, 44:25  50%<sup>[1]</sup> - 46:13  51<sup>[2]</sup> - 2:2, 2:12  52-56<sup>[1]</sup> - 2:6  56<sup>[1]</sup> - 2:2  56-61<sup>[1]</sup> - 2:4  57<sup>[1]</sup> - 2:12</p>	<p style="text-align: center;"><b>A</b></p> <p>a.m.<sup>[1]</sup> - 91:15  ability<sup>[4]</sup> - 39:12, 58:14, 62:15, 83:7  able<sup>[5]</sup> - 31:18, 38:24, 79:19, 82:5, 86:9  aboard<sup>[1]</sup> - 8:12  absolutely<sup>[1]</sup> - 89:21  acceptable<sup>[1]</sup> - 79:7  accepted<sup>[1]</sup> - 23:2  access<sup>[1]</sup> - 28:19  accidents<sup>[1]</sup> - 23:23  accommodate<sup>[1]</sup> - 14:3  accordance<sup>[1]</sup> - 4:12  according<sup>[1]</sup> - 17:20  accountant<sup>[4]</sup> - 33:1, 33:2, 33:3, 33:5  acre<sup>[28]</sup> - 12:21, 26:16, 26:18, 26:20, 27:3, 27:8, 32:2, 32:3, 33:21, 34:18, 41:23, 42:10, 43:19, 43:24, 44:1, 44:10, 44:18, 44:19, 44:22, 44:25, 45:6, 45:8, 54:23, 75:20, 75:21, 76:1  acres<sup>[4]</sup> - 11:23, 26:16, 42:7, 43:23  active<sup>[3]</sup> - 36:13, 36:14, 40:20  add<sup>[3]</sup> - 35:14, 72:1, 83:4  adding<sup>[2]</sup> - 33:8, 39:22  addition<sup>[2]</sup> - 5:14, 35:14  additional<sup>[8]</sup> - 4:17, 23:3, 28:16, 29:6, 39:17, 83:22, 90:12, 91:9  address<sup>[7]</sup> - 9:9, 16:6, 20:20, 20:21, 66:10, 86:2, 91:4  adequate<sup>[6]</sup> - 13:25, 38:25, 39:16, 41:11, 48:3, 48:14  adjacent<sup>[1]</sup> - 34:16  adjoining<sup>[1]</sup> - 15:2  adjourned<sup>[1]</sup> - 91:13  adjourned<sup>[1]</sup> - 91:16  administration<sup>[3]</sup> - 21:2, 21:5, 33:10  adopt<sup>[1]</sup> - 39:10  adopted<sup>[2]</sup> - 17:11, 91:12  advertised<sup>[1]</sup> - 4:14</p>	<p>advertising<sup>[1]</sup> - 85:4  advise<sup>[3]</sup> - 6:17, 47:24, 80:19  advised<sup>[1]</sup> - 21:1  aerial<sup>[4]</sup> - 11:20, 13:9, 13:15, 40:2  affected<sup>[1]</sup> - 17:7  affects<sup>[1]</sup> - 28:13  affinity<sup>[1]</sup> - 77:16  afraid<sup>[2]</sup> - 26:3, 39:3  AG<sup>[1]</sup> - 55:2  ag<sup>[2]</sup> - 23:15, 41:16  agencies<sup>[1]</sup> - 4:23  agenda<sup>[5]</sup> - 4:17, 4:20, 5:19, 5:20, 82:13  agent<sup>[1]</sup> - 27:4  ago<sup>[5]</sup> - 8:10, 21:19, 25:24, 59:12, 70:19  agree<sup>[4]</sup> - 9:24, 75:18, 76:5, 88:6  agreed<sup>[1]</sup> - 30:9  agreement<sup>[5]</sup> - 26:12, 38:4, 75:25, 80:14, 88:4  agricultural<sup>[17]</sup> - 12:1, 12:16, 27:9, 31:12, 36:10, 50:3, 53:22, 54:25, 55:3, 55:12, 55:16, 67:2, 72:1, 74:25, 76:19, 77:17, 82:6  Agriculture<sup>[1]</sup> - 64:18  agriculture<sup>[30]</sup> - 17:17, 22:16, 22:19, 23:18, 27:24, 28:6, 31:25, 36:14, 36:20, 37:2, 41:9, 42:3, 53:7, 53:10, 53:11, 53:24, 54:8, 64:11, 64:24, 64:25, 65:1, 65:12, 72:10, 72:20, 72:21, 73:1, 73:8, 73:11, 73:14, 82:2  ahead<sup>[4]</sup> - 7:24, 9:4, 21:9, 87:15  ain't<sup>[1]</sup> - 69:22  Alan<sup>[2]</sup> - 1:24, 9:7  alleged<sup>[2]</sup> - 67:16, 67:17  Allegiance<sup>[1]</sup> - 3:4  Allegiance<sup>[1]</sup> - 3:6  alligator<sup>[1]</sup> - 75:15  allow<sup>[4]</sup> - 7:17, 19:7, 81:24, 83:15  allowing<sup>[3]</sup> - 18:23, 23:11, 24:13  allows<sup>[1]</sup> - 89:14  almost<sup>[3]</sup> - 13:14, 37:17, 37:19</p>
<p style="text-align: center;"><b>2</b></p> <p>2<sup>[2]</sup> - 41:3, 69:21  2-and-a-half<sup>[1]</sup> - 26:16  2.5<sup>[1]</sup> - 12:21  20<sup>[4]</sup> - 11:23, 25:24, 43:23, 49:9  20-27<sup>[1]</sup> - 2:2  20-acre<sup>[1]</sup> - 9:17  200<sup>[1]</sup> - 36:1  2007/2008<sup>[1]</sup> - 37:23  2007/8<sup>[1]</sup> - 30:17  2014<sup>[1]</sup> - 92:10  2015<sup>[1]</sup> - 92:14  206<sup>[1]</sup> - 5:22  20th<sup>[1]</sup> - 92:9  21-22<sup>[1]</sup> - 2:20  21-foot<sup>[1]</sup> - 24:2  22-23<sup>[1]</sup> - 2:20</p>	<p style="text-align: center;"><b>3</b></p> <p>3<sup>[3]</sup> - 47:1, 65:2  3-4<sup>[1]</sup> - 2:2  30<sup>[1]</sup> - 2:24  31<sup>[3]</sup> - 2:4, 34:10, 36:15  31-34<sup>[1]</sup> - 2:23  33031<sup>[4]</sup> - 21:12, 24:18, 27:19, 31:5  331<sup>[1]</sup> - 21:12  34-35<sup>[1]</sup> - 2:24  35<sup>[2]</sup> - 36:3, 49:15  35-37<sup>[1]</sup> - 2:24  37<sup>[2]</sup> - 2:2, 2:13  37-42<sup>[1]</sup> - 2:16</p>	<p style="text-align: center;"><b>6</b></p> <p>6-7<sup>[1]</sup> - 2:13  6-9<sup>[1]</sup> - 2:2  61<sup>[2]</sup> - 2:2, 2:12  61-64<sup>[1]</sup> - 2:8  64-65<sup>[1]</sup> - 2:9  64-68<sup>[1]</sup> - 2:2  66<sup>[1]</sup> - 2:13  67<sup>[2]</sup> - 2:5, 2:6  67-69<sup>[1]</sup> - 2:4  67-74<sup>[1]</sup> - 2:9</p>	<p style="text-align: center;"><b>8</b></p> <p>8-20<sup>[1]</sup> - 2:16  80%<sup>[2]</sup> - 41:23, 41:24  80-85<sup>[1]</sup> - 2:7  82<sup>[2]</sup> - 2:4, 2:9  82-85<sup>[1]</sup> - 2:2  82-87<sup>[1]</sup> - 2:13  84<sup>[1]</sup> - 2:4  85<sup>[1]</sup> - 2:12  85%<sup>[1]</sup> - 49:22  86-90<sup>[1]</sup> - 2:16  87-88<sup>[1]</sup> - 2:12  87-91<sup>[2]</sup> - 2:3, 2:7  88-90<sup>[1]</sup> - 2:4</p>	
	<p style="text-align: center;"><b>4</b></p> <p>4<sup>[2]</sup> - 2:16, 69:21  4-6<sup>[1]</sup> - 2:12  40<sup>[7]</sup> - 23:3, 26:4, 28:11, 29:5, 43:21, 45:5  42-46<sup>[1]</sup> - 2:2  43-46<sup>[1]</sup> - 2:12  45<sup>[1]</sup> - 49:16  45-47<sup>[1]</sup> - 2:5  47-49<sup>[1]</sup> - 2:13  49-51<sup>[1]</sup> - 2:5</p>	<p style="text-align: center;"><b>7</b></p> <p>7-8<sup>[1]</sup> - 2:4  701<sup>[1]</sup> - 9:9  74<sup>[1]</sup> - 2:2  74-77<sup>[1]</sup> - 2:10  76<sup>[1]</sup> - 2:12  77<sup>[2]</sup> - 2:4, 2:6  77-80<sup>[1]</sup> - 2:2</p>	<p style="text-align: center;"><b>9</b></p> <p>90<sup>[2]</sup> - 2:12, 2:13  90%<sup>[2]</sup> - 49:22  91<sup>[1]</sup> - 92:11  9:30<sup>[1]</sup> - 90:6</p>	

<p><b>alternatives</b> [1] - 55:25</p> <p><b>altogether</b> [2] - 18:19, 39:13</p> <p><b>amenable</b> [1] - 88:2</p> <p><b>amendment</b> [2] - 18:3, 49:8</p> <p><b>America</b> [1] - 73:17</p> <p><b>amount</b> [1] - 72:12</p> <p><b>analysis</b> [3] - 9:25, 14:7, 21:25</p> <p><b>analyze</b> [2] - 73:20, 78:21</p> <p><b>analyzed</b> [1] - 40:16</p> <p><b>AND</b> [1] - 1:7</p> <p><b>angles</b> [1] - 73:19</p> <p><b>annona</b> [1] - 71:12</p> <p><b>annual</b> [1] - 53:21</p> <p><b>answer</b> [2] - 42:22, 88:21</p> <p><b>anyhow</b> [1] - 50:22</p> <p><b>anyway</b> [2] - 68:11, 69:2</p> <p><b>apologize</b> [1] - 66:1</p> <p><b>appeal</b> [6] - 4:25, 5:24, 10:3, 22:17, 83:1, 84:4</p> <p><b>appealed</b> [1] - 6:4</p> <p><b>appeals</b> [3] - 30:8, 45:23, 83:2</p> <p><b>Appeals</b> [6] - 5:1, 5:25, 6:3, 6:19, 15:19, 16:2, 17:22, 38:8</p> <p><b>appearing</b> [1] - 9:13</p> <p><b>appellate</b> [1] - 84:4</p> <p><b>APPLICANT</b> [1] - 2:15</p> <p><b>Applicant</b> [1] - 1:23</p> <p><b>applicant</b> [23] - 4:20, 6:4, 7:1, 7:15, 8:17, 10:25, 16:16, 33:4, 44:25, 46:22, 47:3, 47:5, 52:16, 57:1, 61:8, 63:1, 70:3, 73:15, 76:5, 81:7, 83:21, 84:5, 86:1</p> <p><b>applicant's</b> [2] - 47:12, 51:19</p> <p><b>applicants</b> [2] - 9:14, 84:17</p> <p><b>application</b> [33] - 4:22, 5:18, 5:19, 6:1, 7:2, 10:6, 10:18, 10:20, 11:7, 13:20, 15:13, 15:16, 16:5, 19:20, 19:21, 30:16, 37:1, 37:19, 37:23, 38:19, 39:18, 42:21, 44:21, 56:11, 57:9, 62:6, 62:16, 64:6,</p>	<p>66:10, 67:7, 78:2, 84:3, 89:10</p> <p><b>applications</b> [1] - 56:20</p> <p><b>applying</b> [2] - 17:9, 61:8</p> <p><b>appreciate</b> [5] - 10:8, 29:19, 63:20, 63:23, 77:11</p> <p><b>appropriate</b> [4] - 15:21, 15:24, 20:3, 85:6</p> <p><b>approval</b> [9] - 6:6, 9:20, 10:19, 11:8, 11:12, 14:10, 20:6, 40:24, 75:25</p> <p><b>approve</b> [1] - 42:21</p> <p><b>approved</b> [4] - 13:21, 19:21, 21:16, 40:25</p> <p><b>approving</b> [1] - 10:17</p> <p><b>aquifer</b> [2] - 29:6, 40:12</p> <p><b>area</b> [39] - 6:12, 12:2, 14:17, 14:25, 15:1, 17:3, 21:14, 22:15, 23:19, 25:10, 25:13, 27:2, 29:3, 30:7, 38:1, 38:14, 40:21, 41:23, 43:2, 43:10, 49:24, 50:3, 50:18, 55:18, 57:16, 57:18, 58:16, 59:24, 62:2, 64:4, 70:9, 70:11, 73:23, 74:9, 74:18, 78:23, 78:24, 89:19, 90:10</p> <p><b>areas</b> [7] - 18:24, 21:15, 42:3, 57:5, 62:18, 63:9, 78:15</p> <p><b>argument</b> [2] - 18:12, 48:10</p> <p><b>arguments</b> [1] - 30:3</p> <p><b>Arlene</b> [3] - 20:16, 23:8, 23:12</p> <p><b>arrangement</b> [1] - 86:17</p> <p><b>arteries</b> [1] - 31:22</p> <p><b>artery</b> [1] - 31:10</p> <p><b>asset</b> [1] - 82:10</p> <p><b>assistance</b> [1] - 5:17</p> <p><b>assistant</b> [1] - 33:9</p> <p><b>Assistant</b> [1] - 1:21</p> <p><b>assume</b> [1] - 30:2</p> <p><b>atemoya</b> [1] - 71:11</p> <p><b>Attorney</b> [1] - 66:14</p> <p><b>attorney</b> [6] - 6:14, 6:24, 26:8, 26:18, 37:9, 83:18</p> <p><b>Attorney's</b> [1] - 1:19</p> <p><b>attorneys</b> [2] - 35:16,</p>	<p>56:25</p> <p><b>Attorneys</b> [1] - 1:21</p> <p><b>AU</b> [4] - 9:17, 12:22, 28:7, 34:11</p> <p><b>audience</b> [4] - 53:13, 80:20, 88:17, 90:10</p> <p><b>AUDIENCE</b> [1] - 87:8</p> <p><b>authorized</b> [1] - 92:6</p> <p><b>available</b> [6] - 4:18, 5:4, 5:5, 42:22, 65:13, 70:14</p> <p><b>Avenue</b> [16] - 9:9, 11:24, 13:8, 15:3, 15:8, 21:11, 21:18, 22:13, 23:13, 23:20, 25:20, 29:24, 31:5, 34:21, 34:22, 77:1</p> <p><b>avocado</b> [1] - 36:14</p> <p><b>avoid</b> [1] - 85:3</p> <p><b>aware</b> [1] - 10:2</p> <p><b>awful</b> [1] - 50:14</p>	<p><b>benefit</b> [4] - 41:4, 41:5, 55:14, 55:15</p> <p><b>best</b> [10] - 17:13, 25:2, 42:2, 58:19, 60:9, 63:13, 68:14, 74:3, 79:3, 79:23</p> <p><b>better</b> [5] - 8:11, 57:22, 58:17, 63:11, 90:21</p> <p><b>between</b> [6] - 46:9, 53:9, 64:24, 74:5, 79:4, 89:13</p> <p><b>beyond</b> [1] - 46:14</p> <p><b>big</b> [3] - 24:8, 32:15, 78:7</p> <p><b>bigger</b> [1] - 49:19</p> <p><b>billion</b> [2] - 59:2, 65:2</p> <p><b>Biscayne</b> [1] - 50:14</p> <p><b>bit</b> [7] - 33:17, 44:13, 47:13, 47:22, 49:17, 50:20, 50:23</p> <p><b>black</b> [2] - 12:9, 12:10</p> <p><b>block</b> [5] - 39:23, 40:7, 40:8, 44:15, 48:7</p> <p><b>blue</b> [2] - 11:22, 15:1</p> <p><b>BOARD</b> [1] - 1:1</p> <p><b>board</b> [5] - 14:16, 14:23, 30:8, 45:24, 83:2</p> <p><b>Board</b> [29] - 1:10, 5:1, 5:5, 6:1, 6:3, 6:4, 6:8, 6:17, 6:19, 6:20, 9:7, 10:16, 10:23, 11:2, 11:6, 11:19, 12:5, 15:19, 16:3, 16:22, 17:23, 23:2, 38:5, 38:8, 38:18, 56:1, 57:4, 84:2, 89:7</p> <p><b>boards</b> [1] - 47:25</p> <p><b>Bob</b> [1] - 77:5</p> <p><b>Bob's</b> [1] - 77:4</p> <p><b>books</b> [3] - 9:12, 10:14, 13:18</p> <p><b>bordered</b> [1] - 36:13</p> <p><b>bother</b> [1] - 30:5</p> <p><b>bought</b> [7] - 18:5, 25:23, 27:7, 27:11, 35:3, 59:23</p> <p><b>bound</b> [2] - 54:23, 54:24</p> <p><b>boundaries</b> [1] - 54:21</p> <p><b>boundary</b> [8] - 9:16, 12:23, 18:4, 54:4, 54:5, 57:24, 58:2, 60:7</p> <p><b>Boundary</b> [14] - 12:11, 12:13, 12:14, 13:13, 15:10, 17:13, 17:15, 17:19, 19:14, 19:16,</p>	<p>20:2, 41:15, 42:5, 54:2</p> <p><b>Bovo</b> [1] - 1:15</p> <p><b>boy</b> [1] - 51:9</p> <p><b>Brickell</b> [3] - 9:9, 50:10, 50:15</p> <p><b>brief</b> [3] - 10:1, 11:14, 65:11</p> <p><b>brilliant</b> [1] - 67:14</p> <p><b>bring</b> [3] - 21:14, 32:18, 32:19</p> <p><b>brought</b> [2] - 18:3, 76:3</p> <p><b>Broward</b> [3] - 75:11, 81:24</p> <p><b>Bruce</b> [3] - 20:18, 23:8, 24:16</p> <p><b>Bruno</b> [1] - 1:13</p> <p><b>bubble</b> [1] - 22:2</p> <p><b>budget</b> [1] - 35:17</p> <p><b>buffer</b> [7] - 54:16, 55:19, 75:19, 75:20, 75:22, 79:7, 81:20</p> <p><b>buffering</b> [1] - 55:7</p> <p><b>build</b> [5] - 35:4, 45:4, 59:24, 72:17, 82:1</p> <p><b>building</b> [2] - 76:1, 78:7</p> <p><b>built</b> [6] - 27:11, 34:18, 34:19, 34:20, 35:22, 60:3</p> <p><b>burden</b> [2] - 23:5, 63:6</p> <p><b>burn</b> [1] - 42:6</p> <p><b>burning</b> [1] - 42:13</p> <p><b>busier</b> [1] - 22:24</p> <p><b>business</b> [2] - 58:13, 82:6</p> <p><b>buy</b> [4] - 76:7, 76:9, 77:13</p>
<b>B</b>				
<p><b>backed</b> [1] - 22:18</p> <p><b>background</b> [2] - 72:4, 72:5</p> <p><b>balance</b> [5] - 41:13, 53:9, 60:17, 64:24, 70:7</p> <p><b>balanced</b> [2] - 54:20, 69:14</p> <p><b>balances</b> [1] - 41:7</p> <p><b>balconies</b> [1] - 78:8</p> <p><b>ball</b> [1] - 22:3</p> <p><b>Barbara</b> [1] - 1:14</p> <p><b>barely</b> [1] - 50:12</p> <p><b>Barreiro</b> [1] - 1:13</p> <p><b>based</b> [6] - 15:18, 22:14, 27:12, 45:3, 48:20, 76:9</p> <p><b>Beach</b> [1] - 47:8</p> <p><b>bear</b> [1] - 29:1</p> <p><b>Beauchamp</b> [2] - 20:11, 21:11</p> <p><b>BEAUCHAMP</b> [2] - 2:20, 21:10</p> <p><b>beautiful</b> [4] - 24:25, 57:18, 71:4, 78:6</p> <p><b>become</b> [3] - 22:24, 24:20, 62:23</p> <p><b>becomes</b> [1] - 56:21</p> <p><b>becoming</b> [2] - 63:14, 64:23</p> <p><b>BEHALF</b> [1] - 2:15</p> <p><b>behalf</b> [2] - 1:23, 9:14</p> <p><b>Bell</b> [1] - 46:17</p> <p><b>bell</b> [1] - 47:2</p> <p><b>below</b> [2] - 10:23, 16:4</p>	<b>C</b>			
<p><b>CA</b> [1] - 70:21</p> <p><b>cabbage</b> [1] - 24:3</p> <p><b>calendar</b> [1] - 31:7</p> <p><b>calendars</b> [1] - 90:11</p> <p><b>California</b> [1] - 71:15</p> <p><b>cannot</b> [3] - 71:15, 71:16, 78:20</p> <p><b>capacity</b> [10] - 6:11, 13:25, 14:7, 29:12, 38:1, 38:2, 38:16, 38:20, 39:1, 39:5</p> <p><b>capital</b> [1] - 65:3</p> <p><b>card</b> [1] - 37:6</p> <p><b>cards</b> [2] - 7:18, 20:11</p> <p><b>careful</b> [1] - 47:18</p> <p><b>Caribbean</b> [1] - 71:18</p> <p><b>carts</b> [1] - 32:16</p>				

<p><b>case</b> [9] - 47:13, 47:15, 48:15, 51:17, 59:14, 60:18, 63:2, 74:6, 74:7</p> <p><b>cases</b> [8] - 16:20, 46:10, 46:11, 46:14, 47:4, 47:6, 48:2</p> <p><b>category</b> [1] - 20:3</p> <p><b>caught</b> [1] - 74:5</p> <p><b>causing</b> [1] - 56:2</p> <p><b>CAVA</b> [19] - 2:6, 52:2, 67:20, 77:6, 80:17, 83:3, 83:13, 83:20, 84:9, 84:15, 84:19, 84:23, 85:11, 87:13, 87:17, 88:13, 89:8, 90:16, 91:3</p> <p><b>Cava</b> [3] - 52:1, 56:15, 77:24</p> <p><b>CDMP</b> [8] - 43:12, 44:4, 44:24, 61:1, 61:3, 61:4, 61:5, 85:2</p> <p><b>CENTER</b> [1] - 1:1</p> <p><b>certain</b> [4] - 58:13, 76:8, 85:2, 85:22</p> <p><b>certainly</b> [1] - 65:16</p> <p><b>CERTIFICATE</b> [1] - 92:1</p> <p><b>certify</b> [1] - 92:5</p> <p><b>chair</b> [1] - 62:7</p> <p><b>Chair</b> [16] - 7:21, 8:7, 46:9, 52:3, 56:18, 61:22, 63:20, 64:9, 65:16, 67:10, 74:23, 84:20, 86:4, 87:14, 88:22, 90:15</p> <p><b>Chairman</b> [1] - 9:6</p> <p><b>Chairperson</b> [1] - 1:13</p> <p><b>chairperson</b> [2] - 46:18, 47:2</p> <p><b>Chairwoman</b> [6] - 1:12, 4:11, 29:20, 60:20, 61:2, 83:4</p> <p><b>CHAIRWOMAN</b> [79] - 2:2, 3:1, 3:7, 3:13, 3:24, 4:6, 6:13, 6:22, 7:5, 7:8, 7:12, 7:24, 8:4, 8:8, 8:14, 8:16, 8:22, 8:25, 9:3, 20:9, 22:9, 23:7, 24:14, 25:15, 27:15, 29:18, 29:21, 30:22, 31:1, 31:15, 32:10, 33:25, 34:2, 35:9, 37:5, 42:24, 43:7, 43:14, 43:17, 43:25, 44:7, 44:19, 45:7, 45:10, 45:14, 45:19, 46:6, 51:23, 56:14, 61:18,</p>	<p>64:7, 64:16, 65:24, 66:9, 66:13, 66:21, 67:24, 68:5, 74:20, 77:20, 82:23, 83:10, 83:14, 84:1, 84:14, 84:17, 85:9, 85:12, 85:16, 85:19, 87:3, 87:6, 87:12, 87:15, 88:8, 88:12, 89:16, 89:24, 91:7</p> <p><b>challenge</b> [1] - 54:1</p> <p><b>chambers</b> [3] - 4:18, 5:15, 90:7</p> <p><b>CHAMBERS</b> [1] - 1:2</p> <p><b>chance</b> [1] - 81:2</p> <p><b>change</b> [16] - 6:1, 9:16, 11:2, 12:24, 17:5, 18:1, 19:4, 25:21, 27:9, 27:13, 27:23, 28:6, 47:12, 61:11, 78:10, 89:10</p> <p><b>Charles</b> [7] - 20:12, 20:16, 22:12, 53:12, 64:14, 64:17, 68:15</p> <p><b>Charlie</b> [1] - 68:15</p> <p><b>charter</b> [1] - 38:13</p> <p><b>check</b> [1] - 44:15</p> <p><b>checkoff</b> [1] - 60:11</p> <p><b>cherish</b> [1] - 40:4</p> <p><b>children</b> [2] - 28:22, 59:22</p> <p><b>Chuck</b> [1] - 8:2</p> <p><b>circle</b> [1] - 15:12</p> <p><b>circuit</b> [1] - 84:5</p> <p><b>cited</b> [2] - 47:4, 47:15</p> <p><b>City</b> [1] - 53:15</p> <p><b>city</b> [4] - 26:24, 38:9, 38:12, 63:15</p> <p><b>civil</b> [2] - 46:10, 46:11</p> <p><b>civility</b> [1] - 52:14</p> <p><b>clarification</b> [1] - 43:2</p> <p><b>CLARK</b> [1] - 1:1</p> <p><b>class</b> [3] - 49:6, 49:8, 49:9</p> <p><b>clean</b> [1] - 9:25</p> <p><b>clearly</b> [3] - 40:3, 40:7, 60:21</p> <p><b>Clerk</b> [4] - 3:9, 3:25, 66:9, 66:13</p> <p><b>CLERK</b> [5] - 3:11, 3:15, 3:20, 3:23, 66:15</p> <p><b>client</b> [3] - 9:10, 26:19, 86:8</p> <p><b>climate</b> [2] - 65:20, 71:20</p> <p><b>Clinton</b> [1] - 68:25</p> <p><b>Club</b> [1] - 35:4</p> <p><b>co</b> [1] - 49:15</p> <p><b>co-teachers</b> [1] -</p>	<p>49:15</p> <p><b>code</b> [1] - 13:23</p> <p><b>Code</b> [2] - 4:12, 28:1</p> <p><b>coin</b> [1] - 18:23</p> <p><b>colleague</b> [1] - 59:6</p> <p><b>colleagues</b> [2] - 52:11, 56:12</p> <p><b>Colleagues</b> [1] - 64:10</p> <p><b>COLLECTIVELY</b> [1] - 3:19</p> <p><b>Coller</b> [1] - 1:20</p> <p><b>COLLER</b> [19] - 2:13, 6:16, 7:3, 7:7, 7:10, 37:12, 47:24, 66:1, 66:6, 82:25, 84:2, 84:25, 85:15, 85:17, 85:21, 85:25, 87:5, 90:2, 90:6</p> <p><b>colored</b> [1] - 14:23</p> <p><b>Columbia</b> [2] - 67:22, 68:2</p> <p><b>comedian</b> [1] - 69:7</p> <p><b>coming</b> [8] - 24:8, 26:4, 40:19, 59:3, 63:21, 79:10, 80:7, 80:13</p> <p><b>commend</b> [1] - 82:11</p> <p><b>comment</b> [1] - 63:9</p> <p><b>comments</b> [4] - 11:15, 37:14, 61:23, 81:11</p> <p><b>COMMISSION</b> [1] - 1:2</p> <p><b>Commission</b> [4] - 17:10, 20:25, 39:12, 75:5</p> <p><b>Commissioner</b> [33] - 43:1, 45:19, 51:24, 51:25, 52:1, 56:15, 56:16, 58:19, 61:19, 61:20, 62:1, 64:4, 64:7, 64:8, 69:20, 73:23, 74:9, 74:18, 74:21, 77:24, 78:2, 78:23, 78:24, 80:4, 81:25, 85:20, 86:5, 87:16, 88:12, 89:19, 89:25, 91:8</p> <p><b>commissioner</b> [4] - 76:15, 77:15, 78:13, 83:10</p> <p><b>COMMISSIONER</b> [62] - 2:4, 2:5, 2:6, 2:8, 2:9, 2:10, 7:21, 7:25, 8:5, 8:9, 31:13, 45:21, 46:7, 49:2, 51:6, 51:11, 52:2, 56:17, 57:12, 61:4, 61:21, 64:9, 64:20, 67:9, 67:16, 67:18, 67:20, 68:1, 68:3,</p>	<p>68:7, 68:9, 68:11, 69:24, 70:1, 74:22, 76:6, 77:6, 77:8, 77:10, 80:17, 82:20, 82:21, 83:3, 83:13, 83:20, 84:9, 84:13, 84:15, 84:19, 84:21, 84:23, 85:11, 87:13, 87:17, 88:6, 88:13, 88:19, 89:8, 90:1, 90:14, 90:16, 91:3</p> <p><b>commissioners</b> [2] - 3:5, 30:10</p> <p><b>COMMISSIONERS</b> [2] - 1:1, 2:1</p> <p><b>Commissioners</b> [10] - 1:10, 4:11, 5:6, 6:5, 29:22, 30:1, 33:23, 33:24, 65:17, 92:8</p> <p><b>committee</b> [2] - 68:20, 68:21</p> <p><b>communication</b> [1] - 83:6</p> <p><b>Community</b> [15] - 5:1, 5:25, 6:3, 6:18, 15:19, 16:2, 17:22, 26:24, 36:2, 38:8, 46:18, 52:20, 62:8, 75:23, 76:4</p> <p><b>community</b> [14] - 19:3, 28:4, 28:8, 30:7, 41:10, 51:22, 55:14, 62:7, 69:4, 75:7, 75:9, 81:4, 81:7, 83:2</p> <p><b>community's</b> [1] - 28:14</p> <p><b>Comp</b> [3] - 18:7, 19:7, 19:23</p> <p><b>comp</b> [2] - 11:13, 19:5</p> <p><b>compared</b> [2] - 25:12, 73:8</p> <p><b>compatible</b> [3] - 15:23, 42:19, 63:3</p> <p><b>compelling</b> [5] - 46:7, 46:25, 50:5, 63:2, 88:14</p> <p><b>competent</b> [2] - 48:4, 48:21</p> <p><b>complaints</b> [1] - 48:2</p> <p><b>comply</b> [1] - 37:10</p> <p><b>composite</b> [1] - 14:16</p> <p><b>Comprehensive</b> [1] - 12:6</p> <p><b>comprehensive</b> [4] - 12:25, 17:16, 18:2, 41:6</p> <p><b>compromise</b> [3] - 35:18, 75:24, 83:7</p> <p><b>concern</b> [8] - 10:5,</p>	<p>18:8, 39:4, 48:18, 52:7, 53:4, 55:23, 88:25</p> <p><b>concerned</b> [1] - 38:16</p> <p><b>concerns</b> [7] - 9:22, 11:16, 29:2, 30:18, 48:11, 48:17, 49:4</p> <p><b>concur</b> [1] - 24:19</p> <p><b>concurrency</b> [5] - 14:6, 38:6, 38:21, 38:24, 57:10</p> <p><b>condition</b> [4] - 40:11, 50:17, 50:21, 51:1</p> <p><b>conditions</b> [1] - 9:23</p> <p><b>conduct</b> [1] - 38:23</p> <p><b>conducted</b> [1] - 14:6</p> <p><b>congestion</b> [3] - 30:19, 47:10</p> <p><b>connect</b> [1] - 40:14</p> <p><b>consideration</b> [2] - 53:6, 54:10</p> <p><b>considered</b> [2] - 48:3, 76:14</p> <p><b>consist</b> [1] - 23:4</p> <p><b>consistent</b> [6] - 9:18, 11:12, 12:24, 14:14, 19:22, 42:19</p> <p><b>constant</b> [1] - 80:2</p> <p><b>constantly</b> [2] - 72:15, 81:21</p> <p><b>constitutional</b> [2] - 47:18, 49:8</p> <p><b>construction</b> [5] - 25:12, 25:13, 28:17, 28:24, 73:10</p> <p><b>contested</b> [1] - 52:15</p> <p><b>context</b> [2] - 67:13, 72:3</p> <p><b>continue</b> [3] - 78:17, 80:7, 82:6</p> <p><b>contract</b> [1] - 88:22</p> <p><b>contractual</b> [3] - 86:5, 87:2, 87:21</p> <p><b>contrary</b> [1] - 11:1</p> <p><b>contribute</b> [1] - 34:23</p> <p><b>controls</b> [1] - 28:2</p> <p><b>conversation</b> [4] - 81:6, 86:11, 86:24, 88:1</p> <p><b>convincing</b> [1] - 46:8</p> <p><b>copies</b> [1] - 4:17</p> <p><b>Cornell</b> [1] - 68:4</p> <p><b>corner</b> [1] - 23:24</p> <p><b>correct</b> [10] - 43:15, 43:16, 45:9, 45:13, 45:23, 50:18, 60:25, 76:2, 90:4, 92:11</p> <p><b>correctly</b> [2] - 17:24, 47:21</p> <p><b>council</b> [3] - 26:24,</p>
--	--	--	---	---

<p>38:9, 62:8  <b>Council</b> [8] - 17:23,  26:24, 36:2, 46:18,  52:20, 62:9, 75:23,  76:4  <b>Councilman</b> [1] -  17:24  <b>counsel</b> [4] - 47:23,  50:19, 52:16, 53:2  <b>count</b> [2] - 51:3, 51:4  <b>counting</b> [1] - 17:6  <b>Country</b> [1] - 35:4  <b>country</b> [2] - 58:8,  58:9  <b>COUNTY</b> [2] - 1:1  <b>county</b> [2] - 30:7, 65:1  <b>County</b> [41] - 1:10,  1:19, 1:21, 4:13, 5:6,  6:5, 14:5, 21:3,  21:22, 25:3, 38:2,  38:3, 38:5, 40:9,  41:7, 47:8, 51:22,  53:8, 53:25, 56:24,  60:11, 62:18, 64:12,  64:18, 64:23, 65:1,  65:19, 67:3, 69:4,  69:13, 70:6, 71:3,  72:13, 74:11, 74:14,  74:15, 75:11, 75:12,  76:10, 92:8, 92:15  <b>couple</b> [2] - 16:20,  26:15  <b>course</b> [9] - 24:22,  32:8, 50:8, 51:17,  55:1, 56:25, 70:25,  78:12, 81:14  <b>COURT</b> [1] - 92:22  <b>Court</b> [3] - 24:17,  27:19, 68:16  <b>court</b> [1] - 84:5  <b>courtesy</b> [1] - 78:22  <b>covenant</b> [1] - 45:2  <b>covenants</b> [1] - 76:11  <b>covered</b> [1] - 80:22  <b>Craig</b> [3] - 1:20, 47:6,  49:3  <b>create</b> [4] - 39:24,  40:10, 54:15, 56:6  <b>creates</b> [1] - 39:9  <b>creating</b> [1] - 79:7  <b>criminal</b> [3] - 46:9,  46:13, 68:21  <b>critical</b> [3] - 17:17,  54:10, 55:20  <b>crops</b> [8] - 24:24,  25:1, 25:2, 25:3,  36:17, 36:19, 65:21,  66:25  <b>cross</b> [1] - 5:9  <b>cross-examination</b> [1]</p>	<p>- 5:9  <b>crowded</b> [1] - 33:11  <b>crystal</b> [1] - 22:3  <b>Cuba</b> [1] - 71:18  <b>Cuban</b> [1] - 69:5  <b>current</b> [3] - 36:23,  36:24, 55:10  <b>CZAB</b> [7] - 10:7, 10:9,  10:11, 55:22, 82:18,  88:4</p> <p style="text-align: center;"><b>D</b></p> <p><b>DADE</b> [1] - 1:1  <b>Dade</b> [19] - 4:13, 14:5,  21:21, 22:25, 28:1,  38:5, 64:18, 64:22,  65:19, 69:4, 69:13,  70:6, 71:2, 75:7,  76:15, 76:17, 77:18,  92:7, 92:15  <b>dais</b> [2] - 69:6, 81:9  <b>damage</b> [1] - 28:25  <b>Daniela</b> [1] - 75:4  <b>data</b> [1] - 22:14  <b>date</b> [10] - 34:19, 85:1,  85:5, 85:15, 85:21,  85:23, 86:2, 86:3,  87:11, 88:20  <b>DATED</b> [1] - 92:14  <b>day's</b> [1] - 33:16  <b>daycare</b> [1] - 48:7  <b>DE</b> [5] - 2:23, 31:3,  31:19, 32:12, 34:1  <b>De</b> [5] - 25:17, 30:23,  31:4, 49:11, 49:16  <b>deal</b> [3] - 68:7, 78:25,  79:24  <b>dealing</b> [2] - 64:21,  72:8  <b>Dear</b> [1] - 64:10  <b>decades</b> [2] - 18:1,  66:25  <b>December</b> [7] - 65:8,  87:1, 87:7, 87:10,  87:11, 87:12, 87:23  <b>decide</b> [3] - 58:11,  77:2, 89:1  <b>decided</b> [1] - 78:16  <b>decision</b> [10] - 5:25,  30:14, 45:22, 48:20,  49:1, 52:7, 56:10,  74:1, 83:1, 89:6  <b>decrease</b> [1] - 28:24  <b>decreases</b> [1] - 29:14  <b>Deebs</b> [1] - 47:15  <b>defeating</b> [1] - 18:17  <b>defer</b> [3] - 84:11, 85:1,  90:2</p>	<p><b>deference</b> [1] - 52:12  <b>deferral</b> [5] - 4:2,  83:15, 83:24, 85:7,  86:3  <b>deferred</b> [6] - 30:17,  56:1, 84:6, 86:6,  87:9, 89:22  <b>definition</b> [1] - 28:1  <b>degraded</b> [1] - 29:9  <b>degrees</b> [1] - 50:25  <b>demand</b> [1] - 40:21  <b>deniable</b> [1] - 57:3  <b>denial</b> [4] - 11:3, 11:4,  82:19, 83:23  <b>denied</b> [4] - 6:2,  26:23, 37:2, 57:7  <b>Dennis</b> [3] - 1:16,  1:20, 47:6  <b>density</b> [16] - 12:19,  13:2, 19:4, 29:10,  42:9, 43:13, 43:14,  44:5, 44:23, 45:15,  45:17, 47:14, 50:11,  56:6, 79:6, 80:9  <b>deny</b> [9] - 47:11,  47:18, 51:18, 56:10,  62:15, 64:6, 78:1,  82:25, 84:3  <b>denying</b> [1] - 53:1  <b>department</b> [5] -  13:19, 13:24, 14:11,  39:18, 64:11  <b>Department</b> [1] - 4:23  <b>Department's</b> [1] - 4:8  <b>departments</b> [3] -  9:21, 57:8, 60:10  <b>DERM</b> [3] - 14:1,  40:13, 40:15  <b>deserves</b> [1] - 19:21  <b>designated</b> [3] -  12:16, 12:18, 55:2  <b>designation</b> [7] -  12:25, 36:24, 43:9,  43:12, 44:3, 44:4,  88:3  <b>desire</b> [2] - 47:12,  85:18  <b>desires</b> [1] - 75:8  <b>determination</b> [1] -  48:19  <b>determine</b> [2] - 56:22,  86:23  <b>determined</b> [6] -  13:21, 14:2, 19:24,  38:19, 40:16, 41:19  <b>detriment</b> [1] - 30:11  <b>detrimental</b> [2] - 28:9,  63:4  <b>develop</b> [10] - 18:14,  18:17, 18:21, 38:25,</p>	<p>52:17, 59:1, 78:16,  79:20, 81:15, 81:16  <b>developed</b> [7] - 12:3,  12:18, 17:19, 19:6,  21:17, 22:16, 27:7  <b>developer</b> [4] - 19:9,  21:17, 35:1, 79:5  <b>developers</b> [1] - 18:9  <b>Development</b> [15] -  12:7, 12:11, 12:13,  12:14, 13:13, 15:10,  17:13, 17:15, 17:19,  19:14, 19:15, 20:2,  41:15, 42:5, 54:2  <b>development</b> [31] -  12:19, 12:20, 13:6,  13:14, 14:4, 15:22,  18:4, 18:24, 20:1,  20:4, 21:16, 22:23,  23:4, 26:6, 28:3,  34:15, 34:20, 39:4,  39:9, 39:11, 39:13,  40:20, 40:23, 44:12,  48:24, 53:10, 54:17,  55:18, 61:15, 81:19,  91:2  <b>diameter</b> [1] - 15:14  <b>DIAZ</b> [20] - 2:4, 7:21,  7:25, 8:5, 8:9, 31:13,  56:17, 57:12, 61:4,  68:1, 68:9, 69:24,  77:8, 82:21, 84:13,  84:21, 88:6, 88:19,  90:1, 90:14  <b>Diaz</b> [4] - 1:16, 52:1,  56:16, 91:9  <b>difference</b> [2] - 46:8,  89:13  <b>different</b> [11] - 37:16,  44:13, 51:3, 57:22,  59:14, 59:16, 71:5,  71:6, 73:5, 85:8  <b>difficult</b> [4] - 19:12,  64:22, 73:25, 82:15  <b>diligence</b> [1] - 52:14  <b>directly</b> [2] - 28:12,  42:10  <b>director</b> [1] - 64:10  <b>Directors</b> [1] - 8:3  <b>disadvantage</b> [1] -  83:21  <b>disaster</b> [1] - 25:10  <b>discussion</b> [2] - 81:8,  86:13  <b>distributed</b> [1] - 6:7  <b>District</b> [1] - 76:16  <b>district</b> [18] - 6:2, 9:16,  12:23, 14:13, 14:14,  15:25, 16:9, 19:10,  52:6, 52:9, 53:7,</p>	<p>54:7, 59:7, 59:10,  59:11, 77:15, 86:14,  86:15  <b>districts</b> [3] - 13:2,  14:21, 14:24  <b>divided</b> [1] - 44:14  <b>division</b> [1] - 84:4  <b>doctorate</b> [1] - 68:10  <b>doctors</b> [1] - 68:24  <b>documents</b> [2] - 4:22,  5:3  <b>dog</b> [3] - 51:10, 51:13  <b>dogs</b> [1] - 55:11  <b>dollar</b> [1] - 24:9  <b>done</b> [5] - 22:6, 30:16,  39:7, 41:1, 63:11  <b>dotted</b> [1] - 12:10  <b>doubt</b> [2] - 46:15, 70:4  <b>down</b> [23] - 4:4, 13:12,  19:17, 24:2, 24:4,  24:8, 27:10, 37:21,  39:13, 40:1, 43:5,  53:13, 56:3, 63:23,  65:6, 65:9, 65:12,  65:14, 77:1, 80:13,  83:16, 86:14, 90:24  <b>downstairs</b> [2] -  53:18, 77:7  <b>downtown</b> [2] - 56:2,  59:1  <b>Drive</b> [1] - 70:23  <b>drives</b> [2] - 72:22,  72:23  <b>driveway</b> [1] - 48:9  <b>due</b> [1] - 29:9  <b>Dufek</b> [1] - 17:24  <b>dug</b> [1] - 46:2  <b>during</b> [2] - 5:7, 36:19</p> <p style="text-align: center;"><b>E</b></p> <p><b>east</b> [1] - 44:2  <b>easy</b> [2] - 74:16, 74:17  <b>Economic</b> [1] - 4:24  <b>economically</b> [1] -  36:21  <b>EDU</b> [1] - 32:8  <b>EDU-M</b> [1] - 32:8  <b>effect</b> [1] - 56:13  <b>effectively</b> [1] - 19:12  <b>efficiently</b> [1] - 42:5  <b>either</b> [5] - 26:20,  27:11, 42:17, 45:18,  89:5  <b>elaborate</b> [1] - 67:4  <b>elderly</b> [2] - 28:22,  40:1  <b>emphasize</b> [1] - 30:6  <b>empty</b> [1] - 35:6</p>
---	---	---	---	---

<p><b>end</b> [4] - 10:15, 38:21, 65:18, 89:4  <b>endanger</b> [1] - 28:22  <b>endangered</b> [4] - 23:17, 71:24, 71:25, 72:8  <b>ended</b> [1] - 81:1  <b>ends</b> [1] - 42:13  <b>energizing</b> [1] - 19:2  <b>enjoy</b> [5] - 16:18, 25:24, 52:24, 55:11, 62:22  <b>enjoyed</b> [1] - 55:11  <b>enrollees</b> [1] - 29:13  <b>entered</b> [1] - 38:4  <b>enterprise</b> [1] - 24:10  <b>Enterprises</b> [2] - 5:21, 92:9  <b>ENTERPRISES</b> [1] - 1:7  <b>entertain</b> [2] - 4:1, 83:14  <b>entire</b> [3] - 15:5, 15:7, 40:2  <b>environmental</b> [1] - 29:2  <b>equal</b> [2] - 7:11, 28:23  <b>equally</b> [1] - 54:19  <b>equals</b> [1] - 33:1  <b>equipment</b> [1] - 28:25  <b>equipped</b> [1] - 28:20  <b>Eric</b> [2] - 57:6, 60:15  <b>especially</b> [4] - 8:7, 65:18, 69:17, 71:13  <b>Esq</b> [1] - 1:24  <b>established</b> [2] - 28:8, 29:4  <b>estate</b> [8] - 12:19, 13:1, 21:22, 27:4, 43:13, 43:14, 44:5, 61:1  <b>Esteban</b> [1] - 1:15  <b>estimate</b> [2] - 28:16, 45:5  <b>estimating</b> [1] - 45:6  <b>EU</b> [32] - 9:18, 12:3, 12:24, 13:1, 13:6, 13:9, 13:14, 13:16, 13:22, 14:12, 15:2, 15:3, 15:4, 15:6, 15:11, 15:17, 15:20, 16:8, 16:14, 24:5, 27:25, 28:7, 34:11, 37:20, 42:11, 42:18, 56:6, 86:14, 88:2  <b>EU-1</b> [1] - 56:7  <b>EU-M</b> [29] - 9:18, 12:3, 12:24, 13:1, 13:6, 13:9, 13:14, 13:16, 13:22, 14:12, 15:2,</p>	<p>15:3, 15:4, 15:6, 15:11, 15:17, 15:20, 16:8, 16:14, 24:5, 27:25, 28:7, 34:11, 37:20, 42:11, 42:18, 86:14  <b>EU-S</b> [3] - 56:6, 86:14, 88:2  <b>event</b> [1] - 53:21  <b>everyday</b> [2] - 33:12  <b>evidence</b> [6] - 46:4, 46:5, 46:12, 48:4, 48:13, 48:21  <b>exact</b> [1] - 19:9  <b>exaggerated</b> [1] - 49:17  <b>examination</b> [1] - 5:9  <b>examine</b> [1] - 5:6  <b>example</b> [1] - 48:6  <b>excellent</b> [1] - 9:2  <b>except</b> [3] - 58:21, 60:24, 71:18  <b>excerpt</b> [1] - 12:5  <b>excuse</b> [2] - 34:24, 67:21  <b>exercise</b> [1] - 86:11  <b>exhibit</b> [1] - 9:12  <b>existing</b> [2] - 18:22, 28:12  <b>exists</b> [1] - 14:7  <b>expect</b> [2] - 16:11, 83:4  <b>expectations</b> [1] - 76:8  <b>expense</b> [1] - 85:3  <b>explained</b> [1] - 83:25  <b>explanation</b> [1] - 69:16  <b>expressed</b> [1] - 10:5  <b>extension</b> [1] - 88:24  <b>extent</b> [1] - 67:8  <b>extra</b> [1] - 22:21  <b>extreme</b> [1] - 76:16  <b>extremely</b> [1] - 70:10</p>	<p><b>family</b> [8] - 13:3, 20:4, 26:1, 43:18, 44:9, 61:14, 68:23, 79:21  <b>far</b> [7] - 18:21, 25:1, 32:12, 35:25, 55:6, 63:21, 78:9  <b>Farm</b> [1] - 53:15  <b>farm</b> [4] - 25:25, 32:4, 53:15, 70:18  <b>farmed</b> [3] - 66:24, 76:20, 76:23  <b>farmer</b> [1] - 83:9  <b>farmer's</b> [1] - 65:8  <b>farmers</b> [3] - 25:4, 54:13, 82:4  <b>farming</b> [3] - 58:4, 76:21, 76:24  <b>farmland</b> [6] - 24:10, 24:11, 32:7, 58:5, 61:12, 83:8  <b>farms</b> [1] - 57:17  <b>father</b> [2] - 32:15, 32:21  <b>favor</b> [2] - 10:17, 60:19  <b>favorites</b> [1] - 60:8  <b>feather</b> [1] - 54:15  <b>feathering</b> [2] - 55:6, 56:6  <b>February</b> [18] - 85:10, 85:11, 85:12, 85:14, 85:17, 85:22, 85:24, 86:7, 87:25, 88:15, 88:16, 88:20, 89:1, 89:14, 90:3, 90:4  <b>fees</b> [1] - 83:22  <b>feet</b> [4] - 13:5, 24:1, 36:12, 44:17  <b>fence</b> [1] - 24:1  <b>festival</b> [1] - 50:14  <b>few</b> [4] - 36:9, 42:14, 65:10, 77:22  <b>field</b> [5] - 24:23, 25:25, 31:24, 46:2, 67:1  <b>fields</b> [3] - 18:21, 24:25, 57:19  <b>figuring</b> [1] - 17:1  <b>file</b> [1] - 4:21  <b>filed</b> [1] - 37:23  <b>filled</b> [1] - 40:4  <b>fills</b> [1] - 81:9  <b>final</b> [2] - 30:15, 38:23  <b>financial</b> [1] - 42:11  <b>finish</b> [1] - 79:16  <b>Fire</b> [1] - 14:1  <b>fire</b> [2] - 8:5, 29:8  <b>firm</b> [1] - 9:8  <b>first</b> [8] - 5:18, 11:19, 18:7, 28:15, 52:4, 69:19, 74:2, 77:23</p>	<p><b>FIRST</b> [1] - 1:2  <b>five</b> [8] - 21:4, 23:14, 23:16, 32:2, 41:23, 42:7, 75:20, 75:21  <b>five-acre</b> [3] - 32:2, 75:20, 75:21  <b>fix</b> [1] - 39:7  <b>floors</b> [1] - 79:19  <b>Florida</b> [3] - 65:17, 70:12, 92:15  <b>flowing</b> [1] - 31:11  <b>folding</b> [1] - 21:23  <b>folks</b> [2] - 63:21, 68:14  <b>follow</b> [3] - 37:9, 80:5, 80:15  <b>followed</b> [3] - 3:3, 19:18, 52:1  <b>Fontainebleau</b> [1] - 78:12  <b>foot</b> [1] - 24:3  <b>football</b> [1] - 45:25  <b>foreclosure</b> [1] - 34:13  <b>foregoing</b> [1] - 92:6  <b>foremost</b> [1] - 28:15  <b>forever</b> [1] - 73:3  <b>forgot</b> [1] - 50:21  <b>form</b> [1] - 58:18  <b>former</b> [1] - 62:7  <b>forth</b> [5] - 56:21, 65:5, 65:15, 68:17, 73:18  <b>forward</b> [5] - 17:9, 30:3, 40:19, 55:21, 89:2  <b>four</b> [6] - 24:3, 33:4, 34:19, 42:17, 51:2, 59:2  <b>four-foot</b> [1] - 24:3  <b>FPR</b> [1] - 92:21  <b>framework</b> [1] - 81:17  <b>Friday</b> [1] - 70:13  <b>friends</b> [2] - 68:18, 74:1  <b>front</b> [4] - 17:22, 20:23, 61:12, 78:5  <b>fruit</b> [1] - 72:24  <b>fruitful</b> [3] - 84:8, 86:10, 86:23  <b>fruits</b> [7] - 53:19, 65:23, 71:9, 71:11, 71:12, 71:13, 77:7  <b>frustration</b> [1] - 62:10  <b>fulfill</b> [1] - 33:10  <b>full</b> [3] - 14:19, 68:23  <b>funny</b> [1] - 69:23  <b>future</b> [7] - 22:4, 52:8, 54:10, 63:12, 74:14, 80:2, 81:10  <b>Future</b> [1] - 12:6</p>	<p style="text-align: center;"><b>G</b></p> <p><b>gain</b> [1] - 28:7  <b>Gate</b> [1] - 35:3  <b>gathered</b> [1] - 35:25  <b>general</b> [4] - 48:24, 59:15, 60:5, 74:11  <b>generalized</b> [3] - 48:2, 48:11, 48:16  <b>generally</b> [2] - 50:17, 67:1  <b>gentleman</b> [1] - 8:1  <b>given</b> [3] - 3:21, 7:4, 90:12  <b>glad</b> [1] - 74:24  <b>goals</b> [1] - 41:7  <b>God</b> [4] - 3:18, 8:4, 66:19, 67:25  <b>golf</b> [2] - 32:16, 78:12  <b>Golf</b> [1] - 35:3  <b>graduate</b> [2] - 67:15, 67:21  <b>granddaughter</b> [1] - 68:4  <b>grateful</b> [2] - 52:9, 81:5  <b>gratified</b> [1] - 81:11  <b>Gray</b> [2] - 25:17, 29:23  <b>GRAY</b> [3] - 2:23, 29:20, 29:22  <b>great</b> [4] - 62:11, 74:4, 84:24, 91:3  <b>greater</b> [1] - 88:3  <b>green</b> [6] - 15:12, 18:21, 32:7, 35:7, 37:4, 78:15  <b>grew</b> [2] - 57:16, 76:17  <b>gridlock</b> [1] - 23:22  <b>ground</b> [1] - 41:2  <b>groves</b> [1] - 36:14  <b>grow</b> [5] - 65:21, 71:10, 71:15, 71:16, 71:17  <b>growing</b> [2] - 58:1, 65:20  <b>grown</b> [1] - 36:17  <b>growth</b> [3] - 57:23, 60:3, 60:6  <b>guess</b> [1] - 21:25  <b>guidelines</b> [1] - 81:23  <b>guy</b> [4] - 72:22, 72:23, 72:24  <b>guys</b> [5] - 60:2, 63:22, 69:5, 71:14, 74:4</p>
	<b>F</b>			<b>H</b>
				<p><b>habitat</b> [1] - 75:16</p>

<p><b>half</b> <sup>[12]</sup> - 14:20, 15:14, 26:20, 27:3, 27:8, 32:3, 34:16, 34:18, 35:4, 40:6, 49:18, 54:23</p> <p><b>half-acre</b> <sup>[3]</sup> - 27:3, 34:18, 54:23</p> <p><b>half-mile</b> <sup>[1]</sup> - 34:16</p> <p><b>hand</b> <sup>[3]</sup> - 3:12, 66:15, 70:5</p> <p><b>handed</b> <sup>[1]</sup> - 10:14</p> <p><b>handing</b> <sup>[1]</sup> - 9:12</p> <p><b>handle</b> <sup>[3]</sup> - 39:16, 79:3, 80:5</p> <p><b>hands</b> <sup>[1]</sup> - 33:23</p> <p><b>happy</b> <sup>[1]</sup> - 80:15</p> <p><b>hard</b> <sup>[3]</sup> - 20:18, 56:22, 74:5</p> <p><b>harm</b> <sup>[1]</sup> - 51:21</p> <p><b>harmonious</b> <sup>[1]</sup> - 15:24</p> <p><b>Harvard</b> <sup>[2]</sup> - 67:15, 68:2</p> <p><b>health</b> <sup>[1]</sup> - 28:3</p> <p><b>hear</b> <sup>[6]</sup> - 31:17, 31:18, 56:11, 64:13, 65:3, 76:20</p> <p><b>heard</b> <sup>[7]</sup> - 4:13, 4:19, 30:3, 32:25, 54:12, 82:4, 87:23</p> <p><b>Hearing</b> <sup>[1]</sup> - 5:21</p> <p><b>hearing</b> <sup>[14]</sup> - 4:9, 4:21, 5:8, 10:7, 10:12, 10:13, 10:15, 17:1, 52:5, 53:14, 53:17, 66:7, 91:5, 92:7</p> <p><b>hearings</b> <sup>[2]</sup> - 5:2, 27:22</p> <p><b>heartbreaking</b> <sup>[1]</sup> - 62:20</p> <p><b>heartfelt</b> <sup>[1]</sup> - 61:9</p> <p><b>heavily</b> <sup>[1]</sup> - 23:21</p> <p><b>heavy</b> <sup>[2]</sup> - 12:10, 28:24</p> <p><b>held</b> <sup>[1]</sup> - 92:9</p> <p><b>Helen</b> <sup>[2]</sup> - 5:20, 92:8</p> <p><b>HELEN</b> <sup>[1]</sup> - 1:7</p> <p><b>hello</b> <sup>[1]</sup> - 78:9</p> <p><b>help</b> <sup>[3]</sup> - 3:18, 37:3, 66:19</p> <p><b>helpful</b> <sup>[2]</sup> - 86:12, 86:22</p> <p><b>hereby</b> <sup>[1]</sup> - 92:5</p> <p><b>Heyman</b> <sup>[1]</sup> - 1:17</p> <p><b>high</b> <sup>[1]</sup> - 22:25</p> <p><b>High</b> <sup>[1]</sup> - 22:25</p> <p><b>hike</b> <sup>[1]</sup> - 63:22</p> <p><b>hindsight</b> <sup>[1]</sup> - 57:21</p> <p><b>hire</b> <sup>[1]</sup> - 33:2</p>	<p><b>history</b> <sup>[1]</sup> - 70:12</p> <p><b>hit</b> <sup>[1]</sup> - 69:21</p> <p><b>hold</b> <sup>[1]</sup> - 36:5</p> <p><b>holding</b> <sup>[1]</sup> - 32:10</p> <p><b>holidays</b> <sup>[1]</sup> - 89:16</p> <p><b>Holland</b> <sup>[2]</sup> - 9:8, 47:23</p> <p><b>holland</b> <sup>[1]</sup> - 1:24</p> <p><b>home</b> <sup>[6]</sup> - 8:14, 15:15, 15:17, 25:25, 31:17, 35:12</p> <p><b>homeowners</b> <sup>[3]</sup> - 26:14, 55:10, 61:25</p> <p><b>homes</b> <sup>[22]</sup> - 12:4, 13:3, 18:6, 26:4, 28:11, 29:2, 29:4, 29:6, 34:13, 34:18, 42:15, 42:17, 43:19, 43:21, 44:9, 50:13, 73:10, 75:13, 76:7, 76:9</p> <p><b>Homestead</b> <sup>[10]</sup> - 21:12, 24:18, 27:1, 27:19, 38:9, 38:12, 65:7, 70:16, 70:25, 71:1</p> <p><b>hope</b> <sup>[3]</sup> - 52:10, 53:16, 81:10</p> <p><b>hopeful</b> <sup>[1]</sup> - 83:8</p> <p><b>hopefully</b> <sup>[1]</sup> - 81:23</p> <p><b>horribly</b> <sup>[1]</sup> - 37:24</p> <p><b>horse</b> <sup>[1]</sup> - 57:17</p> <p><b>horses</b> <sup>[1]</sup> - 32:4</p> <p><b>hours</b> <sup>[1]</sup> - 65:10</p> <p><b>house</b> <sup>[14]</sup> - 13:15, 15:20, 24:21, 25:23, 34:10, 41:23, 42:6, 72:17, 75:21, 76:1, 78:5, 79:14, 79:15, 79:19</p> <p><b>houses</b> <sup>[10]</sup> - 13:7, 13:10, 23:3, 29:24, 35:6, 35:21, 44:21, 59:24, 60:2, 70:20</p> <p><b>housing</b> <sup>[10]</sup> - 21:20, 22:2, 22:7, 24:20, 40:22, 41:5, 41:11, 41:17, 41:19, 54:22</p> <p><b>huge</b> <sup>[1]</sup> - 55:17</p> <p><b>hundreds</b> <sup>[2]</sup> - 54:12, 54:13</p>	<p><b>impacting</b> <sup>[1]</sup> - 39:20</p> <p><b>implement</b> <sup>[1]</sup> - 38:6</p> <p><b>implication</b> <sup>[1]</sup> - 83:23</p> <p><b>importance</b> <sup>[1]</sup> - 55:15</p> <p><b>Important</b> <sup>[10]</sup> - 30:20, 36:21, 41:5, 41:9, 50:8, 53:5, 54:14, 58:6, 59:17, 81:3</p> <p><b>impossible</b> <sup>[3]</sup> - 14:22, 78:15, 82:2</p> <p><b>impressed</b> <sup>[3]</sup> - 46:16, 49:21, 50:16</p> <p><b>inaudible</b> <sup>[1]</sup> - 70:22</p> <p><b>INC</b> <sup>[1]</sup> - 1:7</p> <p><b>Inc</b> <sup>[1]</sup> - 92:9</p> <p><b>include</b> <sup>[2]</sup> - 4:22, 6:10</p> <p><b>included</b> <sup>[3]</sup> - 5:12, 6:9, 16:19</p> <p><b>including</b> <sup>[2]</sup> - 28:17, 57:4</p> <p><b>incontrovertible</b> <sup>[2]</sup> - 46:3, 46:5</p> <p><b>Incorporated</b> <sup>[1]</sup> - 5:21</p> <p><b>incorporating</b> <sup>[1]</sup> - 63:14</p> <p><b>increase</b> <sup>[3]</sup> - 19:4, 28:23, 29:13</p> <p><b>increased</b> <sup>[1]</sup> - 29:9</p> <p><b>increases</b> <sup>[1]</sup> - 45:17</p> <p><b>increasing</b> <sup>[1]</sup> - 45:15</p> <p><b>incredible</b> <sup>[2]</sup> - 73:11, 78:7</p> <p><b>indeed</b> <sup>[1]</sup> - 10:2</p> <p><b>indefinitely</b> <sup>[1]</sup> - 30:17</p> <p><b>indicated</b> <sup>[1]</sup> - 55:3</p> <p><b>indicates</b> <sup>[1]</sup> - 6:10</p> <p><b>individuals</b> <sup>[1]</sup> - 5:16</p> <p><b>industry</b> <sup>[2]</sup> - 58:6, 67:5</p> <p><b>inevitably</b> <sup>[1]</sup> - 82:7</p> <p><b>influx</b> <sup>[1]</sup> - 23:22</p> <p><b>information</b> <sup>[5]</sup> - 21:6, 27:21, 56:24, 72:4, 72:6</p> <p><b>infrastructure</b> <sup>[4]</sup> - 14:2, 19:25, 39:16, 63:7</p> <p><b>inherently</b> <sup>[2]</sup> - 39:25, 40:10</p> <p><b>initial</b> <sup>[2]</sup> - 11:14, 46:21</p> <p><b>input</b> <sup>[1]</sup> - 89:15</p> <p><b>inside</b> <sup>[13]</sup> - 12:12, 12:14, 17:12, 17:18, 17:25, 18:4, 18:6, 18:25, 19:13, 20:2, 42:4, 54:4, 54:8</p> <p><b>instead</b> <sup>[3]</sup> - 55:25,</p>	<p>56:7, 84:11</p> <p><b>instructions</b> <sup>[2]</sup> - 84:14, 84:16</p> <p><b>intensive</b> <sup>[3]</sup> - 72:25, 73:1, 73:2</p> <p><b>interest</b> <sup>[5]</sup> - 19:3, 53:9, 54:7, 63:18, 87:22</p> <p><b>Interested</b> <sup>[1]</sup> - 5:4</p> <p><b>interests</b> <sup>[1]</sup> - 55:8</p> <p><b>interlocal</b> <sup>[1]</sup> - 38:4</p> <p><b>interpret</b> <sup>[1]</sup> - 3:20</p> <p><b>INTERPRETERS</b> <sup>[1]</sup> - 3:22</p> <p><b>interrupt</b> <sup>[2]</sup> - 7:22, 65:25</p> <p><b>introductory</b> <sup>[1]</sup> - 4:8</p> <p><b>invaded</b> <sup>[1]</sup> - 75:17</p> <p><b>inventory</b> <sup>[2]</sup> - 19:13, 42:4</p> <p><b>involved</b> <sup>[1]</sup> - 70:2</p> <p><b>involving</b> <sup>[1]</sup> - 48:6</p> <p><b>ironically</b> <sup>[1]</sup> - 38:7</p> <p><b>issue</b> <sup>[3]</sup> - 64:21, 64:22, 89:1</p> <p><b>issues</b> <sup>[8]</sup> - 39:7, 56:21, 59:5, 59:10, 60:9, 60:17, 75:6, 86:6</p> <p><b>item</b> <sup>[7]</sup> - 5:23, 5:24, 56:1, 84:6, 84:12, 90:3, 91:12</p> <p><b>ITEM</b> <sup>[1]</sup> - 1:6</p> <p><b>Item</b> <sup>[1]</sup> - 92:8</p> <p><b>Items</b> <sup>[3]</sup> - 4:13, 4:19, 5:7</p> <p><b>itself</b> <sup>[1]</sup> - 66:11</p>	<p>29:23</p> <p><b>join</b> <sup>[1]</sup> - 3:2</p> <p><b>joined</b> <sup>[1]</sup> - 9:10</p> <p><b>joke</b> <sup>[1]</sup> - 32:25</p> <p><b>JORDAN</b> <sup>[5]</sup> - 2:10, 74:22, 76:6, 77:10, 82:20</p> <p><b>Jordan</b> <sup>[4]</sup> - 1:14, 64:8, 74:21, 81:25</p> <p><b>Jose</b> <sup>[1]</sup> - 1:16</p> <p><b>Jr</b> <sup>[1]</sup> - 1:15</p> <p><b>Juan</b> <sup>[2]</sup> - 1:15, 9:11</p> <p><b>judge</b> <sup>[1]</sup> - 7:7</p> <p><b>judgment</b> <sup>[1]</sup> - 46:19</p> <p><b>judicial</b> <sup>[2]</sup> - 16:25, 66:7</p> <p><b>judiciary</b> <sup>[1]</sup> - 68:20</p> <p><b>July</b> <sup>[1]</sup> - 87:9</p> <p><b>justice</b> <sup>[1]</sup> - 68:21</p>
				<b>K</b>
				<p><b>keep</b> <sup>[15]</sup> - 10:21, 10:24, 11:13, 22:20, 23:18, 24:4, 24:11, 35:7, 37:3, 50:3, 57:25, 62:11, 78:14, 79:10, 89:2</p> <p><b>keeps</b> <sup>[1]</sup> - 73:5</p> <p><b>Kennedy</b> <sup>[1]</sup> - 68:15</p> <p><b>Kerbel</b> <sup>[1]</sup> - 1:20</p> <p><b>key</b> <sup>[1]</sup> - 41:14</p> <p><b>Key</b> <sup>[2]</sup> - 47:16, 50:14</p> <p><b>Keys</b> <sup>[1]</sup> - 35:3</p> <p><b>kids</b> <sup>[5]</sup> - 32:13, 32:15, 32:19, 32:21, 39:25</p> <p><b>killed</b> <sup>[1]</sup> - 23:25</p> <p><b>kind</b> <sup>[9]</sup> - 35:17, 50:19, 57:12, 60:15, 60:17, 61:23, 62:11, 75:21, 79:8</p> <p><b>kit</b> <sup>[1]</sup> - 6:17</p> <p><b>Knight</b> <sup>[3]</sup> - 1:24, 9:9, 47:23</p> <p><b>knocked</b> <sup>[1]</sup> - 24:2</p> <p><b>knowledge</b> <sup>[1]</sup> - 30:11</p> <p><b>known</b> <sup>[1]</sup> - 72:20</p> <p><b>KRISCHER</b> <sup>[12]</sup> - 2:16, 4:5, 8:19, 8:24, 9:2, 9:5, 37:13, 43:6, 86:4, 88:21, 89:21, 90:24</p> <p><b>Krischer</b> <sup>[2]</sup> - 1:24, 9:8</p> <p><b>Krome</b> <sup>[1]</sup> - 77:1</p>
	<b>I</b>			
	<p><b>idea</b> <sup>[1]</sup> - 18:18</p> <p><b>identified</b> <sup>[1]</sup> - 17:16</p> <p><b>ignored</b> <sup>[1]</sup> - 36:6</p> <p><b>impact</b> <sup>[4]</sup> - 24:6, 28:13, 29:5, 63:5</p>			
				<b>J</b>
				<p><b>January</b> <sup>[10]</sup> - 85:10, 87:24, 88:8, 88:10, 88:11, 88:15, 88:24, 89:5, 89:13, 92:14</p> <p><b>Javier</b> <sup>[1]</sup> - 1:17</p> <p><b>Jean</b> <sup>[1]</sup> - 1:14</p> <p><b>JESUS</b> <sup>[5]</sup> - 2:23, 31:3, 31:19, 32:12, 34:1</p> <p><b>Jesus</b> <sup>[4]</sup> - 25:17, 30:23, 31:4, 49:12</p> <p><b>Jesus'</b> <sup>[1]</sup> - 49:16</p> <p><b>job</b> <sup>[1]</sup> - 72:21</p> <p><b>jobs</b> <sup>[8]</sup> - 72:12, 72:13, 72:14, 72:16, 72:18, 73:2, 73:12</p> <p><b>Joe</b> <sup>[4]</sup> - 20:18, 25:16, 25:19, 35:15</p> <p><b>John</b> <sup>[2]</sup> - 25:17,</p>

<p style="text-align: center;"><b>L</b></p> <p><b>labor</b> [2] - 73:1, 73:2  <b>land</b> [31] - 16:20, 18:13, 18:14, 23:15, 23:17, 27:24, 28:3, 35:3, 35:5, 36:11, 36:23, 36:25, 42:6, 42:14, 43:8, 43:9, 44:2, 44:3, 54:25, 55:12, 61:16, 64:25, 67:2, 76:19, 76:20, 77:17, 78:19, 79:12, 79:13, 79:18  <b>Land</b> [1] - 12:6  <b>lands</b> [7] - 17:18, 24:6, 34:25, 36:20, 55:16, 62:21, 65:13  <b>Lanza</b> [1] - 8:3  <b>LANZA</b> [1] - 8:15  <b>LaPradd</b> [12] - 53:12, 64:14, 64:17, 64:20, 65:16, 66:2, 66:4, 66:12, 66:20, 66:22  <b>last</b> [4] - 30:24, 31:2, 37:6, 49:7  <b>late</b> [1] - 66:3  <b>Latin</b> [1] - 71:14  <b>LAURIE</b> [2] - 2:22, 27:17  <b>Laurie</b> [2] - 25:17, 27:18  <b>law</b> [8] - 9:8, 16:23, 48:15, 58:18, 62:14, 67:15, 67:19, 68:13  <b>Law</b> [1] - 67:22  <b>lawyers</b> [5] - 16:23, 18:9, 68:12, 68:22, 68:24  <b>lay</b> [1] - 48:5  <b>lead</b> [2] - 80:15, 83:5  <b>leading</b> [2] - 22:23, 54:9  <b>leads</b> [1] - 82:7  <b>least</b> [2] - 50:25, 51:12  <b>leave</b> [1] - 91:11  <b>Lechot</b> [3] - 30:23, 34:6, 35:11  <b>LECHOT</b> [5] - 2:24, 2:24, 30:25, 34:5, 35:10  <b>lecture</b> [1] - 67:19  <b>legal</b> [6] - 32:17, 64:1, 64:5, 73:16, 78:1  <b>legally</b> [2] - 4:14, 32:17  <b>length</b> [5] - 15:5, 15:7, 17:21, 39:23, 86:7  <b>lengthy</b> [2] - 10:12,</p>	<p>10:15  <b>less</b> [2] - 33:18, 45:8  <b>letters</b> [1] - 36:3  <b>level</b> [5] - 29:17, 39:20, 39:21, 83:6  <b>Levine</b> [3] - 52:1, 56:15, 77:24  <b>LEVINE</b> [19] - 2:6, 52:2, 67:20, 77:6, 80:17, 83:3, 83:13, 83:20, 84:9, 84:15, 84:19, 84:23, 85:11, 87:13, 87:17, 88:13, 89:8, 90:16, 91:3  <b>life</b> [3] - 62:21, 67:12, 72:11  <b>lifestyle</b> [3] - 50:9, 71:5  <b>lightly</b> [1] - 30:14  <b>limbo</b> [1] - 10:24  <b>limitation</b> [1] - 6:25  <b>line</b> [19] - 12:9, 12:10, 15:6, 15:8, 18:18, 36:12, 41:16, 41:18, 54:9, 54:11, 54:15, 54:17, 57:25, 58:2, 60:7, 74:3, 82:1, 82:3  <b>line"</b> [1] - 18:15  <b>link</b> [1] - 28:11  <b>list</b> [1] - 60:11  <b>listen</b> [1] - 48:8  <b>listened</b> [1] - 30:8  <b>live</b> [29] - 16:8, 16:14, 16:17, 23:12, 23:13, 23:14, 23:15, 23:20, 24:17, 25:22, 31:8, 31:9, 31:21, 32:8, 32:21, 34:6, 34:9, 35:11, 37:20, 41:11, 49:23, 49:24, 52:21, 59:25, 69:3, 69:4, 70:5, 70:18  <b>lived</b> [5] - 16:8, 34:9, 36:15, 70:15, 70:16  <b>lives</b> [3] - 15:19, 18:22, 25:3  <b>living</b> [3] - 41:21, 41:22, 41:25  <b>lobby</b> [1] - 53:19  <b>local</b> [4] - 30:7, 30:10, 77:11, 83:6  <b>Lochet</b> [1] - 50:1  <b>look</b> [16] - 13:6, 40:1, 46:4, 48:22, 54:20, 57:16, 59:16, 69:2, 70:7, 73:21, 74:11, 74:12, 74:13, 75:14  <b>looked</b> [6] - 16:5, 38:18, 47:4, 49:5,</p>	<p>51:2, 56:23  <b>looking</b> [3] - 47:7, 63:14, 81:18  <b>looks</b> [4] - 8:10, 22:15, 22:17, 43:20  <b>Lorena</b> [1] - 92:4  <b>LORENA</b> [1] - 92:21  <b>lost</b> [1] - 76:19  <b>love</b> [3] - 16:23, 33:22, 80:12  <b>lower</b> [1] - 56:5</p>	<p style="text-align: center;"><b>M</b></p> <p><b>Madam</b> [18] - 4:10, 7:21, 8:7, 9:6, 29:20, 46:8, 52:3, 56:17, 61:22, 63:20, 64:9, 65:16, 67:10, 74:23, 84:20, 86:5, 87:13, 90:15  <b>magic</b> [1] - 22:3  <b>mailed</b> [1] - 4:15  <b>mailing</b> [1] - 27:21  <b>main</b> [2] - 31:10, 31:22  <b>maintaining</b> [1] - 77:17  <b>majority</b> [3] - 16:13, 22:15, 53:7  <b>mamey</b> [1] - 71:11  <b>Manager</b> [1] - 64:18  <b>manager</b> [2] - 53:12, 53:22  <b>map</b> [1] - 36:24  <b>Map</b> [1] - 12:6  <b>maps</b> [3] - 14:17, 48:23  <b>mark</b> [1] - 90:10  <b>market</b> [5] - 21:22, 22:7, 40:18, 65:8, 86:19  <b>mass</b> [1] - 59:4  <b>Master</b> [2] - 9:19, 12:7  <b>matter</b> [6] - 52:12, 58:24, 63:9, 70:15, 72:7, 89:11  <b>maximally</b> [1] - 82:1  <b>maximum</b> [3] - 44:23, 52:18, 81:16  <b>Mayol</b> [1] - 9:11  <b>mean</b> [7] - 23:1, 33:19, 59:1, 60:3, 62:7, 73:11, 74:3  <b>meaning</b> [1] - 73:2  <b>meant</b> [1] - 61:6  <b>meet</b> [4] - 10:7, 10:9, 26:9, 89:4  <b>meeting</b> [22] - 3:8, 26:22, 30:2, 35:16,</p>	<p>36:3, 38:9, 67:11, 76:4, 77:23, 80:25, 85:10, 85:13, 85:22, 85:23, 87:7, 87:11, 88:9, 88:10, 91:13, 91:14, 91:16  <b>meets</b> [2] - 13:23, 19:23  <b>Members</b> [4] - 5:5, 6:20, 9:6, 17:23  <b>members</b> [4] - 6:21, 11:2, 16:22, 90:9  <b>memo</b> [3] - 6:7, 6:10, 40:13  <b>mention</b> [2] - 32:2, 32:6  <b>merits</b> [1] - 11:7  <b>Merritt</b> [3] - 20:12, 20:16, 22:12  <b>MERRITT</b> [2] - 2:20, 22:12  <b>met</b> [1] - 26:8  <b>MIAMI</b> [1] - 1:1  <b>Miami</b> [16] - 4:13, 14:5, 28:1, 38:5, 64:18, 64:22, 65:19, 69:4, 69:9, 69:10, 69:13, 70:6, 71:2, 92:7, 92:15  <b>MIAMI-DADE</b> [1] - 1:1  <b>Miami-Dade</b> [13] - 4:13, 14:5, 28:1, 38:5, 64:18, 64:22, 65:19, 69:4, 69:13, 70:6, 71:2, 92:7, 92:15  <b>Michael</b> [2] - 5:20, 92:8  <b>MICHAEL</b> [1] - 1:7  <b>microclimate</b> [2] - 65:14, 71:21  <b>mid</b> [1] - 48:7  <b>mid-block</b> [1] - 48:7  <b>middle</b> [1] - 26:5  <b>might</b> [5] - 49:12, 53:2, 80:8, 86:12, 89:9  <b>mike</b> [3] - 11:20, 31:13, 31:16  <b>mile</b> [8] - 14:19, 14:20, 15:14, 34:16, 34:22, 40:6  <b>Mina</b> [2] - 20:11, 21:10  <b>mind</b> [2] - 64:13, 79:16  <b>minimum</b> [1] - 13:4  <b>minutes</b> [6] - 8:20, 20:25, 21:4, 21:7, 46:20, 48:8  <b>mispronounce</b> [1] -</p>	<p>20:17  <b>misread</b> [1] - 46:20  <b>miss</b> [2] - 33:15, 33:16  <b>missing</b> [1] - 57:2  <b>moment</b> [3] - 3:2, 7:22, 81:3  <b>Monestime</b> [1] - 1:14  <b>money</b> [5] - 55:5, 61:16, 73:7, 73:12, 79:21  <b>monies</b> [2] - 73:7, 73:8  <b>month</b> [2] - 38:7, 85:14  <b>months</b> [2] - 36:19, 41:2  <b>moral</b> [2] - 62:15, 64:1  <b>moratorium</b> [1] - 38:11  <b>morning</b> [16] - 3:2, 3:7, 4:10, 9:6, 9:10, 9:13, 9:15, 16:12, 23:10, 25:19, 27:16, 27:17, 31:3, 32:25, 34:5, 35:10  <b>Moss</b> [1] - 1:16  <b>most</b> [6] - 11:15, 12:15, 24:25, 52:21, 63:9, 71:3  <b>mostly</b> [2] - 8:20, 89:18  <b>motion</b> [14] - 11:1, 56:12, 62:2, 77:19, 82:22, 82:23, 82:25, 84:10, 84:22, 89:24, 90:2, 90:15, 90:17, 91:8  <b>mouths</b> [1] - 55:6  <b>move</b> [8] - 18:11, 18:15, 55:20, 73:7, 73:12, 82:17, 84:11, 91:6  <b>MR</b> [76] - 2:12, 2:13, 2:16, 2:20, 2:21, 2:22, 2:22, 2:23, 2:23, 2:24, 4:5, 4:10, 6:16, 7:3, 7:7, 7:10, 8:15, 8:19, 8:24, 9:2, 9:5, 22:12, 24:16, 25:19, 27:17, 29:20, 29:22, 31:3, 31:19, 32:12, 34:1, 34:5, 37:12, 37:13, 43:6, 43:11, 43:16, 43:20, 44:4, 44:11, 44:23, 45:9, 45:12, 45:16, 47:24, 51:2, 51:8, 57:8, 61:1, 64:17, 65:16, 66:1, 66:4, 66:6, 66:12, 66:20,</p>
--	---	---	--	--	--

<p>66:22, 76:3, 82:25, 84:2, 84:25, 85:15, 85:17, 85:21, 85:23, 85:25, 86:4, 87:5, 87:10, 88:10, 88:21, 89:21, 90:2, 90:5, 90:6, 90:24  <b>MS</b> [7] - 2:20, 2:21, 2:24, 21:10, 23:10, 30:25, 35:10  <b>multimillion</b> [1] - 24:9  <b>mumbled</b> [1] - 50:23  <b>must</b> [1] - 56:7</p> <p style="text-align: center;"><b>N</b></p> <p><b>name</b> [12] - 4:20, 9:7, 20:13, 20:19, 20:21, 23:11, 24:16, 29:22, 31:3, 34:5, 35:11, 45:23  <b>names</b> [2] - 16:4, 16:7  <b>nation</b> [1] - 36:18  <b>National</b> [1] - 92:4  <b>naturally</b> [1] - 52:16  <b>nature</b> [1] - 82:15  <b>nearly</b> [2] - 14:21, 15:17  <b>necessarily</b> [1] - 63:17  <b>necessary</b> [1] - 19:25  <b>necessity</b> [1] - 79:13  <b>need</b> [19] - 6:15, 7:10, 8:17, 31:13, 33:20, 35:5, 35:6, 36:21, 58:3, 65:24, 66:7, 69:16, 73:13, 79:15, 79:20, 79:21, 81:19, 91:11  <b>needed</b> [2] - 71:6, 71:7  <b>needs</b> [2] - 7:3, 75:19  <b>negatively</b> [2] - 28:13, 34:23  <b>negativity</b> [1] - 60:12  <b>negotiate</b> [1] - 88:23  <b>negotiating</b> [1] - 89:10  <b>negotiation</b> [2] - 79:4, 79:24  <b>neighbor</b> [1] - 42:15  <b>neighborhood</b> [18] - 14:15, 15:22, 19:11, 22:18, 26:2, 26:13, 26:14, 28:12, 28:18, 29:10, 32:14, 32:16, 34:14, 36:16, 39:23, 40:3, 40:5, 42:1  <b>neighborhoods</b> [2] - 19:6, 22:16  <b>neighbors</b> [29] - 7:9,</p>	<p>10:4, 10:24, 11:16, 16:12, 17:4, 18:5, 18:22, 20:7, 32:14, 33:14, 39:3, 40:3, 40:19, 47:9, 48:7, 49:5, 79:5, 79:25, 82:11, 83:15, 84:18, 86:22, 87:22, 88:5, 89:4, 89:17, 90:20, 90:25  <b>net</b> [1] - 13:4  <b>network</b> [1] - 14:1  <b>never</b> [4] - 27:20, 31:18, 79:13, 80:10  <b>new</b> [9] - 18:1, 28:11, 38:6, 38:11, 39:3, 62:3, 69:20, 75:5, 75:6  <b>news</b> [1] - 75:14  <b>newspaper</b> [1] - 4:15  <b>next</b> [13] - 20:14, 24:21, 25:11, 25:25, 26:4, 33:4, 55:1, 68:15, 84:3, 85:5, 86:13, 91:4, 91:12  <b>nice</b> [2] - 71:4, 83:8  <b>Nineteenth</b> [1] - 90:5  <b>nobody</b> [3] - 22:3, 33:21, 58:15  <b>nominated</b> [1] - 33:15  <b>none</b> [4] - 4:3, 9:20, 57:8, 60:18  <b>normally</b> [1] - 9:25  <b>north</b> [4] - 43:4, 43:7, 43:11, 76:17  <b>northern</b> [1] - 54:25  <b>Northwest</b> [1] - 11:23  <b>noted</b> [1] - 53:8  <b>notes</b> [1] - 92:12  <b>nothing</b> [6] - 3:18, 26:21, 58:15, 58:20, 59:18, 66:18  <b>notice</b> [6] - 15:12, 15:16, 90:7, 90:8, 90:12, 90:13  <b>notices</b> [1] - 4:15  <b>noticing</b> [1] - 85:4  <b>November</b> [1] - 92:10  <b>number</b> [8] - 4:20, 10:4, 17:6, 19:18, 33:6, 37:15, 45:1, 45:3  <b>numbers</b> [1] - 33:10  <b>nurseries</b> [1] - 37:3  <b>NW</b> [1] - 1:2</p>	<p><b>objecting</b> [2] - 16:4, 37:18  <b>objection</b> [4] - 19:20, 25:7, 52:25, 91:11  <b>objections</b> [6] - 9:20, 9:21, 14:10, 17:7, 24:12, 36:4  <b>objectives</b> [1] - 53:3  <b>OBJECTORS</b> [1] - 2:19  <b>objectors</b> [5] - 11:9, 16:1, 37:20, 49:23, 50:8  <b>obligated</b> [1] - 35:20  <b>obligations</b> [1] - 87:21  <b>observable</b> [1] - 48:12  <b>observed</b> [1] - 52:23  <b>obviously</b> [2] - 9:24, 26:5  <b>occur</b> [1] - 82:3  <b>OF</b> [3] - 1:1, 2:15, 92:1  <b>offer</b> [2] - 63:25, 75:24  <b>office</b> [1] - 27:4  <b>Office</b> [1] - 1:19  <b>official</b> [1] - 5:14  <b>ON</b> [1] - 2:15  <b>once</b> [4] - 19:17, 70:16, 71:23, 72:9  <b>one</b> [55] - 8:3, 13:1, 17:23, 20:14, 20:15, 21:15, 23:24, 23:25, 24:25, 25:2, 26:9, 26:15, 27:3, 27:8, 27:12, 31:8, 31:22, 32:5, 33:21, 34:22, 35:24, 37:17, 38:10, 39:2, 40:7, 41:14, 41:22, 42:6, 42:10, 42:16, 46:13, 46:15, 49:13, 51:4, 51:5, 51:7, 51:9, 51:12, 54:19, 60:16, 60:22, 60:24, 69:12, 71:3, 75:3, 75:21, 76:1, 77:2, 78:24, 80:8, 80:9, 86:11, 91:12  <b>one-acre</b> [4] - 27:3, 27:8, 33:21, 42:10  <b>one-mile</b> [1] - 34:22  <b>open</b> [5] - 17:17, 20:10, 38:7, 42:9, 62:21  <b>opened</b> [1] - 38:14  <b>opinion</b> [1] - 47:9  <b>opportunity</b> [8] - 10:6, 10:10, 52:10, 53:18, 55:4, 81:17, 84:7, 86:2  <b>oppose</b> [2] - 21:13, 27:23</p>	<p><b>opposed</b> [2] - 25:21, 26:6  <b>opposing</b> [1] - 36:4  <b>option</b> [1] - 87:16  <b>options</b> [1] - 26:15  <b>order</b> [6] - 6:18, 37:21, 75:1, 77:3, 80:11, 86:21  <b>orient</b> [1] - 11:19  <b>original</b> [1] - 35:23  <b>ornamental</b> [1] - 76:24  <b>outlined</b> [2] - 11:22, 12:8  <b>outside</b> [6] - 17:14, 23:14, 54:5, 54:11, 54:17, 60:7  <b>outskirts</b> [1] - 26:7  <b>overcapacity</b> [1] - 37:25  <b>overcrowded</b> [2] - 23:1, 32:23  <b>overdeveloped</b> [1] - 34:24  <b>overrule</b> [1] - 46:1  <b>overstated</b> [1] - 47:22  <b>overturn</b> [3] - 6:18, 11:6, 45:22  <b>overwhelming</b> [1] - 16:13  <b>own</b> [5] - 49:5, 78:19, 78:20, 79:14, 79:18  <b>owner</b> [4] - 47:19, 78:16, 79:11, 80:1  <b>owners</b> [3] - 26:13, 78:18, 81:14</p>	<p>67:6  <b>parties</b> [3] - 5:4, 5:8, 84:7  <b>partner</b> [1] - 9:11  <b>pass</b> [1] - 8:25  <b>passed</b> [1] - 57:5  <b>past</b> [1] - 36:15  <b>patio</b> [1] - 75:16  <b>pattern</b> [3] - 15:21, 44:12, 48:24  <b>patterns</b> [1] - 90:23  <b>pay</b> [1] - 33:16  <b>people</b> [19] - 17:7, 18:11, 23:21, 41:11, 41:21, 41:24, 48:16, 50:12, 57:25, 58:22, 59:8, 59:13, 59:20, 59:25, 60:23, 61:10, 69:16, 78:8  <b>Pepe</b> [1] - 1:16  <b>per</b> [18] - 12:21, 40:13, 41:23, 42:6, 43:19, 43:24, 43:25, 44:9, 44:15, 44:17, 44:18, 44:19, 44:22, 44:25, 45:6, 45:8, 49:9, 76:1  <b>per-five-acre</b> [1] - 41:23  <b>percent</b> [2] - 38:1, 38:2  <b>period</b> [1] - 7:4  <b>permissible</b> [1] - 52:18  <b>permit</b> [2] - 13:2, 16:15  <b>permitted</b> [1] - 44:24  <b>permitting</b> [1] - 41:1  <b>person</b> [5] - 15:17, 16:6, 20:15, 48:5, 61:13  <b>personal</b> [4] - 7:22, 55:14, 59:8, 82:13  <b>personally</b> [1] - 81:3  <b>perspective</b> [3] - 64:2, 64:5, 86:19  <b>pervades</b> [1] - 19:10  <b>petition</b> [3] - 16:2, 16:7, 41:25  <b>Petitioner's</b> [1] - 22:14  <b>petitions</b> [2] - 35:25, 36:2  <b>phonetic</b> [1] - 47:16  <b>photograph</b> [3] - 11:21, 13:16, 40:2  <b>physically</b> [1] - 5:3  <b>pick</b> [1] - 24:8  <b>picks</b> [1] - 72:24  <b>piece</b> [3] - 34:7, 35:5, 67:2</p>
	<b>O</b>		<b>P</b>	
	<p><b>object</b> [1] - 52:23</p>		<p><b>package</b> [2] - 16:3, 16:19  <b>packages</b> [1] - 13:18  <b>packet</b> [1] - 6:9  <b>page</b> [2] - 21:2, 21:3  <b>pages</b> [1] - 92:11  <b>paid</b> [1] - 61:16  <b>pain</b> [1] - 68:25  <b>Palm</b> [1] - 47:7  <b>palm</b> [1] - 24:3  <b>parcel</b> [7] - 9:17, 27:23, 28:6, 28:10, 36:17, 43:20, 43:22  <b>pardon</b> [1] - 69:15  <b>parks</b> [1] - 29:11  <b>Parks</b> [1] - 14:1  <b>part</b> [4] - 7:19, 62:18, 63:15, 71:2  <b>partially</b> [1] - 49:12  <b>particular</b> [5] - 17:2, 17:5, 36:16, 66:23,</p>	

<p>pine [2] - 23:17, 24:2  <b>place</b> [10] - 14:2, 19:8, 20:1, 69:13, 69:18, 71:9, 71:17, 72:14, 73:24, 74:6  <b>placed</b> [1] - 76:11  <b>places</b> [1] - 71:19  <b>placing</b> [1] - 63:6  <b>plan</b> [13] - 11:13, 12:25, 17:16, 17:20, 18:3, 19:5, 35:20, 35:23, 40:25, 41:6, 41:14, 42:20, 90:19  <b>Plan</b> [5] - 9:19, 12:7, 18:7, 19:8, 19:23  <b>planned</b> [1] - 19:4  <b>planning</b> [2] - 17:9, 42:12  <b>Planning</b> [1] - 13:22  <b>plans</b> [1] - 35:4  <b>planted</b> [1] - 24:23  <b>plants</b> [1] - 77:3  <b>plat</b> [2] - 38:22, 40:25  <b>play</b> [3] - 32:13, 32:15, 60:8  <b>Pledge</b> [2] - 3:3, 3:6  <b>plowed</b> [1] - 24:1  <b>Plummer</b> [1] - 70:23  <b>plus</b> [5] - 33:1, 33:2, 33:5, 46:13, 49:13  <b>podium</b> [1] - 20:14  <b>point</b> [3] - 4:1, 30:15, 79:6  <b>pointed</b> [4] - 14:5, 17:24, 40:20, 60:20  <b>police</b> [2] - 29:10, 70:17  <b>policies</b> [1] - 62:14  <b>policy</b> [5] - 42:20, 55:19, 62:4, 81:18, 81:20  <b>Pollard</b> [1] - 47:7  <b>polling</b> [1] - 17:3  <b>pollution</b> [1] - 47:11  <b>popular</b> [1] - 17:2  <b>population</b> [1] - 29:9  <b>position</b> [1] - 73:25  <b>possible</b> [2] - 50:4, 90:18  <b>possibly</b> [1] - 77:18  <b>post</b> [1] - 32:9  <b>posted</b> [1] - 4:16  <b>potable</b> [1] - 29:5  <b>potential</b> [1] - 81:16  <b>precise</b> [1] - 60:13  <b>prefer</b> [1] - 88:16  <b>preference</b> [1] - 50:2  <b>PREFERRED</b> [1] - 1:7  <b>Preferred</b> [2] - 5:20,</p>	<p>92:9  <b>premature</b> [3] - 37:1, 87:23, 87:24  <b>prematurely</b> [1] - 81:1  <b>preponderance</b> [1] - 46:12  <b>present</b> [5] - 1:11, 5:3, 5:15, 6:21, 6:22  <b>presentation</b> [5] - 7:16, 8:18, 10:2, 11:10, 11:14  <b>presentations</b> [1] - 81:6  <b>presented</b> [2] - 56:25, 77:12  <b>presenting</b> [1] - 7:1  <b>presently</b> [1] - 12:1  <b>preserve</b> [4] - 50:9, 63:13, 80:11, 82:10  <b>preserved</b> [1] - 36:22  <b>preserves</b> [1] - 41:8  <b>presiding</b> [1] - 30:1  <b>pressure</b> [4] - 18:10, 19:15, 54:17, 55:18  <b>pretty</b> [1] - 79:2  <b>prevent</b> [1] - 83:17  <b>prevents</b> [1] - 80:2  <b>previous</b> [1] - 24:19  <b>principals</b> [2] - 33:9  <b>principles</b> [1] - 17:10  <b>problem</b> [5] - 21:21, 33:16, 33:17, 48:15, 69:3  <b>problems</b> [3] - 57:9, 57:10, 78:25  <b>proceed</b> [1] - 87:19  <b>proceeding</b> [2] - 16:25, 92:7  <b>proceedings</b> [2] - 5:13, 52:15  <b>process</b> [5] - 7:13, 38:22, 40:23, 46:24, 83:18  <b>produce</b> [6] - 24:9, 25:1, 65:21, 72:17, 73:9, 77:12  <b>produces</b> [4] - 72:15, 72:16, 72:19, 73:11  <b>production</b> [1] - 67:3  <b>products</b> [1] - 65:3  <b>Professional</b> [1] - 92:5  <b>professional</b> [1] - 11:11  <b>proffered</b> [1] - 45:2  <b>profitable</b> [1] - 76:25  <b>program</b> [1] - 69:18  <b>project</b> [2] - 17:8, 58:25  <b>projects</b> [2] - 59:2,</p>	<p>59:3  <b>promise</b> [1] - 16:21  <b>properties</b> [7] - 4:16, 17:14, 17:15, 20:5, 27:1, 76:12, 76:22  <b>property</b> [40] - 11:21, 11:23, 11:25, 12:2, 12:7, 12:12, 12:15, 12:17, 12:22, 15:1, 15:6, 15:7, 15:25, 17:12, 17:25, 18:3, 25:23, 27:6, 29:25, 30:12, 34:7, 34:17, 35:13, 38:23, 43:8, 43:11, 44:5, 47:19, 47:20, 51:19, 52:17, 52:23, 54:21, 55:2, 58:7, 58:10, 66:23, 66:24, 75:2, 81:14  <b>protect</b> [4] - 17:14, 42:2, 42:3, 79:8  <b>protected</b> [1] - 36:22  <b>protests</b> [1] - 5:22  <b>proud</b> [1] - 53:11  <b>provide</b> [4] - 35:20, 40:17, 54:3, 90:18  <b>provides</b> [2] - 28:7, 54:4  <b>providing</b> [1] - 41:4  <b>psyched</b> [1] - 4:5  <b>Public</b> [4] - 13:24, 14:5, 39:17, 40:8  <b>public</b> [5] - 4:23, 29:15, 40:14, 89:15, 91:5  <b>pull</b> [1] - 38:22  <b>purchase</b> [2] - 35:2, 53:19  <b>purpose</b> [1] - 58:12  <b>pushing</b> [2] - 82:8  <b>put</b> [5] - 18:10, 30:3, 53:21, 55:5, 67:12  <b>PZAB</b> [1] - 51:16</p>	<p style="text-align: center;"><b>R</b></p> <p><b>radius</b> [4] - 15:13, 15:14, 34:16, 34:23  <b>raise</b> [3] - 3:12, 11:16, 66:15  <b>raised</b> [2] - 26:1, 37:15  <b>Ramos</b> [1] - 92:4  <b>RAMOS</b> [1] - 92:21  <b>rather</b> [2] - 10:23, 80:22  <b>ratio</b> [1] - 29:14  <b>re</b> [4] - 46:23, 56:23, 85:4  <b>re-advertising</b> [1] - 85:4  <b>re-looked</b> [1] - 56:23  <b>re-noticing</b> [1] - 85:4  <b>re-voted</b> [1] - 46:23  <b>reach</b> [2] - 86:10, 86:17  <b>read</b> [7] - 4:7, 6:15, 14:22, 16:21, 18:12, 20:18, 30:2  <b>reading</b> [1] - 47:21  <b>real</b> [4] - 21:22, 27:4, 31:8, 32:6  <b>reality</b> [2] - 62:12, 62:23  <b>realize</b> [2] - 32:1, 46:19  <b>really</b> [18] - 25:24, 29:19, 47:6, 51:18, 53:5, 55:5, 58:21, 58:22, 62:15, 64:4, 75:13, 75:24, 77:11, 81:2, 81:9, 81:13, 83:22, 89:12  <b>reason</b> [6] - 27:13, 34:11, 42:12, 50:5, 51:18, 88:14  <b>reasonable</b> [3] - 7:4, 46:14, 87:25  <b>reasons</b> [3] - 36:8, 53:3, 82:13  <b>Rebeca</b> [1] - 1:12  <b>rebuttal</b> [3] - 8:21, 11:18, 37:8  <b>received</b> [2] - 15:15, 27:21  <b>recognize</b> [2] - 55:17, 55:22  <b>recommend</b> [3] - 55:25, 56:9, 80:6  <b>recommendation</b> [9] - 6:6, 9:23, 10:1, 10:19, 13:17, 13:19, 50:6, 77:16, 82:19</p>	<p><b>recommendations</b> [1] - 14:9  <b>recommending</b> [2] - 9:19, 11:12  <b>record</b> [12] - 4:4, 4:7, 4:21, 5:7, 6:15, 9:7, 20:20, 20:22, 27:20, 48:22, 67:22, 92:12  <b>recorded</b> [1] - 91:10  <b>recreational</b> [1] - 29:12  <b>Redland</b> [10] - 23:16, 27:2, 35:7, 36:18, 37:2, 37:4, 41:6, 42:2, 71:1, 71:2  <b>Redlands</b> [1] - 28:5  <b>reduce</b> [2] - 54:16, 29:6  <b>reduced</b> [1] - 29:17  <b>reducing</b> [1] - 42:8  <b>referee</b> [1] - 46:1  <b>reflect</b> [1] - 67:23  <b>reflected</b> [2] - 52:19, 55:23  <b>reflects</b> [1] - 81:13  <b>refused</b> [1] - 35:24  <b>regard</b> [2] - 35:15, 48:1  <b>regarding</b> [2] - 35:16, 75:7  <b>regards</b> [1] - 63:5  <b>Registered</b> [1] - 92:4  <b>Regulatory</b> [1] - 4:24  <b>related</b> [1] - 52:25  <b>relieve</b> [1] - 19:14  <b>rely</b> [1] - 48:25  <b>remain</b> [1] - 42:9  <b>remaining</b> [1] - 63:15  <b>remember</b> [3] - 49:7, 69:6, 78:11  <b>repeat</b> [1] - 30:5  <b>replay</b> [1] - 46:1  <b>report</b> [1] - 92:6  <b>REPORTER</b> [2] - 92:1, 92:22  <b>Reporter</b> [1] - 92:5  <b>represent</b> [3] - 59:9, 62:17, 76:16  <b>represented</b> [1] - 52:19  <b>representing</b> [1] - 33:13  <b>request</b> [13] - 9:16, 9:18, 11:1, 13:19, 14:8, 17:2, 19:22, 20:6, 26:23, 36:7, 45:15, 45:16, 80:3  <b>requested</b> [5] - 12:23, 26:15, 45:1, 52:22, 90:20</p>
<b>Q</b>		<p><b>qualities</b> [1] - 55:9  <b>quality</b> [4] - 29:7, 53:24, 62:21, 81:5  <b>quarter</b> [2] - 26:18, 49:18  <b>quasi</b> [2] - 16:25, 66:7  <b>quasi-judicial</b> [2] - 16:25, 66:7  <b>questions</b> [4] - 42:23, 64:15, 75:3, 91:9  <b>quick</b> [2] - 31:8, 32:6  <b>quiet</b> [1] - 26:2</p>		

<p><b>requesting</b> [1] - 16:10  <b>requests</b> [2] - 4:2, 45:17  <b>required</b> [1] - 40:13  <b>requirement</b> [1] - 13:23  <b>requirements</b> [3] - 14:3, 19:24, 49:19  <b>requires</b> [4] - 11:5, 13:3, 45:24, 72:21  <b>requiring</b> [2] - 5:16, 60:23  <b>rescue</b> [1] - 29:8  <b>reserve</b> [1] - 11:17  <b>reside</b> [2] - 27:18, 31:4  <b>residential</b> [12] - 12:3, 12:19, 12:20, 13:2, 13:14, 27:24, 28:11, 43:15, 43:16, 43:17, 44:6, 44:7  <b>residents</b> [10] - 7:17, 30:4, 30:9, 52:19, 54:13, 56:2, 58:16, 62:10, 79:8, 81:8  <b>resolve</b> [1] - 56:7  <b>resource</b> [1] - 36:21  <b>Resources</b> [1] - 4:24  <b>respect</b> [13] - 37:22, 39:8, 40:12, 40:15, 40:18, 52:11, 58:5, 58:7, 62:3, 68:23, 74:8, 74:18, 79:9  <b>respected</b> [1] - 79:23  <b>respectfully</b> [1] - 20:6  <b>respecting</b> [1] - 79:25  <b>respond</b> [1] - 37:14  <b>responding</b> [1] - 90:22  <b>response</b> [1] - 11:15  <b>rest</b> [1] - 20:7  <b>restate</b> [1] - 84:11  <b>restated</b> [1] - 82:24  <b>restricted</b> [1] - 49:9  <b>result</b> [1] - 18:2  <b>reverse</b> [1] - 30:14  <b>review</b> [2] - 29:1, 38:24  <b>reviewed</b> [2] - 13:20, 39:18  <b>reviewing</b> [1] - 9:21  <b>rezone</b> [2] - 9:17, 47:19  <b>rezoned</b> [2] - 28:10, 30:13  <b>rezoning</b> [5] - 17:5, 30:16, 35:18, 36:4, 36:7  <b>ride</b> [1] - 32:16  <b>rights</b> [12] - 47:19,</p>	<p>53:1, 58:7, 70:3, 78:18, 79:11, 79:12, 79:22, 80:1, 80:7, 81:14, 81:15  <b>rigs</b> [1] - 24:8  <b>rise</b> [1] - 3:12  <b>road</b> [2] - 27:10, 67:14  <b>roads</b> [6] - 28:25, 39:19, 45:4, 70:22, 90:23  <b>roadway</b> [1] - 13:25  <b>Robert</b> [3] - 53:20, 77:4  <b>rock</b> [1] - 74:5  <b>room</b> [1] - 8:2  <b>Rosen</b> [1] - 9:11  <b>round</b> [2] - 36:17, 65:21  <b>row</b> [2] - 66:25, 74:2  <b>RPR</b> [1] - 92:21  <b>rule</b> [1] - 20:24  <b>ruled</b> [1] - 30:12  <b>rules</b> [2] - 37:10, 67:13  <b>run</b> [3] - 35:22, 39:24, 40:5  <b>running</b> [5] - 9:3, 15:5, 15:6, 20:22, 38:15  <b>runs</b> [2] - 15:8, 28:23  <b>rural</b> [1] - 59:23</p>	<p>32:22, 38:6, 38:25, 39:5, 49:5, 67:15  <b>Schools</b> [12] - 14:6, 32:19, 32:23, 33:7, 33:11, 37:22, 37:24, 37:25, 38:6, 38:11, 38:13, 38:14  <b>screen</b> [1] - 80:23  <b>season</b> [1] - 89:17  <b>seated</b> [1] - 64:12  <b>second</b> [9] - 51:7, 80:25, 82:20, 83:12, 84:13, 84:21, 90:1, 90:14, 91:8  <b>section</b> [1] - 40:9  <b>see</b> [32] - 10:12, 12:2, 12:8, 13:9, 13:15, 17:3, 17:4, 17:7, 27:6, 31:23, 33:12, 46:1, 46:20, 47:2, 50:5, 50:7, 51:18, 57:3, 61:7, 61:10, 62:21, 62:22, 65:9, 75:15, 76:18, 76:21, 78:5, 78:7, 80:12, 80:18, 86:19, 88:17  <b>seeing</b> [1] - 4:3  <b>seeking</b> [1] - 18:10  <b>seldom</b> [1] - 51:15  <b>select</b> [1] - 77:3  <b>sell</b> [4] - 58:11, 61:13, 79:15  <b>sellers</b> [2] - 86:12, 86:16  <b>selling</b> [1] - 77:7  <b>seminal</b> [1] - 16:20  <b>Senator</b> [5] - 70:10, 70:11, 74:20, 74:24, 78:13  <b>sense</b> [2] - 42:11, 50:16  <b>sent</b> [1] - 36:3  <b>separated</b> [1] - 51:1  <b>septic</b> [3] - 29:3, 40:15, 40:17  <b>serve</b> [2] - 20:1, 75:21  <b>served</b> [2] - 68:13, 68:18  <b>service</b> [3] - 39:20, 39:21  <b>services</b> [4] - 29:8, 29:11, 29:16, 29:17  <b>set</b> [1] - 60:5  <b>several</b> [3] - 25:11, 26:25, 27:5  <b>sewer</b> [1] - 40:15  <b>shake</b> [1] - 33:23  <b>shall</b> [1] - 5:11  <b>shape</b> [1] - 58:18</p>	<p><b>shared</b> [1] - 18:8  <b>short</b> [1] - 22:22  <b>show</b> [2] - 14:24, 31:7  <b>showing</b> [2] - 14:20, 21:25  <b>shows</b> [5] - 11:21, 12:5, 14:16, 15:12, 19:5  <b>sic</b> [3] - 11:23, 32:8, 51:16  <b>side</b> [6] - 13:8, 18:23, 22:22, 41:18, 74:8, 82:3  <b>sides</b> [7] - 36:13, 42:18, 54:23, 54:24, 60:21, 74:10  <b>sidewalks</b> [1] - 28:21  <b>sign</b> [2] - 20:10, 23:25  <b>signatures</b> [1] - 36:1  <b>signed</b> [3] - 7:17, 16:6, 41:24  <b>significant</b> [1] - 30:10  <b>silence</b> [1] - 3:3  <b>SILVA</b> [20] - 2:12, 4:10, 43:11, 43:16, 43:20, 44:4, 44:11, 44:23, 45:9, 45:12, 45:16, 51:2, 51:8, 57:8, 61:1, 76:3, 85:23, 87:10, 88:10, 90:5  <b>similar</b> [1] - 62:19  <b>simply</b> [1] - 58:18  <b>single</b> [6] - 13:3, 16:6, 20:4, 43:18, 44:9, 58:25  <b>single-family</b> [4] - 13:3, 20:4, 43:18, 44:9  <b>sit</b> [10] - 4:4, 19:17, 43:4, 68:15, 78:4, 78:8, 78:20, 83:15, 84:7, 90:24  <b>site</b> [7] - 23:16, 35:20, 35:23, 36:11, 36:23, 40:25, 90:19  <b>sites</b> [1] - 26:10  <b>sits</b> [1] - 36:11  <b>sitting</b> [2] - 53:12, 80:13  <b>situation</b> [6] - 48:6, 54:18, 65:12, 70:2, 75:9, 81:25  <b>situations</b> [1] - 81:22  <b>size</b> [5] - 13:4, 43:22, 44:16, 49:7, 49:8  <b>slipped</b> [1] - 50:19  <b>smack</b> [1] - 31:23  <b>smiling</b> [2] - 57:14, 60:15</p>	<p><b>soil</b> [1] - 76:21  <b>solemnly</b> [2] - 3:15, 66:16  <b>solid</b> [2] - 12:9, 29:15  <b>Somanali</b> [1] - 20:16  <b>sometimes</b> [6] - 20:17, 49:11, 56:19, 56:22, 78:8, 80:1  <b>somewhat</b> [1] - 11:14  <b>somewhere</b> [1] - 57:15  <b>sorry</b> [4] - 7:22, 20:17, 43:6, 61:5  <b>sort</b> [1] - 46:8  <b>Sosa</b> [2] - 1:12, 83:5  <b>SOSA</b> [79] - 2:2, 3:1, 3:7, 3:13, 3:24, 4:6, 6:13, 6:22, 7:5, 7:8, 7:12, 7:24, 8:4, 8:8, 8:14, 8:16, 8:22, 8:25, 9:3, 20:9, 22:9, 23:7, 24:14, 25:15, 27:15, 29:18, 29:21, 30:22, 31:1, 31:15, 32:10, 33:25, 34:2, 35:9, 37:5, 42:24, 43:7, 43:14, 43:17, 43:25, 44:7, 44:19, 45:7, 45:10, 45:14, 45:19, 46:6, 51:23, 56:14, 61:18, 64:7, 64:16, 65:24, 66:9, 66:13, 66:21, 67:24, 68:5, 74:20, 77:20, 82:23, 83:10, 83:14, 84:1, 84:14, 84:17, 85:9, 85:12, 85:16, 85:19, 87:3, 87:6, 87:12, 87:15, 88:8, 88:12, 89:16, 89:24, 91:7  <b>sounds</b> [1] - 49:22  <b>source</b> [1] - 49:6  <b>south</b> [5] - 13:10, 15:3, 43:18, 45:12, 55:2  <b>South</b> [6] - 22:25, 65:17, 75:7, 76:15, 76:17, 77:18  <b>southern</b> [2] - 15:7, 65:18  <b>Southwest</b> [10] - 11:25, 12:9, 21:11, 22:13, 23:13, 24:17, 27:19, 29:24, 31:5, 35:12  <b>Souto</b> [5] - 1:17, 61:20, 64:8, 74:24, 78:13  <b>SOUTO</b> [9] - 2:9, 64:9,</p>
<b>S</b>				
<p><b>sad</b> [1] - 62:12  <b>saddens</b> [1] - 76:18  <b>safe</b> [1] - 70:20  <b>safely</b> [1] - 40:17  <b>safety</b> [2] - 28:4, 28:24  <b>sale</b> [3] - 27:1, 27:5, 34:13  <b>Sally</b> [1] - 1:17  <b>Samalion</b> [1] - 23:12  <b>SAMALION</b> [2] - 2:21, 23:10  <b>Sandra</b> [5] - 30:24, 34:4, 35:11, 37:5  <b>sat</b> [1] - 68:19  <b>Saturday</b> [1] - 70:13  <b>save</b> [1] - 42:16  <b>saw</b> [3] - 15:18, 19:1, 46:17  <b>scale</b> [1] - 14:22  <b>scenic</b> [1] - 71:4  <b>scheduled</b> [1] - 85:13  <b>School</b> [7] - 6:8, 23:1, 23:2, 38:5, 38:18, 57:4, 67:22  <b>school</b> [10] - 22:25, 23:5, 29:13, 32:20,</p>				

<p>64:20, 67:9, 67:18, 68:3, 68:7, 68:11, 70:1</p> <p><b>space</b> [2] - 17:17, 82:16</p> <p><b>spatial</b> [1] - 65:13</p> <p><b>speaker</b> [1] - 21:1</p> <p><b>speakers</b> [4] - 19:19, 21:4, 24:19, 37:7</p> <p><b>speaking</b> [2] - 8:20, 86:8</p> <p><b>speaks</b> [3] - 15:18, 52:8, 53:23</p> <p><b>special</b> [3] - 53:24, 55:9, 91:14</p> <p><b>specialist</b> [1] - 74:25</p> <p><b>species</b> [3] - 71:24, 71:25, 72:8</p> <p><b>specific</b> [2] - 45:1, 45:2</p> <p><b>specifically</b> [3] - 54:3, 66:22, 67:6</p> <p><b>specificity</b> [1] - 90:19</p> <p><b>specifics</b> [1] - 91:1</p> <p><b>speed</b> [1] - 28:23</p> <p><b>spend</b> [1] - 65:9</p> <p><b>spends</b> [1] - 7:1</p> <p><b>split</b> [1] - 10:16</p> <p><b>spoken</b> [1] - 20:8</p> <p><b>sponsors</b> [1] - 53:23</p> <p><b>square</b> [3] - 13:5, 14:19, 44:17</p> <p><b>squash</b> [1] - 67:1</p> <p><b>STAFF</b> [1] - 2:11</p> <p><b>staff</b> [10] - 4:3, 4:7, 6:5, 9:19, 9:22, 11:11, 13:18, 14:4, 19:24, 50:7</p> <p><b>staff's</b> [1] - 10:18</p> <p><b>stand</b> [1] - 20:14</p> <p><b>standard</b> [10] - 39:10, 39:14, 39:15, 40:8, 46:2, 46:9, 46:10, 47:5, 49:6, 60:5</p> <p><b>standards</b> [1] - 57:24</p> <p><b>standpoint</b> [1] - 73:16</p> <p><b>start</b> [4] - 25:11, 31:20, 75:13, 83:18</p> <p><b>started</b> [2] - 21:19, 38:10</p> <p><b>starting</b> [1] - 65:7</p> <p><b>starts</b> [3] - 9:3, 20:22, 75:20</p> <p><b>state</b> [8] - 20:19, 20:21, 36:8, 43:9, 47:7, 49:19, 61:17, 84:24</p> <p><b>statement</b> [5] - 4:8, 5:10, 48:13, 49:16, 50:24</p>	<p><b>States</b> [1] - 25:7</p> <p><b>station</b> [1] - 70:17</p> <p><b>stations</b> [2] - 51:3, 51:4</p> <p><b>stay</b> [2] - 10:23, 57:23</p> <p><b>staying</b> [1] - 29:23</p> <p><b>stays</b> [2] - 72:11, 73:7</p> <p><b>stenographic</b> [1] - 92:12</p> <p><b>step</b> [1] - 31:6</p> <p><b>STEPHEN</b> [1] - 1:1</p> <p><b>Steve</b> [3] - 30:23, 34:4, 34:6</p> <p><b>still</b> [1] - 10:22</p> <p><b>stood</b> [1] - 42:16</p> <p><b>stop</b> [3] - 23:25, 62:24, 77:2</p> <p><b>stops</b> [1] - 72:18</p> <p><b>story</b> [1] - 78:5</p> <p><b>straight</b> [1] - 50:22</p> <p><b>strawberry</b> [1] - 57:19</p> <p><b>street</b> [8] - 23:20, 25:22, 28:23, 39:23, 42:10, 48:9, 55:13, 70:17</p> <p><b>STREET</b> [1] - 1:2</p> <p><b>Street</b> [10] - 11:25, 12:10, 13:11, 13:12, 15:4, 34:7, 34:17, 34:21, 35:12</p> <p><b>streets</b> [6] - 22:23, 23:14, 28:20, 35:22, 40:5, 44:14</p> <p><b>stress</b> [1] - 16:24</p> <p><b>stressed</b> [1] - 29:11</p> <p><b>stretched</b> [1] - 29:16</p> <p><b>strictly</b> [1] - 82:12</p> <p><b>strong</b> [2] - 58:8, 58:9</p> <p><b>strongly</b> [1] - 80:6</p> <p><b>student/teacher</b> [1] - 29:14</p> <p><b>students</b> [1] - 38:17</p> <p><b>Suarez</b> [4] - 45:20, 58:19, 67:15, 78:2</p> <p><b>SUAREZ</b> [7] - 2:5, 45:21, 46:7, 49:2, 51:6, 51:11, 67:16</p> <p><b>subject</b> [6] - 10:18, 11:21, 14:25, 35:13, 43:8, 63:16</p> <p><b>submit</b> [1] - 16:1</p> <p><b>substantial</b> [5] - 48:4, 48:20, 51:21, 87:22, 88:1</p> <p><b>subtropical</b> [2] - 65:20, 71:20</p> <p><b>suck</b> [1] - 33:18</p> <p><b>sufficient</b> [2] - 6:11, 89:15</p> <p><b>suggest</b> [1] - 88:19</p>	<p><b>suggested</b> [2] - 53:2, 56:5</p> <p><b>suggestion</b> [3] - 39:22, 63:11, 63:19</p> <p><b>suited</b> [2] - 64:25, 67:3</p> <p><b>supermajority</b> [1] - 11:5</p> <p><b>supply</b> [1] - 36:18</p> <p><b>support</b> [4] - 25:6, 64:1, 64:3, 77:14</p> <p><b>SUPPORTERS</b> [1] - 2:17</p> <p><b>supporting</b> [2] - 62:1, 77:19</p> <p><b>Supreme</b> [1] - 68:16</p> <p><b>surrounded</b> [1] - 42:17</p> <p><b>surrounding</b> [3] - 12:17, 20:5, 63:3</p> <p><b>sustain</b> [1] - 83:1</p> <p><b>swear</b> [4] - 3:9, 3:15, 3:20, 66:16</p> <p><b>Sweetwater</b> [2] - 57:18, 68:10</p> <p><b>sworn</b> [2] - 5:11, 66:3</p> <p><b>sympathetic</b> [1] - 61:24</p> <p><b>synonymous</b> [1] - 28:5</p> <p><b>system</b> [1] - 23:5</p> <p><b>systems</b> [1] - 29:3</p>	<p>16:14, 16:17, 16:18, 37:20</p> <p><b>therefore</b> [1] - 36:25</p> <p><b>Thereupon</b> [1] - 91:15</p> <p><b>thinking</b> [2] - 22:1, 89:19</p> <p><b>third</b> [2] - 34:22, 76:14</p> <p><b>thirds</b> [2] - 6:19, 6:20</p> <p><b>thoroughfares</b> [1] - 28:19</p> <p><b>thoroughness</b> [1] - 52:14</p> <p><b>thousand</b> [1] - 36:12</p> <p><b>three</b> [4] - 10:16, 10:19, 26:18, 42:18</p> <p><b>three-quarter-acre</b> [1] - 26:18</p> <p><b>tie</b> [6] - 10:21, 10:22, 46:21, 51:17, 52:20, 55:23</p> <p><b>tight</b> [2] - 73:24, 73:25</p> <p><b>timeframe</b> [1] - 87:25</p> <p><b>timeframes</b> [1] - 87:2</p> <p><b>today</b> [17] - 3:8, 4:14, 5:4, 6:7, 11:4, 15:16, 15:18, 16:10, 16:15, 30:20, 40:24, 43:23, 56:8, 73:3, 78:21, 90:8, 90:13</p> <p><b>together</b> [1] - 80:13</p> <p><b>tomato</b> [2] - 65:3, 70:18</p> <p><b>tomorrow</b> [1] - 73:3</p> <p><b>took</b> [1] - 14:23</p> <p><b>tools</b> [2] - 41:13, 41:14</p> <p><b>top</b> [3] - 60:24, 74:2, 75:8</p> <p><b>topics</b> [1] - 37:16</p> <p><b>town</b> [1] - 89:18</p> <p><b>tractor</b> [1] - 72:23</p> <p><b>tractors</b> [1] - 24:7</p> <p><b>traditional</b> [1] - 65:22</p> <p><b>traditionally</b> [1] - 66:25</p> <p><b>traffic</b> [28] - 21:14, 22:22, 23:22, 24:4, 25:8, 28:15, 28:17, 28:21, 29:1, 30:18, 30:19, 31:10, 32:13, 39:8, 39:9, 39:11, 39:17, 48:1, 48:3, 48:10, 48:12, 48:17, 50:17, 51:14, 58:23, 58:24, 59:3, 90:22</p> <p><b>tranquil</b> [1] - 71:4</p> <p><b>transcript</b> [4] - 5:2, 5:12, 10:13, 92:10</p> <p><b>transit</b> [3] - 28:18, 29:15, 59:4</p>	<p><b>transition</b> [5] - 23:19, 54:16, 55:7, 81:20, 82:16</p> <p><b>transitional</b> [1] - 26:17</p> <p><b>translate</b> [1] - 46:6</p> <p><b>translator</b> [1] - 5:15</p> <p><b>translators</b> [1] - 3:10</p> <p><b>traveled</b> [1] - 23:21</p> <p><b>traveling</b> [1] - 11:20</p> <p><b>trees</b> [1] - 78:6</p> <p><b>tremendous</b> [4] - 24:6, 52:6, 52:7, 52:13</p> <p><b>tricky</b> [1] - 64:2</p> <p><b>tropical</b> [2] - 65:23, 71:12</p> <p><b>trouble</b> [1] - 68:6</p> <p><b>truck</b> [1] - 72:22</p> <p><b>true</b> [3] - 16:11, 56:19, 92:11</p> <p><b>trust</b> [1] - 46:19</p> <p><b>truth</b> [6] - 3:17, 3:18, 66:17, 66:18</p> <p><b>try</b> [6] - 11:13, 19:3, 26:12, 37:12, 37:13, 77:3</p> <p><b>trying</b> [4] - 35:2, 57:22, 57:23, 62:9</p> <p><b>turn</b> [2] - 25:10, 39:13</p> <p><b>turned</b> [2] - 36:1, 76:23</p> <p><b>two</b> [37] - 6:19, 6:20, 20:25, 21:7, 29:24, 32:3, 32:19, 33:1, 33:2, 33:3, 33:5, 36:13, 37:17, 37:19, 40:8, 41:7, 43:24, 43:25, 44:18, 44:19, 45:8, 49:13, 49:17, 49:18, 50:25, 51:3, 51:8, 54:23, 54:24, 60:16, 60:25, 67:24, 68:19, 79:19</p> <p><b>two-and-a-half</b> [1] - 32:3</p> <p><b>two-thirds</b> [2] - 6:19, 6:20</p> <p><b>type</b> [3] - 57:23, 58:13, 76:24</p> <p><b>typically</b> [1] - 46:13</p>
<b>T</b>				
<p><b>Tab</b> [1] - 10:13</p> <p><b>tailor</b> [1] - 67:5</p> <p><b>Tallahassee</b> [1] - 68:13</p> <p><b>taught</b> [1] - 68:19</p> <p><b>taxes</b> [2] - 72:19, 73:6</p> <p><b>teachers</b> [1] - 49:15</p> <p><b>television</b> [1] - 69:7</p> <p><b>tend</b> [3] - 73:22, 74:7, 78:22</p> <p><b>term</b> [2] - 74:12, 74:13</p> <p><b>terminus</b> [1] - 55:1</p> <p><b>terms</b> [2] - 83:22, 90:22</p> <p><b>terrible</b> [1] - 25:9</p> <p><b>testifies</b> [1] - 48:5</p> <p><b>testify</b> [1] - 32:15</p> <p><b>testimony</b> [4] - 3:16, 3:21, 59:19, 66:16</p> <p><b>texted</b> [1] - 49:10</p> <p><b>THE</b> [7] - 2:15, 3:11, 3:15, 3:20, 3:22, 3:23, 66:15</p> <p><b>themselves</b> [4] -</p>				
<b>U</b>				
<p><b>UDB</b> [11] - 17:25, 18:6, 18:11, 18:14, 18:18, 18:25, 23:15, 36:12, 55:1, 75:12</p> <p><b>UMSA</b> [1] - 63:9</p> <p><b>un-father</b> [1] - 32:21</p>				

<p><b>under</b> [3] - 24:1, 38:15, 68:18  <b>understood</b> [1] - 54:6  <b>undue</b> [1] - 63:6  <b>unfortunately</b> [2] - 33:14, 57:20  <b>unincorporated</b> [1] - 63:16  <b>unique</b> [7] - 36:20, 54:18, 55:4, 65:18, 69:11, 71:21, 82:10  <b>uniqueness</b> [2] - 53:23, 69:12  <b>United</b> [1] - 25:7  <b>units</b> [7] - 12:21, 42:14, 43:24, 43:25, 44:15, 44:25, 45:5  <b>unless</b> [1] - 38:25  <b>unnecessary</b> [1] - 36:10  <b>unsafe</b> [2] - 39:25, 40:11  <b>unusual</b> [1] - 57:13  <b>up</b> [30] - 4:19, 12:21, 13:12, 15:9, 17:6, 21:20, 22:18, 23:14, 24:8, 27:7, 27:11, 31:6, 31:20, 32:18, 33:18, 38:14, 42:6, 42:13, 42:16, 46:2, 49:5, 54:9, 57:17, 72:24, 74:25, 76:3, 76:17, 79:6, 80:23  <b>uphold</b> [1] - 56:10  <b>Urban</b> [14] - 12:11, 12:12, 12:14, 13:13, 15:9, 17:12, 17:14, 17:19, 19:13, 19:15, 20:2, 41:15, 42:5, 54:2  <b>urban</b> [4] - 18:4, 57:24, 58:2, 60:7  <b>USA</b> [3] - 65:4, 71:10, 71:17  <b>usage</b> [1] - 76:24  <b>utilize</b> [1] - 19:12</p>	<p><b>verify</b> [1] - 21:6  <b>versus</b> [4] - 46:10, 47:7, 47:16, 83:24  <b>viable</b> [1] - 67:2  <b>Vice</b> [1] - 1:13  <b>Vice-Chairperson</b> [1] - 1:13  <b>Victor</b> [3] - 25:17, 30:23, 31:4  <b>viewing</b> [1] - 43:23  <b>virtually</b> [1] - 15:15  <b>visual</b> [2] - 46:3, 46:5  <b>visualize</b> [1] - 25:9  <b>vote</b> [10] - 10:21, 11:5, 45:21, 46:21, 51:17, 52:20, 55:23, 59:9, 81:2  <b>voted</b> [3] - 46:23, 47:3, 59:13  <b>votes</b> [4] - 10:16, 10:20, 10:22, 11:2</p>	<p>62:17  <b>WHITNEY</b> [2] - 2:22, 25:19  <b>Whitney</b> [4] - 20:18, 25:16, 25:20, 35:15  <b>whole</b> [3] - 3:17, 25:6, 66:18  <b>wholeheartedly</b> [1] - 59:19  <b>wife</b> [5] - 22:21, 25:23, 32:20, 49:6, 49:10  <b>Wilbur</b> [1] - 46:17  <b>William</b> [2] - 25:16, 27:18  <b>willing</b> [3] - 30:14, 35:17, 75:24  <b>willingness</b> [1] - 87:19  <b>winter</b> [1] - 36:19  <b>wintertime</b> [1] - 65:4  <b>wish</b> [5] - 52:17, 59:12, 63:24, 78:3, 85:7  <b>wishes</b> [2] - 77:21, 91:10  <b>wishing</b> [1] - 78:14  <b>withdraw</b> [1] - 84:10  <b>withdrawal</b> [1] - 4:2  <b>withdrew</b> [1] - 35:23  <b>witnesses</b> [4] - 3:10, 3:11, 5:11, 66:8  <b>woman</b> [1] - 23:24  <b>wonderful</b> [2] - 71:2, 89:23  <b>word</b> [1] - 39:5  <b>words</b> [3] - 69:15, 72:11, 77:22  <b>works</b> [1] - 86:20  <b>Works</b> [3] - 13:24, 39:17, 40:8  <b>workshops</b> [1] - 38:10  <b>world</b> [1] - 69:14  <b>worry</b> [1] - 32:11  <b>worth</b> [1] - 65:2  <b>wow</b> [1] - 8:8</p>	<p><b>Z</b></p>
<p style="text-align: center;"><b>V</b></p> <p><b>vacant</b> [6] - 25:25, 34:12, 36:25, 43:8, 43:12, 44:2  <b>value</b> [1] - 40:4  <b>variances</b> [1] - 45:18  <b>various</b> [1] - 36:17  <b>vegetables</b> [4] - 53:19, 65:22, 65:23, 77:7  <b>vehicles</b> [1] - 28:16  <b>vein</b> [1] - 46:16</p>	<p><b>W</b></p>	<p><b>Y</b></p>	<p><b>ZAPATA</b> [2] - 2:8, 61:21  <b>Zapata</b> [2] - 1:15, 61:19  <b>zealous</b> [1] - 47:23  <b>zero</b> [1] - 54:22  <b>zone</b> [2] - 54:16, 81:21  <b>zoned</b> [8] - 12:1, 12:22, 13:16, 15:17, 27:2, 27:8, 54:22, 76:10  <b>zones</b> [1] - 55:19  <b>zoning</b> [50] - 3:8, 4:9, 6:2, 13:23, 14:13, 14:14, 14:17, 14:21, 14:24, 15:24, 16:9, 16:16, 18:18, 19:10, 19:23, 25:21, 26:17, 27:9, 27:14, 28:2, 30:4, 30:7, 34:11, 36:25, 40:24, 45:23, 47:12, 48:19, 48:23, 49:25, 50:3, 52:5, 52:22, 52:24, 53:14, 60:22, 63:3, 63:11, 67:11, 72:5, 81:17, 83:2, 85:5, 85:9, 85:13, 86:14, 86:15, 91:13  <b>Zoning</b> [9] - 5:1, 5:25, 6:3, 6:19, 13:22, 15:19, 16:2, 17:22, 38:8</p> <p><b>year</b> [2] - 36:17, 65:21  <b>year-round</b> [2] - 36:17, 65:21  <b>years</b> [11] - 8:6, 8:9, 21:19, 25:11, 25:24, 34:10, 36:15, 41:3, 68:20, 70:19, 73:6  <b>yellow</b> [1] - 12:8  <b>yesterday</b> [2] - 19:1, 85:3  <b>yesterday's</b> [1] - 80:25  <b>yield</b> [1] - 83:11</p>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMUNITY ZONING APPEALS BOARD 14  
SOUTH DADE GOVERNMENT CENTER - ROOM 203  
10710 SW 211 STREET, MIAMI  
October 1, 2014 @ 6:00 p.m.

ITEM

HELEN MICHAEL AND PREFERRED ENTERPRISES, INC.  
(14-003)

Board Members  
(Present)

Wilber Bell, Chairman  
Curtis Lawrence, Vice Chairman  
Gary Dufek  
Diane Coats-Davis  
Lubby Navarro  
Nehemia Davis

County Attorney's Office

Abbie Schwaderer-Raurell  
Assistant County Attorney

S t a f f

Carl Harrison, Evaluator

2015 MAY -1 P 4: 21  
PLANNING AND ZONING  
APPEALS OFFICE

## I N D E X

CHAIRMAN BELL: 3-4, 6-7, 13-14, 18-20, 23-25,  
28-29, 35-36, 42-44, 57, 61, 64, 69-76.

VICE CHAIR LAWRENCE: 3, 13-14, 57-61, 71-75.

COUNCILWOMAN COATS-DAVIS: 3, 35, 42-43, 57-59,  
71, 74-75.

COUNCILMAN DAVIS: 3, 70-71, 75.

COUNCILMAN DUFEK: 3, 64-71, 75.

COUNCILWOMAN NAVARRO: 3, 43, 61-64, 71, 75.

## S T A F F

MR. HARRISON: 3-6, 30, 43, 70-71, 74-75.

## ON BEHALF OF THE APPLICANT

MR. KRISCHER: 7-18, 28, 43-57, 67-69, 71-75.

## SUPPORTERS

MR. ALVAREZ: 18-19.

## PROTESTERS

MR. DE JESUS: 20-23.

MR. BUCKHALT: 23-25.

MR. LAURIE: 25-27.

MR. WALTON: 27-28.

MR. LECHOT: 28-29.

MR. WHITNEY: 29.

MS. LECHOT: 29-35.

MS. OSBORNE: 35-37.

MS. HINDIN: 37-42.

MR. JONCKHEERE: 43-44.

1                   CHAIRMAN BELL: Call to order  
2                   Community Council 14, zoning hearing.  
3                   Please stand for the Pledge.  
4                   (Pledge of Allegiance).  
5                   CHAIRMAN BELL: Roll call.  
6                   MR. HARRISON: Councilwoman  
7                   Coats-Davis?  
8                   COUNCILWOMAN COATS-DAVIS: Present.  
9                   MR. HARRISON: Councilman Davis?  
10                  COUNCILMAN DAVIS: Here.  
11                  MR. HARRISON: Councilman Dufek?  
12                  COUNCILMAN DUFEK: Here.  
13                  MR. HARRISON: Vice Chair Lawrence?  
14                  VICE CHAIRMAN LAWRENCE: Here.  
15                  MR. HARRISON: Councilwoman Navarro?  
16                  COUNCILWOMAN NAVARRO: Present.  
17                  MR. HARRISON: Please note Councilman  
18                  Spencer is absent.  
19                  Chairman Bell?  
20                  CHAIRMAN BELL: Here.  
21                  MR. HARRISON: We have quorum.  
22                  CHAIRMAN BELL: Those who wish to  
23                  speak this afternoon, please stand and be  
24                  sworn in by the court reporter. Anybody  
25                  speaking this afternoon, please stand and

1 be sworn in.

2 (Thereupon, all interested  
3 individuals seeking to present testimony  
4 in these proceedings were duly sworn to  
5 tell the truth, the whole truth and  
6 nothing but the truth, after which the  
7 following transpired:)

8 CHAIRMAN BELL: Are there any  
9 requests for withdrawals or deferrals?

10 Seeing none --

11 MR. HARRISON: "In accordance with  
12 the Code of Miami-Dade County, all items  
13 to be heard this evening have been legally  
14 advertised in the newspaper, notices have  
15 been mailed and the properties have been  
16 posted. Additional copies of the agenda  
17 are available here at the meeting. Items  
18 will be called up to be heard by agenda  
19 number and name of applicant.

20 "The record of the hearing on each  
21 application will include the records of  
22 the Department of Regulatory and Economic  
23 Resources.

24 "All these items are physically  
25 present this evening, available to all

1 interested parties and available to the  
2 Members of the Board, who examine items  
3 from the record during the hearing.  
4 Parties have the right of  
5 cross-examination.

6 "This statement, along with the fact  
7 that all witnesses have been sworn, shall  
8 be included in any transcript of all or in  
9 part of these proceedings.

10 "In addition, the following  
11 departments have representatives present  
12 here at the meeting to address any  
13 questions: The zoning evaluation and  
14 platting and traffic review sections of  
15 the Department of Regulatory and Economic  
16 Resources and the County Attorney's  
17 Office.

18 "All exhibits used in presentation  
19 before the Board become part of the public  
20 record and will not be returned unless an  
21 identical letter-size copy is submitted  
22 for the file.

23 "Any person making impertinent or  
24 slanderous remarks or who becomes  
25 boisterous while addressing the Community

1 Appeals Board shall be barred from further  
2 audience before the Community Appeals  
3 Board by the presiding officer unless  
4 permission to continue or again address  
5 the Board be granted by the majority vote  
6 of the Board Members present.

7 "The number of filed protests and  
8 waivers in each application will be read  
9 into the record at the time of hearing as  
10 each application is read. Those items not  
11 heard prior to the ending time for this  
12 meeting will be deferred to the next  
13 available zoning hearing meeting date for  
14 this Board."

15 First item on the agenda, Item A,  
16 14-7-CZ14-1, Helen Michael and Preferred  
17 Enterprises, Incorporated, application  
18 number 14-003. There are 197 protests and  
19 0 waivers.

20 CHAIRMAN BELL: When I call you,  
21 please step up to the podium, state your  
22 name and address clearly for the record.

23 I will then proceed to call you who  
24 are in support of the application. I will  
25 then call on the objectors.

1           Those of you would wish to speak will  
2           state your name and address. For those of  
3           you speaking, I would ask, you know, that  
4           you make your presentation short and  
5           nonrepetitive. Thank you.

6           MR. KRISCHER: Thank you.

7           Good evening, Mr. Chairman, Members  
8           of the Board. For the record, my name is  
9           Alan Krischer with the law firm of Holland  
10          & Knight, address of 701 Brickell Avenue,  
11          appearing on behalf of the applicants  
12          tonight in their request for a district  
13          boundary change to rezone approximately  
14          20 acres from AU to EU-M.

15          As your staff report indicates, we  
16          are consistent with the comprehensive plan  
17          and your staff is recommending approval  
18          with no objections and no conditions. And  
19          we, of course, agree with their analysis.

20          Now, in many circumstances, that  
21          would be the end of my presentation, but  
22          as you can see, the room is filled and I  
23          imagine that almost everyone behind me is  
24          going to be an objection to this  
25          application.

1           You had deferred this matter once  
2 before so that we would have the  
3 opportunity to meet with our neighbors,  
4 and talk about the issues and see if there  
5 was a way to resolve this before bringing  
6 it back to you. And unfortunately we were  
7 not able to work that out, the differences  
8 between what the neighbors are looking --  
9 excuse me, what the neighbors are looking  
10 for and the applicant's proposal was too  
11 fundamental.

12           So because we have so many objectors  
13 here tonight, I will be making a slightly  
14 longer presentation, but since every one  
15 of your reviewing agencies has recommended  
16 approval and none of them have raised any  
17 objections, I'm going to be keeping my  
18 initial comments somewhat brief. And I  
19 expect that I'll be doing most of my  
20 talking in response to any points that are  
21 brought up by our objectors, so I'd like  
22 to reserve that time for rebuttal.

23           But the basic point remains the same:  
24 This application has been found to be  
25 consistent with your comprehensive plan.

1           It is consistent with your zoning code.  
2           It is consistent with principles of good  
3           planning and it has been thoroughly  
4           reviewed by your professional staff, which  
5           is recommending approval. And that does  
6           not change despite the fact that there are  
7           a number of objectors.

8           So to orient the Board, this aerial  
9           photograph shows the property and the  
10          surrounding area. The subject property  
11          consists of about 20 acres. It's outlined  
12          in light blue. It's at the intersection  
13          of Southwest 162 Avenue and 278 Street.  
14          It's about a block north of 280 Street.

15          It's surrounded to the west and to  
16          the south by existing residential  
17          development; to the north and to the east  
18          by existing agricultural development.

19          To orient you further, off this  
20          picture, this is where Dixie Highway runs,  
21          down this way.

22          On the other board is a detail from  
23          the Future Land Use Map of your  
24          Comprehensive Development Master Plan.  
25          And the subject property there is outlined

1 in yellow. The thick black line is 280  
2 Street. The very thick dotted line across  
3 the top of that picture is the urban  
4 development boundary. This property is  
5 located well inside the Urban Development  
6 Boundary. And like all property inside  
7 the UDB, it is designated for an urban  
8 use. None of the property inside the UDB  
9 is designated to be agricultural use in  
10 the long term.

11 Like all of the surrounding property  
12 is designated for estate density  
13 residential. That's that light green that  
14 you see there. The ag is the dark green  
15 on the other side of the urban boundary.

16 The estate density residential  
17 category calls for residential development  
18 of up to 2.5 units per acre.

19 As I mentioned, the property is  
20 currently zoned AU. The applicants have  
21 requested a district boundary change from  
22 the ag designation to EU-M. That is  
23 consistent with the comprehensive plan  
24 designation.

25 Now, when originally filed, the

1 application had a number of variances that  
2 were requested. All of those requests  
3 have been withdrawn. This is a request  
4 for straight up EU-M zoning. There are no  
5 variances. There are no other special  
6 requests. No special exception.

7 EU-M is one of your estate density  
8 districts. It permits single-family  
9 detached residential homes. It requires a  
10 minimum net lot size of 15,000 square  
11 feet. And the more -- all of the  
12 regulations governing EU-M are included in  
13 Tab 6 of your book, if you have any  
14 questions about what those restrictions  
15 are.

16 What does EU-M look like? Well, it  
17 looks pretty much like almost every house  
18 you see on this aerial photograph. All of  
19 these houses to the west, everything you  
20 see on here is zoned EU-M. All of these  
21 houses to the south are zoned EU-M. A  
22 straight EU-M zoning is what this  
23 neighborhood has been working under for  
24 many, many years. And that's what we are  
25 requesting.

1 All the way from 288 Street, all the  
2 way up to the Urban Development Boundary,  
3 right along the Urban Development  
4 Boundary, that is all EU-M.

5 Now, in your books and in your  
6 packets that you receive from staff, you  
7 have the staff analysis. Planning &  
8 Zoning has determined that the EU-M  
9 request meets the comprehensive plan and  
10 the requirements of the zoning code. Your  
11 Public Works Department has reviewed the  
12 application and found that there is  
13 adequate capacity on the roadways to  
14 permit the proposed development. Fire,  
15 Solid Waste, DERM, Parks, they've all  
16 reviewed the instant request and  
17 determined that there's adequate  
18 infrastructure.

19 Your schools, Miami-Dade County  
20 Schools, has conducted its capacity  
21 analysis and found that capacity exists  
22 for these requests.

23 So, again, all the recommendations  
24 are for approval.

25 Why are we here for EU-M? Over here,

1 this is a copy of all of the zoning maps  
2 for basically a full square mile centered  
3 around the property. You can see the  
4 subject property is identified there and  
5 you can see the surrounding areas. That  
6 is really hard to read at a distance.

7 CHAIRMAN BELL: Could you set that  
8 back so the audience can see it.

9 MR. KRISCHER: Sure. Mike, do  
10 you want to --

11 CHAIRMAN BELL: Go to the end, that  
12 way they got a good view.

13 VICE CHAIRMAN LAWRENCE: Turn the  
14 easel around. We can see it. Turn it.

15 CHAIRMAN BELL: Yeah, we're good.  
16 There we go.

17 MR. KRISCHER: Now I'm not sure I can  
18 see it.

19 CHAIRMAN BELL: That's better. Can  
20 the audience see that better?

21 THE AUDIENCE: Yes.

22 MR. KRISCHER: That's the zoning maps  
23 as they appeared.

24 Could you put that up? Because  
25 that's what I'm going to be talking off

1 of. The zoning map -- and we're going to  
2 turn around that for a second.

3 VICE CHAIRMAN LAWRENCE: Turn that to  
4 that side.

5 CHAIRMAN BELL: There you go, for the  
6 audience, right there.

7 MR. KRISCHER: Now, that map is based  
8 off -- that map is based off the notice  
9 map that went out. You'll have a copy of  
10 the uncolored map in your category.

11 That green oval is the boundaries of  
12 the noticed area for this application.  
13 That oval is a radius of half a mile. The  
14 diameter of it is a full mile. So that  
15 map is more than a square mile, again,  
16 centered around our property.

17 And you'll notice that all of that  
18 area in blue immediately abutting our  
19 property, adjoining our property, is EU-M.  
20 The EU-M runs the entire length of our  
21 western boundary. It runs the entire  
22 length of our southern boundary. Again,  
23 it runs all the way to the UDB, all the  
24 way up 162 Avenue.

25 This entire developed neighborhood

1 has been developed with EU-M density, with  
2 EU-M zoning. And the request before you  
3 tonight is simply to allow the EU-M  
4 district -- the EU-M zoning that is  
5 compatible with that district to continue.  
6 It's compatible with what's there, it's  
7 harmonious and it's the appropriate zoning  
8 district for this property.

9 How consistent is that pattern of  
10 development? Again, every person I think  
11 that's here tonight behind me is going to  
12 speak in opposition to this application  
13 and I expect that almost all of them  
14 themselves live on an EU-M lot. Because  
15 our objectors submitted a petition to the  
16 County, and there's a copy of it in Tab 7  
17 of your book, but I'm sure they will  
18 distribute it as well, that has 188  
19 signatures on it, 188 objectors, which is  
20 a lot of objectors. We've really brought  
21 the neighborhood together on this.

22 Of those 188 objectors, 185 of them  
23 live on an EU-M lot, when we  
24 crossed-checked the addresses.

25 So almost every single objector in

1           that petition is asking this Board to deny  
2           these applicants the same zoning that they  
3           themselves have for their neighborhood and  
4           on their own properties.

5           They will be coming up as soon as I  
6           sit down and asking you to make a  
7           determination that EU-M is inconsistent  
8           with EU-M. That having developed, and  
9           lived in a very lovely neighborhood that  
10          is EU-M, that somehow it would be  
11          detrimental, inharmonious or not supported  
12          to have the same zoning right next to  
13          them.

14          You probably have a lot of lawyers  
15          come up and talk about the standard of  
16          review for zoning application. I'm not  
17          going to do that, but I am going to say  
18          what you have been instructed in the past,  
19          which is, this hearing is not about  
20          figuring out what's popular. It's not  
21          about figuring out what the neighbors  
22          would want, or like or prefer. It's not  
23          the purpose of conducting a poll of the  
24          folks that live in the area. It is for  
25          planning. It is for zoning.

1           The purpose is to determine whether  
2           the planning policies that this County and  
3           this Board have adopted through the  
4           comprehensive plan and the zoning code  
5           warrant the request that's in front of  
6           you.

7           And so even though once I sit down --  
8           I'm going to sit down in 30 seconds -- I'm  
9           going to be followed by a hopefully not  
10          too long line of speakers expressing their  
11          dismay with this request, I will  
12          reiterate, the request is consistent with  
13          the comprehensive plan. It is consistent  
14          with the requirements of your zoning code.

15          The County has already made a  
16          determination that this is an urban area,  
17          that this is part of the area that is to  
18          be part of the urban housing stock for  
19          this County.

20          It is appropriate for single-family  
21          development. And it is appropriate that  
22          it be exactly what's adjoining it, EU-M.

23          Every reviewing department of your  
24          professional staff has recommended  
25          approval. And we would ask that you do it

1 as well. And I look forward to speaking  
2 to you in response to our neighbor's  
3 objections.

4 Thank you.

5 CHAIRMAN BELL: Supporters of the  
6 application, are there any other  
7 supporters of the application?

8 MR. ALVAREZ: Right here.

9 CHAIRMAN BELL: Supporter?

10 MR. ALVAREZ: Yes.

11 Good evening. My name is Jorge  
12 Alvarez. I reside at 27401 Southwest 164  
13 Avenue. I.

14 Was also the developer of the  
15 property that's to the south of this  
16 property, which is 10 acres, back in '02.  
17 I subdivided that property into 20 EU-M  
18 lots.

19 I think this application is just and  
20 coincides with the neighborhood. I  
21 currently own five acres close by and  
22 would like to develop that in the future.

23 Thank you.

24 CHAIRMAN BELL: Sorry. Could you put  
25 that map up on the easel, kind of move

1 back so the we can see it and the audience  
2 can see it, so people can show where they  
3 live, if they object to the application.  
4 To the side. There we go.

5 Are you on the map.

6 MR. ALVAREZ: Sorry?

7 CHAIRMAN BELL: Are you on this?

8 MR. ALVAREZ: Yes, I'm on the map.

9 CHAIRMAN BELL: Where are you on  
10 this, on the drawing?

11 MR. ALVAREZ: I own this five-acre  
12 tract right here (indicating) and I live  
13 right here (indicating).

14 MS. SCHWADERER-RAURELL: Sir, for the  
15 record, can you just state, I mean, the  
16 cross-streets of the 5-acre tract you  
17 indicated.

18 MR. ALVAREZ: It's 278th Street and  
19 approximately 157 Avenue, one lot in.

20 MS. SCHWADERER-RAURELL: Thank you.

21 CHAIRMAN BELL: Okay. Anymore  
22 supporters of the application?

23 Okay, objectors.

24 Is everybody -- all the objectors  
25 have been sworn in, right? Okay. All

1 right.

2 Yes, sir.

3 MR. DE JESUS: Good evening, Panel,  
4 my name is Victor De Jesus. I live at  
5 27840 Southwest 160 Avenue.

6 CHAIRMAN BELL: On the map.

7 MR. DE JESUS: This is 160 Avenue.  
8 I'm the third house or the middle house.  
9 There's two houses. I'm right here,  
10 approximately.

11 CHAIRMAN BELL: Okay.

12 MR. DE JESUS: And, basically, of  
13 course, I agree with him, we all live in  
14 EU-M. That's a no-brainer.

15 When I bought my house 10, 12 years  
16 ago, I bought under -- not the assumption,  
17 but there's plenty of land there. And  
18 when my kids were a little smaller, we had  
19 a good time there. The schools were  
20 great.

21 I'm not saying we don't need it. I'm  
22 saying we don't -- but we don't want it.  
23 We don't need it.

24 And, for instance, Number 1, some of  
25 our commissioners do not support police,

1 Fire-Rescue as far as funding them. Now,  
2 when you bring more 52 approximately homes  
3 in this area, you're going to double the  
4 amount of people there. More Fire-Rescue,  
5 more police might be needed. They might  
6 not. Nobody knows.

7 Dade County schools. I was in open  
8 house the other night, my son's school has  
9 50 to 53 kids per class. And I guess he  
10 says the panel says that the School Board  
11 approves of that. How many more kids are  
12 going to move in this area?

13 We're going to have more cars, more  
14 traffic. You know, our kids grow up in  
15 that neighborhood. And I'm speaking for  
16 myself and my kids, because, you know,  
17 that also is supported -- you could go  
18 back in the minutes of the County, Lynda  
19 Bell actually even supported that being  
20 agricultural. Now, Lynda Bell flip flops  
21 on certain things, so now I'm sure she  
22 won't support it now.

23 That's all agricultural. I mean,  
24 what's it going to take? I mean, a lot of  
25 people, I'm sure -- I don't mean any

1           disrespect, are older, but our kids still  
2           there. We're going to grow, but there's  
3           more kids in the neighborhood. There's  
4           parks.

5           I mean, I can sit here and talk to  
6           you till you're blue in the face. I don't  
7           have fancy words, but I've got a fancy  
8           family and a fancy neighborhood to back us  
9           up. Just understand where the neighbors  
10          are coming from.

11          They tried it before. And, you know,  
12          the sign said five-acre parcel lots for  
13          sale. Now they're talking about 50 some  
14          plus homes in that neighborhood.

15          And please, somebody, correct me if  
16          I'm wrong, when we got with the attorneys,  
17          their words were, they do not have to show  
18          us no kind of plan. Well, very good,  
19          thanks for helping us out there, Buddy.

20          Show us where the boundaries are.  
21          Show us where your roads are going to be.  
22          Show us when the new traffic comes through  
23          there, doing 60, 70 miles an hour, because  
24          we're going to be a cutoff zone and  
25          they're trying to get home. I mean, let's

1 think a little bit beyond just somebody  
2 with deep pockets. We don't have deep  
3 pockets. We got short hands with deep  
4 pockets. I mean, we're trying to make an  
5 honest living when we moved 10, 15 years  
6 ago. And it's all agricultural.

7 For now, I mean, I have nothing else  
8 to say. I'm not going to sit here and  
9 talk to you till you're blue in the face.  
10 I'm sure you're going to hear plenty more  
11 other people, but that's my stand. And  
12 I'm going to try to keep it short and  
13 sweet.

14 But please understand where the  
15 neighbors are coming from, as a mother, as  
16 a father for our kids.

17 CHAIRMAN BELL: Okay.

18 MR. DE JESUS: I mean, don't think  
19 about the big developers all the time.  
20 Give us a little bit.

21 Thanks.

22 CHAIRMAN BELL: Okay. Next.

23 MR. BUCKHALT: My name is Johnathan  
24 Buckhalt. I reside at 16 -- 16290  
25 Southwest 274 Street.

1                   CHAIRMAN BELL: Where is --

2                   MR. BUCKHALT: My house sits here.  
3 I'm right here at the end of this street  
4 here. Like you said, they're all EU-M. I  
5 bought land on one acre. I didn't want to  
6 be packed into a place like sardines.

7                   And all the land from that side,  
8 yeah, it can be zoned EU-M, up to that  
9 line where it's all going to be  
10 agricultural.

11                   We know some day lots are going to be  
12 built, everyone knows it's going to be  
13 built some day, but we don't want to see  
14 40 houses there with the cars, and traffic  
15 and everything else that comes along with  
16 that. Put -- I mean, I'd like to see  
17 five-acre lots, but even something better  
18 than 40 houses sitting right here.

19                   We have five-acre parcels down this  
20 side already. If you had a five-acre lot,  
21 would you want six houses packed against  
22 your property line? No, you build some  
23 sort of progression to it.

24                   There's many more things to say.  
25 I'll let other people bring up the points

1 I'm forgetting, but please think about the  
2 little man.

3 CHAIRMAN BELL: Okay. Next.

4 MR. LAURIE: Good evening. William  
5 Laurie, 27902 Southwest 159 Court. And I  
6 oppose the changing of this parcel of land  
7 from agricultural to EU-M.

8 The Miami-Dade definition of zoning  
9 is that zoning controls the use, the  
10 development of land for the health,  
11 welfare, safety of the community. The  
12 Redlands are synonymous with agriculture.  
13 And to change this parcel from AU to EU-M  
14 provides no gain to the established  
15 community. It's, in fact, detrimental.

16 If this parcel is rezoned to  
17 residential, this will link 40 new homes  
18 directly to an existing neighborhood. The  
19 impact has negative effects on all facets  
20 of the community's well-being.

21 First and foremost is traffic. We  
22 estimate that over 100 additional  
23 vehicles, not including the traffic that  
24 will be involved with the construction,  
25 will have to transit our neighborhood to

1 thoroughfares. Our streets are not  
2 equipped with sidewalks.

3 This through traffic will endanger  
4 our children, elderly walkers, longer  
5 street runs, increase speed and decrease  
6 safety. The traffic review should bear  
7 out.

8 Environmental concerns. All the  
9 homes in the area are on septic tanks.  
10 Some homes use wells for potable water.  
11 The aquifer water quality studies need to  
12 be done on that. That's going to be an  
13 impact.

14 Fire-Rescue services will be degraded  
15 due to increased populated density.

16 Neighborhood watch, police services  
17 will be stressed.

18 Parks and recreation facilities are  
19 at capacity now. We have a nice park.  
20 It's full. It's crowded.

21 An increase in school enrollees,  
22 teacher/student ratios.

23 Public transit, solid waste services  
24 will also be stretched.

25 I know apparently there's been a Comp

1 Plan done, but let's look at the level of  
2 services that will be reduced.  
3 Concurrency information center will note  
4 this loss of capacity.

5 Additional concerns are the developer  
6 has been less than forthcoming with site  
7 plans. The spec of tract homes next to  
8 our established neighborhood is  
9 distressing.

10 This parcel of land is presently  
11 being farmed, is providing produce. The  
12 surrounding area has been developed to a  
13 manageable density.

14 To rezone, lose farmland, while  
15 adversely affecting the community is  
16 counter to the Miami-Dade definition of  
17 zoning.

18 MR. WALTON: I'm Bruce Walton. I  
19 live at 27801 Southwest 159 Court. I live  
20 right next to the (inaudible). You have  
21 it highlighted there. I'm the house  
22 that's right on the field. And I've  
23 watched the farmer work there for all  
24 these years and he probably produces one  
25 of the best crops I've ever seen. All the

1 other farms around there cannot compare to  
2 what he's producing out of that farm.

3 I concur with everything he said.

4 Thank you.

5 CHAIRMAN BELL: Yes, sir. Next.

6 MR. LECHOT: Good evening. My name  
7 is Steve LeChot. I live at 16100 278  
8 Street. That would be right across the  
9 street, right there facing the field.

10 Is there any way I can refer to that  
11 other chart?

12 MR. KRISCHER: Sure.

13 MR. LECHOT: That you have right  
14 there.

15 MR. KRISCHER: It's the one right  
16 behind it.

17 MR. LECHOT: When he was talking  
18 about this one here, he was talking about  
19 how close this was to the UDB -- or how  
20 far away it was from the UDB. That's only  
21 a thousand feet. He referred to the oval  
22 around it as being a half-mile radius, but  
23 he brought it down to 280 Street. The  
24 radius goes down to 286 Street. So, as  
25 you can see, over 50% of this boundary is

1 agriculture. And we'd like to keep it  
2 that way. That's all I've got.

3 CHAIRMAN BELL: Okay. Thank you.  
4 Next.

5 MR. WHITNEY: My name is Joe Whitney.  
6 I'm at 27825 Southwest 162 Avenue, the  
7 second parcel to the south.

8 There are some other parcels that are  
9 available for sale out in the Redlands  
10 area. I work for Century 21. Our office  
11 has at least two pieces that I know off  
12 the top of my head that's available zoned  
13 and ready to go. There's plenty of other  
14 land out there that's available for these  
15 developers instead of changing these  
16 current AU-zoned Redland properties. So  
17 if you can take that into consideration  
18 when you decide on this. That's all I  
19 got, but thank you.

20 CHAIRMAN BELL: Thanks.  
21 Next.

22 MS. LECHOT: Good evening. My name  
23 is Sandra LeChot. That was my better half  
24 that spoke a minute ago. My address is  
25 16100 Southwest 278 Street. And I live

1 right here facing that field. I've lived  
2 there for 31 years. And I bought that  
3 house, because I love the area, because  
4 Redland is agriculture and nurseries. And  
5 I would like to see it kept that way.

6 I do have some more signatures on a  
7 petition. Can I turn this in at this  
8 time?

9 MR. HARRISON: Thank you.

10 MS. LECHOT: If you'll bear with me,  
11 I've kind of written some notes here as to  
12 what the attorney's had to say.

13 I printed out pretty much everything  
14 on the web site having to do with all the  
15 agencies that filed whatever they had to  
16 file and what the staff recommended.

17 According to what I found, I don't  
18 really see that the police department or  
19 that the schools actually made a comment.  
20 There was no comment. It was not an  
21 approval. It was not an objection. It  
22 was just a no comment. So he said that  
23 all of these agencies approved everything.  
24 And I disagree with that.

25 As far as the signatures on the

1 petitions, yes, most of them are from  
2 people that are in an EU-M zoning, but,  
3 like he did say, there are some that are  
4 not.

5 And we have signatures from all of  
6 these people here that are on five-acre  
7 lots and one-and-a-half or two-acre lots.  
8 And some of them even wrote letters, okay,  
9 which he didn't happen to mention, that we  
10 filed at least 35 letters that I'm aware  
11 of that oppose the zoning.

12 And one lady just bought the property  
13 on 280 here (indicating). She bought five  
14 acres. It's a beautiful place. She's  
15 just added all of this landscaping. She's  
16 got horses. It's gorgeous. And now here  
17 she is -- she did write a letter. And  
18 here she is not wanting all this traffic,  
19 because she's got these horses. And it's,  
20 like -- it's out in an area that we don't  
21 need all of this traffic.

22 We did meet with the developer's  
23 attorneys, like you asked us to, and  
24 basically it was all for not, because they  
25 came back to us. We told them our reasons

1 and what we would like to see. And they  
2 weren't willing to budge. All that they  
3 were willing to do was to budge on the  
4 size of the homes that they were going to  
5 build. I didn't think that that was any  
6 way of trying to work with the community.  
7 And I thought that was the purpose of the  
8 meeting, was to try to come to an  
9 agreement.

10 I object for many reasons. One is  
11 that there is no shortage of homes in the  
12 area. And there are eight new homes that  
13 are right here on 280 and Old Dixie, okay?  
14 They're up for sale. Four of them are  
15 built. Four of them are being built,  
16 okay? The developer himself is building  
17 homes within a mile of my house that's up  
18 for sale. He's got ads in the paper every  
19 Sunday for his homes. He's got two  
20 developments that he's building, one on 67  
21 Avenue and 296 Street, which is where he  
22 had us meet, so that we could see the  
23 houses that he's building.

24 But then he had us move to another  
25 site, because they couldn't have -- they

1           didn't have a key to where we were  
2           supposed to meet. So we all had to move  
3           to another site, which is this other  
4           development, so that we could see that  
5           home as well. Just to let you know.

6                   Also, as Joe Whitney said, there are  
7           resales in the area and there are  
8           foreclosures going on. And I know this,  
9           because I walked around and got these  
10          signatures on the petitions. So I know I  
11          saw homes for sale. There's plenty of  
12          homes for sale there.

13                   And as my husband stated, this site  
14          here is only a thousand feet from the UDB  
15          line. It doesn't mean that it has to be  
16          developed. And as you can see, there's  
17          agriculture on two sides. And there's  
18          EU-M on two sides. So, to me, it's pretty  
19          equal. And it doesn't need to be  
20          developed.

21                   As far as the water shortage, I feel  
22          that when you put up to 50 homes, which is  
23          what I believe they're wanting to do, if  
24          you put 50 homes there, you're going to  
25          have what we -- we have water restrictions

1           already in Miami-Dade County. You're  
2           going to have 52 homes that are going to  
3           need drinking water. You're going to have  
4           52 homes that are going to need water for  
5           landscaping. This agriculture site needs  
6           well water. That's to say it comes from  
7           the same place, but you get much less use  
8           of water through the well water being used  
9           on this agriculture site as opposed to 50  
10          homes.

11                 And traffic, well, we already know  
12                 what that's going to do. And, like I  
13                 said, I moved to this area 31 years ago.  
14                 And I moved there. I had a choice between  
15                 two homes, the home in Redland and a home  
16                 in West Kendall. And I moved here,  
17                 because I love the agriculture. I love  
18                 the nurseries. I love being out in a  
19                 rural area. And I wanted to be away from  
20                 traffic. I don't have far to go to do my  
21                 shopping. It's a perfect setup, perfect  
22                 neighborhood. And I would like to see it  
23                 kept that way.

24                 Agriculture is very, very important  
25                 to the area. As a matter of fact, the

1 country uses agriculture from the Redland  
2 during the winter months throughout the  
3 country. So I would like to see it remain  
4 agriculture, and landscape and nurseries.

5 And I think that I would really  
6 appreciate it if you guys would support us  
7 in any way that you can and help us keep  
8 Redland green.

9 Thank you.

10 COUNCILWOMAN COATS-DAVIS: What's  
11 your name again?

12 MS. LECHOT: Sandra LeChot.

13 MS. OSBORNE: Hello, my name is  
14 Melinda Osborne and I live at 27850  
15 Southwest 159 Avenue. I'm the third house  
16 in here, so we're right down the street.  
17 It's a dead-end street to go to the field.

18 And, first, I want to say that Bill  
19 Laurie, everything he said, I support  
20 100%.

21 The lady that was mentioned that  
22 has horses --

23 CHAIRMAN BELL: You've got to be  
24 sworn. You came in late.

25 MS. OSBORNE: I didn't come in late.

1 I was sworn in. I was here early.

2 CHAIRMAN BELL: Okay. No problem.

3 MS. OSBORNE: There was a mention of  
4 the lady who bought the five acres of the  
5 horse. She's on my street, right here at  
6 the end, the point of 280 and 159 Avenue.  
7 My daughter and I work with her and the  
8 horses.

9 The extra traffic in the neighborhood  
10 would absolutely be detrimental to -- you  
11 know, none conducive with what we're doing  
12 with the horses there. The horses are  
13 used for a very important purpose. They  
14 are used for equine therapy at the Agape  
15 Center. Barb Morello is the owner of that  
16 property. And she couldn't be here  
17 tonight, but wanted me to speak her  
18 concerns. You know, it's going to totally  
19 derail her purpose of buying the property  
20 and having those horses. There's no way  
21 with the extra traffic, we're going to be  
22 able to walk, you know, train them the way  
23 we've been doing.

24 I've been in my property over  
25 10-and-a-half years. I have a 13-year-old

1 daughter, who I raised in the  
2 neighborhood. I am not at all open to the  
3 extra traffic going through the  
4 neighborhood. There's already too much.  
5 The schools and the parks, as were already  
6 mentioned, are already overcapacity.

7 And just -- and the agricultural  
8 aspect of it, absolutely that was part of  
9 the reason, you know, I wanted to be near  
10 there, the fields there. We, you know,  
11 get to enjoy the change of the properties,  
12 the importance of that to the community  
13 and the whole United States, like they  
14 said, during the winter months.

15 And just, you know, we appreciate  
16 your consideration in any way you can to  
17 keep this property as it is agricultural,  
18 nursery and keep our neighborhood the way  
19 it is. Thank you.

20 MS. HINDIN: Hi. I'm Lindsey Hindin.  
21 I live at 27905 Southwest 162 Avenue. I  
22 live right next to Joe Whitney, 162, and  
23 I'm the third house in from the field.

24 Just to sort of sum up some of the  
25 concerns. We previously addressed this

1 issue on this exact same property back in  
2 2007 and '08, and we were very successful.  
3 And this situation was dismissed.

4 The traffic pattern -- one of the  
5 problems with traffic pattern is this  
6 particular piece of land, as you can see,  
7 is surrounded by avocado groves. That  
8 means that the traffic is going to be very  
9 limited to these areas, which is going to  
10 increase density and traffic, because  
11 there's very limited access to that  
12 particular 20-acre piece.

13 In 2008, when we went door to door  
14 and we petitioned every home, we found out  
15 that in our area there's 2.7 vehicles per  
16 home and 2.2 children per home. So that  
17 traffic pattern is going to be very much  
18 of a problem when you have those avocado  
19 groves on either side and you have Mr.  
20 Ingram's nursery on the other side.

21 Secondly, I am the director of the  
22 emergency department of South Miami  
23 Hospital. And I'm very familiar with  
24 Homestead Hospital being extremely  
25 overwhelmed with increasing wait times in

1           their emergency departments, decreasing  
2           patient satisfaction. And they are now  
3           transferring patients from Homestead  
4           Hospital to Baptist and to South Miami.

5           They cannot continue to have  
6           overwhelming development in this area in  
7           spite of the comprehensive plan.

8           I have also spoken to Fire-Rescue in  
9           Miami-Dade County. They have reduced the  
10          number of people that are working there.  
11          They have laid them off. And that has  
12          resulted in increasing response times.  
13          And I can tell you this was the case back  
14          in 2007, and they acknowledge that.

15          Furthermore, there are, as Joe  
16          Whitney says, multiple other developments  
17          taking place in Homestead, many by Mr.  
18          Rosen, and including Keys Gate Golf Club,  
19          which has just been purchased. And it  
20          will not be a golf club anymore; it will  
21          be a housing development. How much more  
22          do we need in the comprehensive plan?

23          Schools are overwhelmed. The ratios  
24          are increasing, and the schools in -- C  
25          and D schools. This is not a great thing.

1 I'm very glad that I chose not to have  
2 children.

3 The other reality is that this  
4 property -- it's true, this property is  
5 less than two blocks from the UDB line.  
6 As has been stated, why not have a  
7 progression from EU-M through to UDB.  
8 That would be a natural progression and it  
9 would work for the community. It would  
10 work for the agricultural. And it would  
11 work for the people, who have those  
12 five-acre lots right here. Forty new  
13 houses is going to be a huge density.

14 And we don't know it's 40, because,  
15 as has already been stated in the meeting  
16 where we met, as you had requested, with  
17 the lawyers, they said they did not have  
18 to provide any kind of plan for us. That  
19 was it.

20 The bottom line was they were looking  
21 at rezoning. So we don't know. The  
22 original plan was 52 homes, which they  
23 withdrew. Now it's 40, 42. We have no  
24 idea. And did they sort of fool us  
25 around. You know, the meeting was

1           supposed to be here. Then they moved it  
2           to here. This is a very accomplished law  
3           firm. I know, they do business for the  
4           hospital I work for. They are not paid to  
5           make errors and they're not paid to forget  
6           a key.

7                   Septic tanks and wells. I'm on a  
8           septic tank and I'm on a well. Having 42,  
9           52 more homes is a problem. The Redlands  
10          is agricultural.

11                   And, finally, I think at the last  
12          election, us, as taxpayers and voters, we  
13          clearly stated that we did not want this  
14          piece of land. Clearly stated that we did  
15          not want this piece of land developed.  
16          Lynda Bell is no longer as effective I  
17          believe November 16th, the commissioner.  
18          She was outvoted.

19                   We are tired of having our  
20          neighborhood, which is EU-M -- and it was  
21          very presumptuous of you, by the way, to  
22          make the comment that we were going to  
23          state that EU-M is inconsistent with EU-M.  
24          We've never stated that. We are simply  
25          stating that we feel that EU-M is at its

1 maximum capacity. This is the UDB line  
2 with five-acre lots. And we would like a  
3 reasonable progression. This piece of  
4 land does not need to be developed at this  
5 time.

6 We would very much appreciate your  
7 consideration. And if you have any  
8 questions, we'd be happy to answer them.

9 Thank you.

10 CHAIRMAN BELL: Okay. Thank you.

11 MS. SCHWADERER-RAURELL: Mr. Bell,  
12 Mr. Chair, if I could make a quick  
13 announcement.

14 Staff has passed around copies of  
15 petitions and letters that were received  
16 on this application. Some of them say  
17 duplicate. And that just means that the  
18 letter is maybe by the same person who  
19 also signed the petition, just for  
20 purposes of staff counts of how many  
21 objectors they received, but it doesn't  
22 mean that there's two copies of the letter  
23 in the packet. Just to clarify.

24 COUNCILWOMAN COATS-DAVIS: Is this  
25 the petition the same that's in the book,

1 same application?

2 MR. KRISCHER: That is the copy of  
3 the petition that we received from staff.  
4 It would not include any additional names  
5 that were submitted tonight.

6 COUNCILWOMAN NAVARRO: Mr. Chairman,  
7 so do we have a total of --

8 MR. HARRISON: Through the Chair.

9 COUNCILWOMAN NAVARRO: -- the  
10 petitioners -- the objectors?

11 MR. HARRISON: For the record, what  
12 staff read into the record, apart from  
13 what was received recently, which we have  
14 not had a chance to match with what was  
15 received, we had 197 people that were  
16 opposed.

17 CHAIRMAN BELL: Do we have any  
18 objectors?

19 MR. JONCKHEERE: I was not sworn in.  
20 (Thereupon, Mr. Benoit Jonckheere was  
21 duly sworn).

22 MR. JONCKHEERE: My name is Benoit  
23 Jonckheere. I live on 16208 Southwest 274  
24 Street. Property over here (indicating).  
25 It's a two-acre property. John has one.

1 Another neighbor has one also.

2 We moved there, because we love the  
3 neighborhood. We love the green. So,  
4 east, I have all the avocado grove.

5 I totally acknowledge and agree with  
6 everything, which have been said before.

7 One thing I want to add, it's -- I'm  
8 sorry, I don't know the street. I think  
9 it's 270 probably 5 or 276 Street. Let me  
10 show you. (Indicating). It was an  
11 eight-acre avocado. Was sold maybe six,  
12 seven years ago by a developer to build 16  
13 houses. Only three have been built right  
14 now. Only three. So I don't know if  
15 because the market is strong, but I don't  
16 think there's a demand probably for houses  
17 in this neighborhood. Let's keep it  
18 green.

19 Thank you.

20 CHAIRMAN BELL: Anymore? Is there  
21 anymore objectors?

22 Seeing none, we'll go to the  
23 rebuttal.

24 MR. KRISCHER: All right. Mr.  
25 Chairman, thank you very much.

1           I was right that most of the people  
2 here were in objection to this. And I  
3 think that we can stipulate that no matter  
4 how many people have sent in letters, that  
5 there's considerable amount of opposition  
6 to this development.

7           However, many of the things, indeed  
8 all of the things that you've heard  
9 tonight, are not a sufficient basis for  
10 denying this application. And I'll go  
11 through why.

12           It's mentioned, and I apologize that  
13 I tried to keep track as well as I could  
14 of who raised the objections, but I'll  
15 just group them by subject.

16           So the objection concerning to  
17 schools. And I've been doing this for a  
18 while. And, you know, back in 2000, the  
19 mid 2000's, early 2000's, that was the  
20 complaint that I'm sure you, as Board  
21 members, and members of the community,  
22 heard the most, the schools are  
23 overcrowded, the schools are overcrowded.

24           And you, the County, Miami-Dade  
25 County School Board, did something about

1           that. You made it better. In the  
2           application that you have -- I mean, for  
3           some reason, the staff report for this  
4           particular application in 2007, isn't  
5           available online, but if you look in Tab  
6           10, you approved, this Board approved, any  
7           EU-M application up near the UDB, back in  
8           the day, in 2006. And it has the school  
9           report. And the schools were horribly  
10          overcrowded: 160%, 120% overcrowded.

11                 School analysis for this application,  
12          which is the last tab in this book, all of  
13          the schools that service this property are  
14          under capacity today, which seems amazing,  
15          but what's happened in the last 10 years  
16          is that the School Board has constructed  
17          numerous improvements. All of the things  
18          that were identified as future capacity  
19          improvements in 2006 have been completed.

20                 And so you have new K through 8  
21          schools that have been opened, expansions  
22          to South Dade Senior. And you have had so  
23          many charter schools open in this area,  
24          that at the council meeting last month of  
25          the city of Homestead, the city of

1 Homestead council directed their staff to  
2 start exploring a moratorium, because  
3 there were too many schools that have been  
4 built in the city of Homestead, in this  
5 area. There are literally hundreds of  
6 student stations, elementary, middle and  
7 high school, that are available to service  
8 this.

9 Not only has the capacity been  
10 increased, but because of the pressure of  
11 good folks, like the people that are here  
12 tonight, constantly complaining about that  
13 with reason, Miami-Dade County and  
14 Miami-Dade County Public Schools finally  
15 implemented school concurrency. You  
16 cannot build unless the School Board  
17 determines that there's adequate capacity.

18 Not just tonight. Whatever this  
19 Board does tonight, if you approve this  
20 application, when we come in for plat,  
21 they're going to check again to make sure  
22 that whatever is specifically requested,  
23 that there is adequate capacity in the  
24 schools. And if there isn't, we can't get  
25 a plat.

1           And so, yes, there is still a lot of  
2 residual fear and a perception out there  
3 that things are going to be terrible if  
4 you approve more homes, but things have  
5 improved markedly in that respect.

6           As to traffic, we're talking about  
7 extending local roads by a block. You'll  
8 notice that all of this area over here,  
9 you've got local roads that extend  
10 two blocks, four blocks. People don't go  
11 70 miles an hour down those roads. If  
12 they do -- if they do, then that is a  
13 condition that exists everywhere in the  
14 County.

15           These roads are all constructed  
16 according to the Public Works manual for  
17 local roads. In many cases, in areas much  
18 denser than EU-M; RU-1, RU-1MA, RU-1MB.  
19 So if neighbors are telling you that the  
20 basic standard for a local road in Dade  
21 County cannot handle more than one block,  
22 a local road cannot be more than one block  
23 or it's unsafe for their kids, unsafe for  
24 their elderly, that is simply absurd.

25           I don't mean to disparage their

1           experience of their neighborhood, but the  
2           standard for evaluating these zoning  
3           requests has to be grounded in evidence  
4           and in fact.

5           The Public Works Department has  
6           reviewed this. A local road that is two  
7           blocks in length is not inherently unsafe.

8           Moreover, they've reviewed the  
9           overall infrastructure for the area.  
10          Southwest 268 Street has more than enough  
11          capacity to accommodate these homes.

12          It is above level of service. It's  
13          actually level of service C. Not level of  
14          service E. Not level of service D.

15          The addition of another 20 acres of  
16          EU-M, when you've got literally five or  
17          600 homes, just in that portion of that  
18          aerial and it extends beyond, is not going  
19          to render that road any different that  
20          they'll notice in terms of traffic,  
21          because your Public Works Department has  
22          analyzed the impact. And determined that  
23          for all the traffic counts, there will be  
24          no degradation of level of service.

25          With respect to wells, I mean,

1 generally, as a general matter,  
2 agricultural uses more water than  
3 residential uses. It's a very  
4 water-intensive use.

5 But all of these homes in this  
6 area -- and, again, I keep coming back to  
7 the fact -- that this is blocks, and  
8 blocks and blocks of EU-M that all  
9 function very nicely.

10 This block, if this Board approves  
11 it, this group of homes, is going to be  
12 functionally indistinguishable from the  
13 rest of this neighborhood. And I'll get  
14 to the cumulative nature in a moment.

15 But in terms of calling them tract  
16 houses, thinking that the wells won't  
17 operate, thinking that it's going to cause  
18 an environmental problem for these  
19 residents, these homes have been here for  
20 decades, in the same level of density,  
21 without any of those ill effects.

22 With respect to Homestead Hospital,  
23 it was something that had been brought up  
24 earlier. We actually, as Ms. Hindin  
25 mentioned, we represent Baptist Hospital.

1 We spoke to them about that. Baptist  
2 Hospital does have a tremendous number of  
3 people that are using the emergency room,  
4 the emergency services at Homestead  
5 Hospital. The problem that they're having  
6 is that there's a lot of people that are  
7 showing up there not for emergency care,  
8 but for primary care. Very large numbers  
9 of indigent folks, some with, some without  
10 insurance, are showing up, not for  
11 emergency treatment, but for primary care.  
12 And those individuals get triaged, and  
13 they do not receive emergency room care,  
14 obviously, and they will have to wait,  
15 because they're not an emergency.

16 The folks that are buying detached  
17 estate density homes with 2.7 cars are not  
18 going to be showing up at Baptist Hospital  
19 emergency room instead of going to their  
20 primary doctor.

21 There is no indication that Baptist  
22 Hospital cannot provide adequate emergency  
23 care for the people that are turning up  
24 there in need of it.

25 With respect to parks, your Parks

1 Department has reviewed this, determined  
2 there's surplus of park land in the area.

3 With respect to the fire, the Fire  
4 Department has reviewed this and  
5 determined that there is an adequate  
6 response time.

7 There are budget constraints on all  
8 County departments. That has been the  
9 case for unfortunately far too long.

10 If that were an adequate basis for  
11 not increasing density by 40, 50 homes,  
12 you would shut down development in  
13 Miami-Dade County. And I don't want to  
14 talk about case law too much, although I  
15 did include some cases in the book, but it  
16 is simply not legally sufficient to point  
17 to these types of generalized impacts that  
18 would completely preclude all development  
19 as a basis for denying a rezoning.

20 Almost every request for development  
21 approval increases traffic, for example.  
22 That's not the issue. The issue is, can  
23 the infrastructure accommodate the  
24 increase in traffic. Otherwise, this  
25 Board and all government boards would have

1 unfettered discretion to deny everything  
2 that came in front of them. And the  
3 courts have said that is not what the rule  
4 is.

5 With respect to the lack of a site  
6 plan, when we had originally come forward  
7 with this application, we had submitted a  
8 site plan because we were seeking  
9 variances. We were seeking to deviate  
10 from the minimum standards of EU-M.

11 We withdrew that application for two  
12 reasons.

13 One, because we were receiving  
14 pushback from the County with respect to  
15 the increase in density that comes from  
16 those variances, because they would have  
17 allowed for slightly smaller lots. And we  
18 were told that that was not something that  
19 we were looking at.

20 The second thing that we were told,  
21 is that the Public Works Department had  
22 concerns about not having these roads pass  
23 through, because the Public Works  
24 Department has determined that that type  
25 of road interconnectivity is critical to

1 the smooth function of the transportation  
2 network down here.

3 We will be working with your  
4 professional staff and we will be working  
5 with your Public Works Department when we  
6 come in for platting. Just like all of  
7 the homes in this area were zoned EU-M  
8 and the final site plan was determined at  
9 the time that the plat came forward in  
10 connection with Public Works Department  
11 and meeting all of the requirements for  
12 staff.

13 Buffers and transitional elements are  
14 a marvelous tool of planning. They work  
15 really well.

16 I have five-acre estates, which I  
17 don't think is really a credible option.  
18 There's homes all the way up here.  
19 There's literally hundreds of homes. Each  
20 of these blocks is 32 lots. 150 homes  
21 that are closer to the UDB than we are.  
22 They're all EU-M.

23 These homes up here are five-acre  
24 estates immediately adjoining the UDB.  
25 We're not immediately adjoining the UDB.

1           What we are immediately adjoining is  
2           five homes over here, eight homes over  
3           here. All of them are EU-M. All of them  
4           are 15 to 17,000-square-foot lots.

5           What this property would be  
6           appropriate for, will be compatible for,  
7           is to match what borders us. Not what is  
8           several blocks away. And not to keep it  
9           as agriculture.

10          Yes, the Redlands is renown for its  
11          agriculture. This property is inside the  
12          Urban Development Boundary. This property  
13          is not supposed to remain in the  
14          agricultural inventory for the long term.  
15          It is an urban property.

16          The best way to protect the  
17          properties outside the UDB is to not waste  
18          the developable land inside the UDB.  
19          Whenever you increase the size of your  
20          lot, you burn up more developable land for  
21          each unit.

22          Talk about need, if you approve this  
23          application tonight, it would be a year  
24          before we got our plat approved. That's  
25          about what it takes to get a plat approved

1 in Dade County. It would be another, you  
2 know, 5 or 6 months before we got a  
3 building permit done. However long  
4 construction would take from that point,  
5 sales, marketing.

6 Developers are not looking at what  
7 the market is today. They're looking at  
8 what the market is typically two years  
9 from when I'm standing in front of you.

10 And so while we recognize that our  
11 neighbors can look and see what homes are  
12 for sale, in terms of substantial  
13 competent evidence, using that term,  
14 looking forward into the market is a skill  
15 that developers use. And they don't  
16 always do it well, but they're not  
17 planning for the present day.

18 I think I've hit on most of the  
19 points. I'm available to answer any  
20 questions.

21 But to summarize all of this, we  
22 totally understand that our neighbors  
23 would rather things stay the way they are.  
24 I don't think that there's any question  
25 tonight that they don't want this to

1           happen. And if that was the rule, then  
2           this would be a very easy decision for  
3           you.

4                       However, there's a reason why you  
5           have a thick packet from your Planning and  
6           Zoning Department instead of just how many  
7           people are for and against. It's because  
8           this process is supposed to be guided by  
9           what makes sense, what does the  
10          infrastructure support, what does your  
11          comprehensive plan say, how do you plan  
12          for the orderly development of this  
13          County. Not just what other people would  
14          like to see in the adjoining yards.

15                      We believe that we have fully  
16          satisfied all of the criteria of the code,  
17          that your staff has done an excellent job  
18          of reviewing the impacts and that this  
19          application should be approved.

20                      Thank you very much. And I can  
21          answer any specific questions that you  
22          have.

23                      CHAIRMAN BELL: Okay, Board Members.

24                      COUNCILWOMAN COATS-DAVIS: Excuse me.

25                      VICE CHAIRMAN LAWRENCE: You know --

1 we -- I'm sorry.

2 COUNCILWOMAN COATS-DAVIS: I'm sorry.

3 VICE CHAIRMAN LAWRENCE: Ladies  
4 first.

5 COUNCILWOMAN COATS-DAVIS: I'm sorry  
6 about my voice. I'm not well tonight, but  
7 I'm here listening.

8 And let me commend the attorney for  
9 an elegant and factual presentation, but I  
10 am one that don't change stripes.

11 I am a native born Miamian. I know  
12 what's in the Redlands. I know what was  
13 on Krome. I know what was in Richmond  
14 Heights. Pretty much what's going on as  
15 far as the land is concerned.

16 And I'm in a neighborhood that had  
17 development. And after development came,  
18 then citizens started complaining about  
19 traffic and everything else.

20 Well, my response to them was, "Why  
21 didn't you come to the meetings? Why  
22 weren't you there when decisions were  
23 deemed? Plans were being made to make  
24 those decisions?"

25 The traffic in the community is just

1           terrible. I've watched groves turning to  
2           estates where the communities are crowded.

3           I don't know if I'm speaking for the  
4           citizens out there, but, to me, it's not  
5           as much we don't want, as we don't want to  
6           be crowded, a crowded community, where  
7           people are moving out where they can have  
8           space, and have land for their children to  
9           play and enjoy some kind of peace,  
10          atmosphere, not like the north end of  
11          Miami-Dade, which is pretty congested.

12          So as a native Miamian, and you may  
13          call me old fashion, but that's my  
14          opinion, I think the community should have  
15          what they want and we start listening to  
16          the community for what they want.

17          Thank you.

18          (Applause).

19          VICE CHAIRMAN LAWRENCE: Mr.  
20          Chairman, over the years we've seen this  
21          happen time and time again. You have  
22          property that is zoned ag. And the owners  
23          farm it. And when farming becomes less  
24          viable, or they get tired of it and they  
25          want to liquidate, the first thing that is

1 done is you seek to upgrade the zoning on  
2 the property to increase its value and it  
3 becomes more profitable to the owner then.

4 And I think the owners actually owe  
5 the residents a little something. After  
6 all, you've gotten an agricultural  
7 exemption on the property all of these  
8 years.

9 And I think a compromise would have  
10 gone a long ways here as far as maybe  
11 asking for one-acre parcels instead of  
12 what you're looking at here.

13 And we've tried over the years to  
14 create -- when you get that close to the  
15 Urban Development Boundary line, to create  
16 some type of buffer where we do entertain,  
17 you know, one-acre lots as opposed to  
18 these 15,000, 16, 17,000-square-foot lots.

19 So with the availability of other  
20 parcels in the area and the glut of  
21 houses, whether they're foreclosures or  
22 new homes on the market, I really believe  
23 that this application is a little bit  
24 premature at this time.

25 And to give you what you want this

1 evening would actually change the whole  
2 character of that neighborhood.

3 I've been out there many times. And  
4 I know it's -- you can look at it as being  
5 a little selfish on the residents' part,  
6 because, you know, they want to see this  
7 field. They want to see this farmland. I  
8 mean, even though they are living on the  
9 same thing, they want to see it.

10 If you go out there, and you take a  
11 look at what they're talking about, they  
12 have a valid point. You know, when they  
13 moved there, this was there. And, you  
14 know, like I said, I know it's a little  
15 selfish to expect it to be there forever.  
16 And eventually it will be developed, but I  
17 just think this is a little premature at  
18 this time and I can't support it.

19 (Applause).

20 CHAIRMAN BELL: We can't have the  
21 clapping. That's out of order, please,  
22 okay?

23 Lubby.

24 COUNCILWOMAN NAVARRO: Thank you, Mr.  
25 Attorney and residents for coming.

1           I am a strong believer that we do --  
2 we should have long time ago created a  
3 buffer, basically the UDB and development.  
4 And I was not on the board when those, I  
5 think, five homes were referenced to or  
6 approved right along the UDB. And that is  
7 something that I will never support that  
8 close to the UDB.

9           I think it is a buffer in an area  
10 that is, to me, our most pristine area in  
11 the County. And I do understand your  
12 pride living in that area. I think these  
13 are the areas in our County that we have  
14 to continue to protect.

15           Like my colleague said, eventually,  
16 because of our Master Plan, these are  
17 areas that are going to be developed, so I  
18 think it's something that you, living  
19 there, will have to know, that,  
20 eventually, whether this passes here or  
21 not today, the attorneys and developers  
22 and the owner representatives will come  
23 here again to ask us or another board to  
24 approve it.

25           Again, this area, to me, is an area

1           that has a large agriculture area.  
2           Although you are living in a different  
3           density, we have to protect -- and this is  
4           just my philosophical view of maybe land  
5           use, in these areas along the UDB, I do  
6           see it, it is very -- it borders the UDB  
7           very close.

8                     And my other concern is that,  
9           obviously, like the attorney said, we  
10          don't know until he goes through plat, and  
11          through that process what the through  
12          streets would look like, but I do believe  
13          that looking at the property that it will  
14          create traffic and the traffic will  
15          probably end up in those homes right  
16          across.

17                    So the dumping -- on the people  
18          speeding to get to the top of the border  
19          of the property will occur. And then --  
20          'cause you're not going to be able to  
21          create streets in the other area, which is  
22          ag. And that, to me -- I understand the  
23          residents' concerns in that.

24                    So, at this time, I have to say that  
25          this is something that I cannot support.

1 I have to say that we have to continue to  
2 preserve this area.

3 CHAIRMAN BELL: Mr. Dufek.

4 COUNCILMAN DUFEK: I've lived on the  
5 Redlands most of my life. And I've been  
6 involved in zoning most of my life.

7 One thing that I've seen is the fact  
8 that every time the County or developers  
9 come in and move the UDB line, the first  
10 thing that the people in the affected area  
11 will say, and I've heard it time and time  
12 again at hearings, is there's already so  
13 much land inside the UDB, develop that  
14 first.

15 Well, this, from what I can see, has  
16 been -- and I don't know when it was put  
17 in the UDB, and I'm quite sure that staff  
18 probably doesn't know when it was put  
19 inside the UDB, but I do know that the  
20 homes on the south side were built in the  
21 mid 60's and the homes on the west side  
22 were built in the mid 70's.

23 And so I would venture a guess that  
24 it's probably been 50 years that this  
25 property has been inside the UDB. And

1 people have been using the argument that,  
2 hey, we've already got all this land in  
3 the UDB; develop that before you move the  
4 line.

5 Now, if we come here and say, no,  
6 we're not going to let you develop this,  
7 then we're defeating the purpose of having  
8 a zoning and a UDB line altogether.

9 Because, like I said, this is inside  
10 the UDB, whether it was developed 50 years  
11 ago, when it was moved in or whether it  
12 just is going to sit there and we're going  
13 to keep moving the UDB line, because we  
14 can't develop what's inside there. Then  
15 what we're doing, and I've seen it also,  
16 is the fact that you're doing leap frog  
17 development and that cost you more for  
18 public services. It cost you more for  
19 police to go through empty areas, blank  
20 areas, like you see in West Kendall and  
21 stuff like that. There will be massive  
22 tracks of agricultural line and then  
23 another development. Well, it cost money  
24 to be leap frogging. Not only the Fire  
25 Department, but the police department and

1 all the public services over those long  
2 distances.

3 And that's the reason why, to my  
4 idea, the orderly development of the stuff  
5 inside the UDB line should happen before  
6 the UDB is moved again. And if you don't  
7 allow this to happen, I'm afraid that  
8 you're basically pushing the can down the  
9 road saying, well, yeah, we're going to  
10 need more UDB land, which means we're  
11 going to lose more agricultural land.

12 And this land, although it's been  
13 farmed for, like I say, probably over  
14 50 years that it's been inside the UDB,  
15 it's still -- the fact remains that it is  
16 inside the UDB. And, like I said, the  
17 fact that the homes south of that were  
18 built in the 60's and the ones west of it  
19 were built in the 70's, that tells you  
20 that it's been a long time that it's been  
21 inside the UDB. And that should be  
22 developed before we go any farther.

23 And so I hate to say it, because I  
24 got a lot of friends out there, but I  
25 think that this development is

1           appropriate. It's not out of line.

2           I'd like to ask just a couple of  
3 questions.

4           Number 1, how many units are you  
5 planning to build on this? Because  
6 comparable properties to the south shows  
7 that there shouldn't be more than, what,  
8 about 40 units in this 20-acre property.

9           MR. KRISCHER: Through the Chair, and  
10 to respond to your first point first, it's  
11 always been inside the UDB. It was inside  
12 the first iteration of the UDB.

13           COUNCILMAN DUFEK: That's what I was  
14 thinking, that it was probably part of the  
15 original UDB line that was drawn back in  
16 the 50's when Dade County was first  
17 organized. That's how old it is.

18           MR. KRISCHER: It was in the GLUMP,  
19 the Generalized Urban Master Plan,  
20 whatever it stands for.

21           The total number of units will be  
22 determined by -- with EU-M, it's a net  
23 density. And so it's a matter of where  
24 the roads are, where the functions are.  
25 It's always going to be less than the

1 maximum.

2 All of your staff reports analyze at  
3 52, because that's the theoretical  
4 maximum. If we didn't have any roads, if  
5 we didn't have any need to -- if we could  
6 just put them all together and have people  
7 walk to their houses, you could fit 52 on  
8 here.

9 You're absolutely right, the four  
10 blocks immediately south of us are also  
11 the same size, it's 20 acres, and there's  
12 40 homes on that. That's probably what  
13 we're looking at. To be candid with the  
14 Board, it might be 1 or 2 more units  
15 that's going to be driven by -- the  
16 derisive laughter may not show on the  
17 transcript, but you should base your  
18 decision on the fact that even at 52.  
19 There is no indication that this is not an  
20 appropriate development that's supported  
21 by infrastructure.

22 COUNCILMAN DUFEK: The other question  
23 I have is, some of the people brought up  
24 the subject, and I was curious as to  
25 whether you would be allowed in this

1 development to do the same thing or  
2 whether you would have to bring in Water  
3 and Sewer lines.

4 Will this be developed -- if this is  
5 developed, will this be developed with  
6 well on septic tanks or will it have to be  
7 on Water and Sewer?

8 MR. KRISCHER: It would not have to  
9 be on Water and Sewer. If you look in Tab  
10 2 of the book that we handed out, that's  
11 the DERM recommendation. We will have to  
12 bring in water, but we will not have to  
13 bring sewer.

14 COUNCILMAN DUFEK: Oh, you just have  
15 to bring in the water?

16 MR. KRISCHER: Yes.

17 CHAIRMAN BELL: What is that, well  
18 water?

19 MR. KRISCHER: We will have to --  
20 DERM has said we will have to connect to  
21 potable water, public water.

22 COUNCILMAN DUFEK: Public water,  
23 septic tank.

24 Okay, that's all I have.

25 CHAIRMAN BELL: Mr. Davis.

1 COUNCILMAN DAVIS: I agree with him,  
2 so --

3 THE AUDIENCE: Can't hear you.

4 COUNCILMAN DAVIS: -- I don't need to  
5 restate it.

6 MR. HARRISON: Through the Chair, if  
7 I might just make one slight correction  
8 for staff's sake.

9 Our recommendation shows that you,  
10 may get up to 50 units, not 52, so just  
11 for clarification.

12 CHAIRMAN BELL: Okay.

13 COUNCILMAN DUFEK: I'll make a motion  
14 to approve the application as per the  
15 Department's recommendation.

16 COUNCILMAN DAVIS: I'll second.

17 COUNCILMAN DUFEK: All terms and  
18 conditions of the County.

19 CHAIRMAN BELL: We have a motion to  
20 approve.

21 COUNCILMAN DAVIS: And I second.

22 CHAIRMAN BELL: We have a second.  
23 We'll call for the question.

24 MR. HARRISON: There's a motion on  
25 the floor to approve the application per

1 staff's recommendation.

2 Motion was moved by Councilman Dufek  
3 and seconded by Councilman Davis.

4 Councilman Dufek?

5 COUNCILMAN DUFEK: Yes.

6 MR. HARRISON: Councilman Davis?

7 COUNCILMAN DAVIS: Yes.

8 MR. HARRISON: Vice Chair Lawrence?

9 VICE CHAIR LAWRENCE: No.

10 MR. HARRISON: Councilwoman

11 Coats-Davis?

12 COUNCILWOMAN COATS-DAVIS: No.

13 MR. HARRISON: Councilwoman Navarro?

14 COUNCILMAN NAVARRO: No.

15 MR. HARRISON: And Chairman Bell?

16 CHAIRMAN BELL: Yes.

17 MR. HARRISON: It's a tie vote.

18 MR. KRISCHER: If I may, through the  
19 Chair, there has been considerable  
20 distress by the community voiced to you  
21 about being called out here time and time  
22 again, and we have contractual issues with  
23 the application.

24 Given that there are insufficient  
25 votes for the approval, we would request

1 the contrary motion. And if it pleases  
2 the Board, to formally take action on  
3 this, recognizing that we're not going to  
4 get approval.

5 I'm quite confident that our  
6 neighbors do not want to come out again  
7 next month, which I'm looking to the  
8 County attorney, will be the result of a  
9 tie vote. We appreciate the members that  
10 have voted in support of this application,  
11 but a tie vote, I don't think anybody here  
12 would object to resolving this issue  
13 tonight. If it cannot be resolved with an  
14 approval, we would welcome the opportunity  
15 for a final resolution with a contrary  
16 motion.

17 MS. SCHWADERER-RAURELL: If there is  
18 a tie vote, another motion could be in  
19 order. If no other motion is passed, if  
20 it's a tie vote, the application would  
21 automatically be deferred to your next  
22 meeting.

23 VICE CHAIRMAN LAWRENCE: We can't  
24 change the actual request, correct?

25 CHAIRMAN BELL: Modify.

1 MS. SCHWADERER-RAURELL: Well, what  
2 exactly -- Mr. Lawrence, what exactly do  
3 you mean? I mean --

4 VICE CHAIRMAN LAWRENCE: If he were  
5 to change his request to one-acre home  
6 sites, then I would change my vote.

7 CHAIRMAN BELL: Even three quarter.

8 MR. KRISCHER: If I may, I appreciate  
9 the suggestion, Board Member Lawrence.  
10 The applicants in this matter are the  
11 owners of the property. There are  
12 financial terms of the transaction, as  
13 were noted before. I cannot stand here  
14 and say that the deal still works at a  
15 lower density.

16 And although it may seem as though  
17 any density is better than ag, if they are  
18 going to be forced to continue to farm  
19 this for another, what, it was seven years  
20 since the last application when everybody  
21 was here and told, you know, next year in  
22 Jerusalem, dayenu; this will be in the  
23 future. Well, if they have to farm it  
24 another seven years, they need to have  
25 their ag.

1           So I do appreciate it. I do not mean  
2           to be in any way difficult, but I do not  
3           believe that is a resolution for the  
4           applicant.

5           CHAIRMAN BELL: Okay. Board Members,  
6           what's it going to be?

7           VICE CHAIRMAN LAWRENCE: That's it.

8           MR. KRISCHER: A motion for denial I  
9           think would be the contrary motion.

10          VICE CHAIRMAN LAWRENCE: I'd like to  
11          offer a motion that this application be  
12          denied.

13          COUNCILWOMAN COATS-DAVIS: Second.

14          CHAIRMAN BELL: Call for the  
15          question.

16          MR. HARRISON: There's a motion on  
17          the floor. There's a new motion on the  
18          floor to deny the application. The motion  
19          was moved by Councilman Lawrence and it  
20          was seconded by Councilwoman Coats-Davis.

21          Vice Chair Lawrence?

22          VICE-CHAIR LAWRENCE: Yes.

23          MR. HARRISON: Councilman  
24          Coats-Davis?

25          COUNCILMAN COATS-DAVIS: Yes.

1 MR. HARRISON: Councilwoman Navarro?

2 COUNCILWOMAN NAVARRO: Yes.

3 MR. HARRISON: Councilman Dufek?

4 COUNCILMAN DUFEK: No.

5 MR. HARRISON: Councilman Davis?

6 COUNCILMAN DAVIS: Yes. Go ahead,

7 yes.

8 MR. HARRISON: And Chairman Bell?

9 CHAIRMAN BELL: No.

10 Your motion carries.

11 MR. HARRISON: Motion carries 4 to 2,

12 motion to deny with -- is that denied

13 without prejudice?

14 VICE CHAIRMAN LAWRENCE: That's

15 correct.

16 CHAIRMAN BELL: Right.

17 VICE CHAIRMAN LAWRENCE: Yeah.

18 COUNCILWOMAN COATS-DAVIS: Right.

19 CHAIRMAN BELL: Denied without

20 prejudice.

21 MR. KRISCHER: Thank you very much.

22 We will not see you next month.

23 CHAIRMAN BELL: The public hearing is

24 closed. You did a good job.

25 MR. KRISCHER: Thank you very much.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CHAIRMAN BELL: Excellent. You're  
the best.

(Thereupon, at 7:37 p.m., the meeting  
was adjourned).

1 CERTIFICATE OF OATH

2  
3 STATE OF FLORIDA)

4 COUNTY OF DADE )

5  
6 I, Lorena Ramos, Notary Public, State  
7 of Florida, certify that all witnesses  
8 personally appeared before me on 10/01/2014,  
9 and were duly sworn.

10  
11 \_\_\_\_\_  
12 LORENA RAMOS, NOTARY PUBLIC

13 STATE OF FLORIDA

14 Commission #FF119086 MAY 4, 2018  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



	75:11	<b>37-42</b> [1] - 2:24	<b>70-71</b> [2] - 2:6, 2:11	12:17, 47:17, 47:23, 51:22, 52:5, 52:10
<b>'02</b> [1] - 18:16	<b>2.2</b> [1] - 38:16		<b>701</b> [1] - 7:10	<b>adjoining</b> [6] - 14:19, 17:22, 54:24, 54:25, 55:1, 57:14
<b>'08</b> [1] - 38:2	<b>2.5</b> [1] - 10:18	<b>4</b>	<b>71</b> [2] - 2:5, 2:8	<b>adjoined</b> [1] - 76:4
	<b>2.7</b> [2] - 38:15, 51:17		<b>71-75</b> [2] - 2:4, 2:13	<b>adopted</b> [1] - 17:3
	<b>20</b> [5] - 7:14, 9:11, 18:17, 49:15, 68:11	<b>4</b> [1] - 75:11	<b>74-75</b> [2] - 2:5, 2:11	<b>ads</b> [1] - 32:18
<b>0</b>	<b>20-23</b> [1] - 2:20	<b>40</b> [8] - 24:14, 24:18, 25:17, 40:14, 40:23, 52:11, 67:8, 68:12	<b>75</b> [3] - 2:6, 2:7, 2:8	<b>adversely</b> [1] - 27:15
<b>0</b> [1] - 6:19	<b>20-acre</b> [2] - 38:12, 67:8	<b>42</b> [2] - 40:23, 41:8	<b>76</b> [1] - 77:10	<b>advertised</b> [1] - 4:14
	<b>2000</b> [1] - 45:18	<b>42-43</b> [1] - 2:5	<b>7:37</b> [1] - 76:3	<b>aerial</b> [3] - 9:8, 11:18, 49:18
<b>1</b>	<b>2000's</b> [2] - 45:19	<b>42-44</b> [1] - 2:3	<b>8</b>	<b>affected</b> [1] - 64:10
<b>1</b> [5] - 1:3, 20:24, 67:4, 68:14, 77:10	<b>2006</b> [2] - 46:8, 46:19	<b>43</b> [2] - 2:8, 2:11	<b>8</b> [1] - 46:20	<b>affecting</b> [1] - 27:15
<b>10</b> [5] - 18:16, 20:15, 23:5, 46:6, 46:15	<b>2007</b> [3] - 38:2, 39:14, 46:4	<b>43-44</b> [1] - 2:24	<b>A</b>	<b>afraid</b> [1] - 66:7
<b>10-and-a-half</b> [1] - 36:25	<b>2008</b> [1] - 38:13	<b>43-57</b> [1] - 2:13		<b>afternoon</b> [2] - 3:23, 3:25
<b>100</b> [1] - 25:22	<b>2014</b> [2] - 1:3, 77:14	<b>5</b>	<b>Abbie</b> [1] - 1:19	<b>ag</b> [6] - 10:14, 10:22, 59:22, 63:22, 73:17, 73:25
<b>100%</b> [1] - 35:20	<b>203</b> [1] - 1:2	<b>5</b> [2] - 44:9, 56:2	<b>able</b> [3] - 8:7, 36:22, 63:20	<b>Agape</b> [1] - 36:14
<b>10710</b> [1] - 1:3	<b>21</b> [1] - 29:10	<b>5-acre</b> [1] - 19:16	<b>absent</b> [1] - 3:18	<b>agencies</b> [3] - 8:15, 30:15, 30:23
<b>12</b> [1] - 20:15	<b>211</b> [1] - 1:3	<b>50</b> [10] - 21:9, 22:13, 33:22, 33:24, 34:9, 52:11, 64:24, 65:10, 66:14, 70:10	<b>absolutely</b> [3] - 36:10, 37:8, 68:9	<b>agenda</b> [3] - 4:16, 4:18, 6:15
<b>120%</b> [1] - 46:10	<b>23-25</b> [2] - 2:2, 2:20	<b>50's</b> [1] - 28:25	<b>absurd</b> [1] - 48:24	<b>ago</b> [7] - 20:16, 23:6, 29:24, 34:13, 44:12, 62:2, 65:11
<b>13-14</b> [2] - 2:2, 2:4	<b>25-27</b> [1] - 2:21	<b>52</b> [9] - 21:2, 34:2, 34:4, 40:22, 41:9, 68:3, 68:7, 68:18, 70:10	<b>abutting</b> [1] - 14:18	<b>agree</b> [4] - 7:19, 20:13, 44:5, 70:1
<b>13-year-old</b> [1] - 36:25	<b>268</b> [1] - 49:10	<b>52</b> [9] - 21:2, 34:2, 34:4, 40:22, 41:9, 68:3, 68:7, 68:18, 70:10	<b>access</b> [1] - 38:11	<b>agreement</b> [1] - 32:9
<b>14</b> [3] - 1:2, 3:2, 77:9	<b>27-28</b> [1] - 2:21	<b>53</b> [1] - 21:9	<b>accommodate</b> [2] - 49:11, 52:23	<b>agricultural</b> [16] - 9:18, 10:9, 21:20, 21:23, 23:6, 24:10, 25:7, 37:7, 37:17, 40:10, 41:10, 50:2, 55:14, 60:6, 65:22, 66:11
<b>14-003</b> [2] - 6:18, 77:9	<b>270</b> [1] - 44:9	<b>57</b> [1] - 2:3	<b>accomplished</b> [1] - 41:2	<b>agriculture</b> [13] - 25:12, 29:1, 30:4, 33:17, 34:5, 34:9, 34:17, 34:24, 35:1, 35:4, 55:9, 55:11, 63:1
<b>14-7-CZ14-1</b> [1] - 6:16	<b>274</b> [2] - 23:25, 43:23	<b>57-59</b> [1] - 2:5	<b>accordance</b> [1] - 4:11	<b>ahead</b> [1] - 75:6
<b>15</b> [2] - 23:5, 55:4	<b>27401</b> [1] - 18:12	<b>57-61</b> [1] - 2:4	<b>according</b> [2] - 30:17, 48:16	<b>Alan</b> [1] - 7:9
<b>15,000</b> [2] - 11:10, 60:18	<b>276</b> [1] - 44:9	<b>5th</b> [1] - 77:13	<b>acknowledge</b> [2] - 39:14, 44:5	<b>Allegiance</b> [1] - 3:4
<b>150</b> [1] - 54:20	<b>278</b> [3] - 9:13, 28:7, 29:25		<b>acre</b> [18] - 10:18, 19:11, 22:12, 24:5, 24:17, 24:19, 24:20, 31:6, 31:7, 40:12, 42:2, 43:25, 44:11, 54:16, 54:23, 60:11, 60:17, 73:5	<b>allow</b> [2] - 15:3, 66:7
<b>157</b> [1] - 19:19	<b>27801</b> [1] - 27:19		<b>acres</b> [8] - 7:14, 9:11, 18:16, 18:21, 31:14, 36:4, 49:15, 68:11	<b>allowed</b> [2] - 53:17, 68:25
<b>159</b> [4] - 25:5, 27:19, 35:15, 36:6	<b>27825</b> [1] - 29:6		<b>action</b> [1] - 72:2	<b>almost</b> [5] - 7:23, 11:17, 15:13, 15:25, 52:20
<b>16</b> [3] - 23:24, 44:12, 60:18	<b>27840</b> [1] - 20:5		<b>actual</b> [1] - 72:24	<b>altogether</b> [1] - 65:8
<b>160</b> [2] - 20:5, 20:7	<b>27850</b> [1] - 35:14		<b>add</b> [1] - 44:7	<b>Alvarez</b> [1] - 18:12
<b>160%</b> [1] - 46:10	<b>278th</b> [1] - 19:18		<b>added</b> [1] - 31:15	<b>ALVAREZ</b> [7] - 2:17, 18:8, 18:10, 19:6, 19:8, 19:11, 19:18
<b>16100</b> [2] - 28:7, 29:25	<b>27902</b> [1] - 25:5		<b>addition</b> [2] - 5:10, 49:15	<b>amazing</b> [1] - 46:14
<b>162</b> [5] - 9:13, 14:24, 29:6, 37:21, 37:22	<b>27905</b> [1] - 37:21		<b>additional</b> [4] - 4:16, 25:22, 27:5, 43:4	<b>amount</b> [2] - 21:4,
<b>16208</b> [1] - 43:23	<b>28</b> [1] - 2:13		<b>address</b> [6] - 5:12, 6:4, 6:22, 7:2, 7:10, 29:24	
<b>16290</b> [1] - 23:24	<b>28-29</b> [2] - 2:3, 2:22		<b>addressed</b> [1] - 37:25	
<b>164</b> [1] - 18:12	<b>280</b> [8] - 9:14, 10:1, 28:23, 31:13, 32:13, 36:6		<b>addresses</b> [1] - 15:24	
<b>16th</b> [1] - 41:17	<b>286</b> [1] - 28:24		<b>addressing</b> [1] - 5:25	
<b>17,000-square-foot</b> [2] - 55:4, 60:18	<b>288</b> [1] - 12:1		<b>adequate</b> [7] - 12:13,	
<b>18-19</b> [1] - 2:17	<b>29</b> [1] - 2:22			
<b>18-20</b> [1] - 2:2	<b>29-35</b> [1] - 2:23			
<b>185</b> [1] - 15:22	<b>296</b> [1] - 32:21			
<b>188</b> [3] - 15:18, 15:19, 15:22				
<b>197</b> [2] - 6:18, 43:15	<b>3</b>			
<b>2</b>	<b>3</b> [5] - 2:4, 2:5, 2:6, 2:7, 2:8	<b>6</b> [2] - 11:13, 56:2		
<b>2</b> [3] - 68:14, 69:10,	<b>3-4</b> [1] - 2:2	<b>6-7</b> [1] - 2:2		
	<b>3-6</b> [1] - 2:11	<b>60</b> [1] - 22:23		
	<b>30</b> [2] - 2:11, 17:8	<b>60's</b> [2] - 64:21, 66:18		
	<b>31</b> [2] - 30:2, 34:13	<b>600</b> [1] - 49:17		
	<b>32</b> [1] - 54:20	<b>61</b> [1] - 2:3		
	<b>35</b> [2] - 2:5, 31:10	<b>61-64</b> [1] - 2:8		
	<b>35-36</b> [1] - 2:3	<b>64</b> [1] - 2:3		
	<b>35-37</b> [1] - 2:23	<b>64-71</b> [1] - 2:7		
		<b>67</b> [1] - 32:20		
		<b>67-69</b> [1] - 2:13		
		<b>69-76</b> [1] - 2:3		
		<b>6:00</b> [1] - 1:3		
		<b>7</b>		
		<b>7</b> [1] - 15:16		
		<b>7-18</b> [1] - 2:13		
		<b>70</b> [2] - 22:23, 48:11		
		<b>70's</b> [2] - 64:22, 66:19		

<p>45:5  <b>analysis</b> [4] - 7:19, 12:7, 12:21, 46:11  <b>analyze</b> [1] - 68:2  <b>analyzed</b> [1] - 49:22  <b>announcement</b> [1] - 42:13  <b>answer</b> [3] - 42:8, 56:19, 57:21  <b>apart</b> [1] - 43:12  <b>apologize</b> [1] - 45:12  <b>APPEALS</b> [1] - 1:2  <b>Appeals</b> [2] - 6:1, 6:2  <b>appeared</b> [1] - 13:23  <b>appearing</b> [1] - 7:11  <b>applause</b> [2] - 59:18, 61:19  <b>applicant</b> [2] - 4:19, 74:4  <b>APPLICANT</b> [1] - 2:12  <b>applicant's</b> [1] - 8:10  <b>applicants</b> [4] - 7:11, 10:20, 16:2, 73:10  <b>application</b> [38] - 4:21, 6:8, 6:10, 6:17, 6:24, 7:25, 8:24, 11:1, 12:12, 14:12, 15:12, 16:16, 18:6, 18:7, 18:19, 19:3, 19:22, 42:16, 43:1, 45:10, 46:2, 46:4, 46:7, 46:11, 47:20, 53:7, 53:11, 55:23, 57:19, 60:23, 70:14, 70:25, 71:23, 72:10, 72:20, 73:20, 74:11, 74:18  <b>appreciate</b> [6] - 35:6, 37:15, 42:6, 72:9, 73:8, 74:1  <b>appropriate</b> [6] - 15:7, 17:20, 17:21, 55:6, 67:1, 68:20  <b>approval</b> [10] - 7:17, 8:16, 9:5, 12:24, 17:25, 30:21, 52:21, 71:25, 72:4, 72:14  <b>approve</b> [7] - 47:19, 48:4, 55:22, 62:24, 70:14, 70:20, 70:25  <b>approved</b> [7] - 30:23, 46:6, 55:24, 55:25, 57:19, 62:6  <b>approves</b> [2] - 21:11, 50:10  <b>aquifer</b> [1] - 26:11  <b>area</b> [37] - 9:10, 14:12, 14:18, 16:24, 17:16, 17:17, 21:3, 21:12, 26:9, 27:12, 29:10,</p>	<p>30:3, 31:20, 32:12, 33:7, 34:13, 34:19, 34:25, 38:15, 39:6, 46:23, 47:5, 48:8, 49:9, 50:6, 52:2, 54:7, 60:20, 62:9, 62:10, 62:12, 62:25, 63:1, 63:21, 64:2, 64:10  <b>areas</b> [8] - 13:5, 38:9, 48:17, 62:13, 62:17, 63:5, 65:19, 65:20  <b>argument</b> [1] - 65:1  <b>aspect</b> [1] - 37:8  <b>Assistant</b> [1] - 1:19  <b>assumption</b> [1] - 20:16  <b>atmosphere</b> [1] - 59:10  <b>Attorney</b> [1] - 1:19  <b>attorney</b> [4] - 58:8, 61:25, 63:9, 72:8  <b>Attorney's</b> [2] - 1:18, 5:16  <b>attorney's</b> [1] - 30:12  <b>attorneys</b> [3] - 22:16, 31:23, 62:21  <b>AU</b> [4] - 7:14, 10:20, 25:13, 29:16  <b>AU-zoned</b> [1] - 29:16  <b>AUDIENCE</b> [2] - 13:21, 70:3  <b>audience</b> [5] - 6:2, 13:8, 13:20, 14:6, 19:1  <b>authorized</b> [1] - 77:6  <b>automatically</b> [1] - 72:21  <b>availability</b> [1] - 60:19  <b>available</b> [10] - 4:17, 4:25, 5:1, 6:13, 29:9, 29:12, 29:14, 46:5, 47:7, 56:19  <b>Avenue</b> [12] - 7:10, 9:13, 14:24, 18:13, 19:19, 20:5, 20:7, 29:6, 32:21, 35:15, 36:6, 37:21  <b>avocado</b> [4] - 38:7, 38:18, 44:4, 44:11  <b>aware</b> [1] - 31:10</p>	<p><b>base</b> [1] - 68:17  <b>based</b> [2] - 14:7, 14:8  <b>basic</b> [2] - 8:23, 48:20  <b>basis</b> [3] - 45:9, 52:10, 52:19  <b>bear</b> [2] - 26:6, 30:10  <b>beautiful</b> [1] - 31:14  <b>become</b> [1] - 5:19  <b>becomes</b> [3] - 5:24, 59:23, 60:3  <b>behalf</b> [1] - 7:11  <b>BEHALF</b> [1] - 2:12  <b>behind</b> [3] - 7:23, 15:11, 28:16  <b>believer</b> [1] - 62:1  <b>bell</b> [1] - 42:11  <b>Bell</b> [7] - 1:13, 3:19, 21:19, 21:20, 41:16, 71:15, 75:8  <b>BELL</b> [50] - 2:2, 3:1, 3:5, 3:20, 3:22, 4:8, 6:20, 13:7, 13:11, 13:15, 13:19, 14:5, 18:5, 18:9, 18:24, 19:7, 19:9, 19:21, 20:6, 20:11, 23:17, 23:22, 24:1, 25:3, 28:5, 29:3, 29:20, 35:23, 36:2, 42:10, 43:17, 44:20, 57:23, 61:20, 64:3, 69:17, 69:25, 70:12, 70:19, 70:22, 71:16, 72:25, 73:7, 74:5, 74:14, 75:9, 75:16, 75:19, 75:23, 76:1  <b>Benoit</b> [2] - 43:20, 43:22  <b>best</b> [3] - 27:25, 55:16, 76:2  <b>better</b> [6] - 13:19, 13:20, 24:17, 29:23, 46:1, 73:17  <b>between</b> [2] - 8:8, 34:14  <b>beyond</b> [2] - 23:1, 49:18  <b>big</b> [1] - 23:19  <b>Bill</b> [1] - 35:18  <b>bit</b> [3] - 23:1, 23:20, 60:23  <b>black</b> [1] - 10:1  <b>blank</b> [1] - 65:19  <b>block</b> [5] - 9:14, 48:7, 48:21, 48:22, 50:10  <b>blocks</b> [10] - 40:5, 48:10, 49:7, 50:7, 50:8, 54:20, 55:8, 68:10  <b>blue</b> [4] - 9:12, 14:18,</p>	<p>22:6, 23:9  <b>BOARD</b> [1] - 1:2  <b>board</b> [3] - 9:22, 62:4, 62:23  <b>Board</b> [27] - 1:11, 5:2, 5:19, 6:1, 6:3, 6:5, 6:6, 6:14, 7:8, 9:8, 16:1, 17:3, 21:10, 45:20, 45:25, 46:6, 46:16, 47:16, 47:19, 50:10, 52:25, 57:23, 68:14, 72:2, 73:9, 74:5, 77:9  <b>boards</b> [1] - 52:25  <b>bolsterous</b> [1] - 5:25  <b>book</b> [6] - 11:13, 15:17, 42:25, 46:12, 52:15, 69:10  <b>books</b> [1] - 12:5  <b>border</b> [1] - 63:18  <b>borders</b> [2] - 55:7, 63:6  <b>born</b> [1] - 58:11  <b>bottom</b> [1] - 40:20  <b>bought</b> [7] - 20:15, 20:16, 24:5, 30:2, 31:12, 31:13, 36:4  <b>boundaries</b> [2] - 14:11, 22:20  <b>boundary</b> [7] - 7:13, 10:4, 10:15, 10:21, 14:21, 14:22, 28:25  <b>Boundary</b> [5] - 10:6, 12:2, 12:4, 55:12, 60:15  <b>brainer</b> [1] - 20:14  <b>Brickell</b> [1] - 7:10  <b>brief</b> [1] - 8:18  <b>bring</b> [6] - 21:2, 24:25, 69:2, 69:12, 69:13, 69:15  <b>bringing</b> [1] - 8:5  <b>brought</b> [5] - 8:21, 15:20, 28:23, 50:23, 68:23  <b>Bruce</b> [1] - 27:18  <b>BUCKHALT</b> [3] - 2:20, 23:23, 24:2  <b>Buckhalt</b> [1] - 23:24  <b>Buddy</b> [1] - 22:19  <b>budge</b> [2] - 32:2, 32:3  <b>budget</b> [1] - 52:7  <b>buffer</b> [3] - 60:16, 62:3, 62:9  <b>buffers</b> [1] - 54:13  <b>build</b> [5] - 24:22, 32:5, 44:12, 47:16, 67:5  <b>building</b> [4] - 32:16, 32:20, 32:23, 56:3  <b>built</b> [10] - 24:12,</p>	<p>24:13, 32:15, 44:13, 47:4, 64:20, 64:22, 66:18, 66:19  <b>burn</b> [1] - 55:20  <b>business</b> [1] - 41:3  <b>buying</b> [2] - 36:19, 51:16</p>
<b>C</b>				
<p><b>candid</b> [1] - 68:13  <b>cannot</b> [9] - 28:1, 39:5, 47:16, 48:21, 48:22, 51:22, 63:25, 72:13, 73:13  <b>capacity</b> [12] - 12:13, 12:20, 12:21, 26:19, 27:4, 42:1, 46:14, 46:18, 47:9, 47:17, 47:23, 49:11  <b>care</b> [5] - 51:7, 51:8, 51:11, 51:13, 51:23  <b>Carl</b> [1] - 1:23  <b>carries</b> [2] - 75:10, 75:11  <b>cars</b> [3] - 21:13, 24:14, 51:17  <b>case</b> [3] - 39:13, 52:9, 52:14  <b>cases</b> [2] - 48:17, 52:15  <b>category</b> [2] - 10:17, 14:10  <b>center</b> [1] - 27:3  <b>Center</b> [1] - 36:15  <b>CENTER</b> [1] - 1:2  <b>centered</b> [2] - 13:2, 14:16  <b>Century</b> [1] - 29:10  <b>certain</b> [1] - 21:21  <b>CERTIFICATE</b> [1] - 77:1  <b>certify</b> [1] - 77:5  <b>Chair</b> [8] - 3:13, 42:12, 43:8, 67:9, 70:6, 71:8, 71:19, 74:21  <b>CHAIR</b> [3] - 2:4, 71:9, 74:22  <b>Chairman</b> [9] - 1:13, 1:13, 3:19, 7:7, 43:6, 44:25, 59:20, 71:15, 75:8  <b>CHAIRMAN</b> [62] - 2:2, 3:1, 3:5, 3:14, 3:20, 3:22, 4:8, 6:20, 13:7, 13:11, 13:13, 13:15, 13:19, 14:3, 14:5, 18:5, 18:9, 18:24, 19:7, 19:9, 19:21,</p>				

<p>20:6, 20:11, 23:17, 23:22, 24:1, 25:3, 28:5, 29:3, 29:20, 35:23, 36:2, 42:10, 43:17, 44:20, 57:23, 57:25, 58:3, 59:19, 61:20, 64:3, 69:17, 69:25, 70:12, 70:19, 70:22, 71:16, 72:23, 72:25, 73:4, 73:7, 74:5, 74:7, 74:10, 74:14, 75:9, 75:14, 75:16, 75:17, 75:19, 75:23, 76:1</p> <p><b>chance</b> [1] - 43:14</p> <p><b>change</b> [10] - 7:13, 9:6, 10:21, 25:13, 37:11, 58:10, 61:1, 72:24, 73:5, 73:6</p> <p><b>changing</b> [2] - 25:6, 29:15</p> <p><b>character</b> [1] - 61:2</p> <p><b>chart</b> [1] - 28:11</p> <p><b>charter</b> [1] - 46:23</p> <p><b>check</b> [1] - 47:21</p> <p><b>checked</b> [1] - 15:24</p> <p><b>children</b> [4] - 26:4, 38:16, 40:2, 59:8</p> <p><b>choice</b> [1] - 34:14</p> <p><b>chose</b> [1] - 40:1</p> <p><b>circumstances</b> [1] - 7:20</p> <p><b>citizens</b> [2] - 58:18, 59:4</p> <p><b>city</b> [3] - 46:25, 47:4</p> <p><b>clapping</b> [1] - 61:21</p> <p><b>clarification</b> [1] - 70:11</p> <p><b>clarify</b> [1] - 42:23</p> <p><b>class</b> [1] - 21:9</p> <p><b>clearly</b> [3] - 6:22, 41:13, 41:14</p> <p><b>close</b> [5] - 18:21, 28:19, 60:14, 62:8, 63:7</p> <p><b>closed</b> [1] - 75:24</p> <p><b>closer</b> [1] - 54:21</p> <p><b>Club</b> [1] - 39:18</p> <p><b>club</b> [1] - 39:20</p> <p><b>Coats</b> [5] - 1:14, 3:7, 71:11, 74:20, 74:24</p> <p><b>COATS</b> [11] - 2:5, 3:8, 35:10, 42:24, 57:24, 58:2, 58:5, 71:12, 74:13, 74:25, 75:18</p> <p><b>Coats-Davis</b> [5] - 1:14, 3:7, 71:11, 74:20, 74:24</p> <p><b>COATS-DAVIS</b> [11] - 2:5, 3:8, 35:10,</p>	<p>42:24, 57:24, 58:2, 58:5, 71:12, 74:13, 74:25, 75:18</p> <p><b>code</b> [5] - 9:1, 12:10, 17:4, 17:14, 57:16</p> <p><b>Code</b> [1] - 4:12</p> <p><b>coincides</b> [1] - 18:20</p> <p><b>colleague</b> [1] - 62:15</p> <p><b>coming</b> [5] - 16:5, 22:10, 23:15, 50:6, 61:25</p> <p><b>commend</b> [1] - 58:8</p> <p><b>comment</b> [4] - 30:19, 30:20, 30:22, 41:22</p> <p><b>comments</b> [1] - 8:18</p> <p><b>commissioner</b> [1] - 41:17</p> <p><b>commissioners</b> [1] - 20:25</p> <p><b>communities</b> [1] - 59:2</p> <p><b>Community</b> [3] - 3:2, 5:25, 6:2</p> <p><b>community</b> [12] - 25:11, 25:15, 27:15, 32:6, 37:12, 40:9, 45:21, 58:25, 59:6, 59:14, 59:16, 71:20</p> <p><b>COMMUNITY</b> [1] - 1:2</p> <p><b>community's</b> [1] - 25:20</p> <p><b>Comp</b> [1] - 26:25</p> <p><b>comparable</b> [1] - 67:6</p> <p><b>compare</b> [1] - 28:1</p> <p><b>compatible</b> [3] - 15:5, 15:6, 55:6</p> <p><b>competent</b> [1] - 56:13</p> <p><b>complaining</b> [2] - 47:12, 58:18</p> <p><b>complaint</b> [1] - 45:20</p> <p><b>completed</b> [1] - 46:19</p> <p><b>completely</b> [1] - 52:18</p> <p><b>Comprehensive</b> [1] - 9:24</p> <p><b>comprehensive</b> [9] - 7:16, 8:25, 10:23, 12:9, 17:4, 17:13, 39:7, 39:22, 57:11</p> <p><b>compromise</b> [1] - 60:9</p> <p><b>concern</b> [1] - 63:8</p> <p><b>concerned</b> [1] - 58:15</p> <p><b>concerning</b> [1] - 45:16</p> <p><b>concerns</b> [6] - 26:8, 27:5, 36:18, 37:25, 53:22, 63:23</p> <p><b>concur</b> [1] - 28:3</p> <p><b>concurrency</b> [2] - 27:3, 47:15</p> <p><b>condition</b> [1] - 48:13</p> <p><b>conditions</b> [2] - 7:18,</p>	<p>70:18</p> <p><b>conductive</b> [1] - 36:11</p> <p><b>conducted</b> [1] - 12:20</p> <p><b>conducting</b> [1] - 16:23</p> <p><b>confident</b> [1] - 72:5</p> <p><b>congested</b> [1] - 59:11</p> <p><b>connect</b> [1] - 69:20</p> <p><b>connection</b> [1] - 54:10</p> <p><b>considerable</b> [2] - 45:5, 71:19</p> <p><b>consideration</b> [3] - 29:17, 37:16, 42:7</p> <p><b>consistent</b> [8] - 7:16, 8:25, 9:1, 9:2, 10:23, 15:9, 17:12, 17:13</p> <p><b>consists</b> [1] - 9:11</p> <p><b>constantly</b> [1] - 47:12</p> <p><b>constraints</b> [1] - 52:7</p> <p><b>constructed</b> [2] - 46:16, 48:15</p> <p><b>construction</b> [2] - 25:24, 56:4</p> <p><b>continue</b> [6] - 6:4, 15:5, 39:5, 62:14, 64:1, 73:18</p> <p><b>contractual</b> [1] - 71:22</p> <p><b>contrary</b> [3] - 72:1, 72:15, 74:9</p> <p><b>controls</b> [1] - 25:9</p> <p><b>copies</b> [3] - 4:16, 42:14, 42:22</p> <p><b>copy</b> [5] - 5:21, 13:1, 14:9, 15:16, 43:2</p> <p><b>correct</b> [4] - 22:15, 72:24, 75:15, 77:11</p> <p><b>correction</b> [1] - 70:7</p> <p><b>cost</b> [3] - 65:17, 65:18, 65:23</p> <p><b>council</b> [2] - 46:24, 47:1</p> <p><b>Council</b> [1] - 3:2</p> <p><b>councilman</b> [1] - 74:23</p> <p><b>Councilman</b> [10] - 3:9, 3:11, 3:17, 71:2, 71:3, 71:4, 71:6, 74:19, 75:3, 75:5</p> <p><b>COUNCILMAN</b> [21] - 2:6, 2:7, 3:10, 3:12, 64:4, 67:13, 68:22, 69:14, 69:22, 70:1, 70:4, 70:13, 70:16, 70:17, 70:21, 71:5, 71:7, 71:14, 74:25, 75:4, 75:6</p> <p><b>Councilwoman</b> [6] - 3:6, 3:15, 71:10, 71:13, 74:20, 75:1</p> <p><b>COUNCILWOMAN</b> [16] - 2:5, 2:8, 3:8,</p>	<p>3:16, 35:10, 42:24, 43:6, 43:9, 57:24, 58:2, 58:5, 61:24, 71:12, 74:13, 75:2, 75:18</p> <p><b>counter</b> [1] - 27:16</p> <p><b>country</b> [2] - 35:1, 35:3</p> <p><b>counts</b> [2] - 42:20, 49:23</p> <p><b>County</b> [31] - 1:18, 1:19, 4:12, 5:16, 12:19, 15:16, 17:2, 17:15, 17:19, 21:7, 21:18, 34:1, 39:9, 45:24, 45:25, 47:13, 47:14, 48:14, 48:21, 52:8, 52:13, 53:14, 56:1, 57:13, 62:11, 62:13, 64:8, 67:16, 70:18, 72:8, 77:14</p> <p><b>couple</b> [1] - 67:2</p> <p><b>course</b> [2] - 7:19, 20:13</p> <p><b>Court</b> [2] - 25:5, 27:19</p> <p><b>COURT</b> [1] - 77:20</p> <p><b>court</b> [1] - 3:24</p> <p><b>courts</b> [1] - 53:3</p> <p><b>create</b> [4] - 60:14, 60:15, 63:14, 63:21</p> <p><b>created</b> [1] - 62:2</p> <p><b>credible</b> [1] - 54:17</p> <p><b>criteria</b> [1] - 57:16</p> <p><b>critical</b> [1] - 53:25</p> <p><b>crops</b> [1] - 27:25</p> <p><b>cross</b> [2] - 5:5, 19:16</p> <p><b>cross-examination</b> [1] - 5:5</p> <p><b>cross-streets</b> [1] - 19:16</p> <p><b>crossed</b> [1] - 15:24</p> <p><b>crossed-checked</b> [1] - 15:24</p> <p><b>crowded</b> [4] - 26:20, 59:2, 59:6</p> <p><b>cumulative</b> [1] - 50:14</p> <p><b>curious</b> [1] - 68:24</p> <p><b>current</b> [1] - 29:16</p> <p><b>Curtis</b> [1] - 1:13</p> <p><b>cutoff</b> [1] - 22:24</p>	<p>77:14</p> <p><b>DADE</b> [1] - 1:2</p> <p><b>dark</b> [1] - 10:14</p> <p><b>date</b> [1] - 6:13</p> <p><b>DATED</b> [1] - 77:13</p> <p><b>daughter</b> [2] - 36:7, 37:1</p> <p><b>DAVIS</b> [19] - 2:5, 2:6, 3:8, 3:10, 35:10, 42:24, 57:24, 58:2, 58:5, 70:1, 70:4, 70:16, 70:21, 71:7, 71:12, 74:13, 74:25, 75:6, 75:18</p> <p><b>Davis</b> [11] - 1:14, 1:15, 3:7, 3:9, 69:25, 71:3, 71:6, 71:11, 74:20, 74:24, 75:5</p> <p><b>dayenu</b> [1] - 73:22</p> <p><b>De</b> [1] - 20:4</p> <p><b>DE</b> [5] - 2:20, 20:3, 20:7, 20:12, 23:18</p> <p><b>dead</b> [1] - 35:17</p> <p><b>dead-end</b> [1] - 35:17</p> <p><b>deal</b> [1] - 73:14</p> <p><b>decades</b> [1] - 50:20</p> <p><b>decide</b> [1] - 29:18</p> <p><b>decision</b> [2] - 57:2, 68:18</p> <p><b>decisions</b> [2] - 58:22, 58:24</p> <p><b>decrease</b> [1] - 26:5</p> <p><b>decreasing</b> [1] - 39:1</p> <p><b>deemed</b> [1] - 58:23</p> <p><b>deep</b> [3] - 23:2, 23:3</p> <p><b>defeating</b> [1] - 65:7</p> <p><b>deferrals</b> [1] - 4:9</p> <p><b>deferred</b> [3] - 6:12, 8:1, 72:21</p> <p><b>definition</b> [2] - 25:8, 27:16</p> <p><b>degradation</b> [1] - 49:24</p> <p><b>degraded</b> [1] - 26:14</p> <p><b>demand</b> [1] - 44:16</p> <p><b>denial</b> [1] - 74:8</p> <p><b>denied</b> [3] - 74:12, 75:12, 75:19</p> <p><b>denser</b> [1] - 48:18</p> <p><b>density</b> [16] - 10:12, 10:16, 11:7, 15:1, 26:15, 27:13, 38:10, 40:13, 50:20, 51:17, 52:11, 53:15, 63:3, 67:23, 73:15, 73:17</p> <p><b>deny</b> [4] - 16:1, 53:1, 74:18, 75:12</p> <p><b>denying</b> [2] - 45:10, 52:19</p> <p><b>department</b> [4] -</p>
<b>D</b>				
<p><b>Dade</b> [17] - 4:12, 12:19, 21:7, 25:8, 27:16, 34:1, 39:9, 45:24, 46:22, 47:13, 47:14, 48:20, 52:13, 56:1, 59:11, 67:16,</p>				

<p>17:23, 30:18, 38:22, 65:25</p> <p><b>Department</b> [13] - 4:22, 5:15, 12:11, 49:5, 49:21, 52:1, 52:4, 53:21, 53:24, 54:5, 54:10, 57:6, 65:25</p> <p><b>Department's</b> [1] - 70:15</p> <p><b>departments</b> [3] - 5:11, 39:1, 52:8</p> <p><b>derail</b> [1] - 36:19</p> <p><b>derisive</b> [1] - 68:16</p> <p><b>DERM</b> [3] - 12:15, 69:11, 69:20</p> <p><b>designated</b> [3] - 10:7, 10:9, 10:12</p> <p><b>designation</b> [2] - 10:22, 10:24</p> <p><b>despite</b> [1] - 9:6</p> <p><b>detached</b> [2] - 11:9, 51:16</p> <p><b>detail</b> [1] - 9:22</p> <p><b>determination</b> [2] - 16:7, 17:16</p> <p><b>determine</b> [1] - 17:1</p> <p><b>determined</b> [8] - 12:8, 12:17, 49:22, 52:1, 52:5, 53:24, 54:8, 67:22</p> <p><b>determines</b> [1] - 47:17</p> <p><b>detrimental</b> [3] - 16:11, 25:15, 36:10</p> <p><b>develop</b> [5] - 18:22, 64:13, 65:3, 65:6, 65:14</p> <p><b>developable</b> [2] - 55:18, 55:20</p> <p><b>developed</b> [15] - 14:25, 15:1, 16:8, 27:12, 33:16, 33:20, 41:15, 42:4, 61:16, 62:17, 65:10, 66:22, 69:4, 69:5</p> <p><b>developer</b> [4] - 18:14, 27:5, 32:16, 44:12</p> <p><b>developer's</b> [1] - 31:22</p> <p><b>developers</b> [6] - 23:19, 29:15, 56:6, 56:15, 62:21, 64:8</p> <p><b>development</b> [25] - 9:17, 9:18, 10:4, 10:17, 12:14, 15:10, 17:21, 25:10, 33:4, 39:6, 39:21, 45:6, 52:12, 52:18, 52:20, 57:12, 58:17, 62:3, 65:17, 65:23, 66:4,</p>	<p>66:25, 68:20, 69:1</p> <p><b>Development</b> [6] - 9:24, 10:5, 12:2, 12:3, 55:12, 60:15</p> <p><b>developments</b> [2] - 32:20, 39:16</p> <p><b>deviate</b> [1] - 53:9</p> <p><b>diameter</b> [1] - 14:14</p> <p><b>Diane</b> [1] - 1:14</p> <p><b>differences</b> [1] - 8:7</p> <p><b>different</b> [2] - 49:19, 63:2</p> <p><b>difficult</b> [1] - 74:2</p> <p><b>directed</b> [1] - 47:1</p> <p><b>directly</b> [1] - 25:18</p> <p><b>director</b> [1] - 38:21</p> <p><b>disagree</b> [1] - 30:24</p> <p><b>discretion</b> [1] - 53:1</p> <p><b>dismay</b> [1] - 17:11</p> <p><b>dismissed</b> [1] - 38:3</p> <p><b>disparage</b> [1] - 48:25</p> <p><b>disrespect</b> [1] - 22:1</p> <p><b>distance</b> [1] - 13:6</p> <p><b>distances</b> [1] - 66:2</p> <p><b>distress</b> [1] - 71:20</p> <p><b>distressing</b> [1] - 27:9</p> <p><b>distribute</b> [1] - 15:18</p> <p><b>district</b> [5] - 7:12, 10:21, 15:4, 15:5, 15:8</p> <p><b>districts</b> [1] - 11:8</p> <p><b>Dixie</b> [2] - 9:20, 32:13</p> <p><b>doctor</b> [1] - 51:20</p> <p><b>done</b> [5] - 26:12, 27:1, 56:3, 57:17, 60:1</p> <p><b>door</b> [2] - 38:13</p> <p><b>dotted</b> [1] - 10:2</p> <p><b>double</b> [1] - 21:3</p> <p><b>down</b> [12] - 9:21, 16:6, 17:7, 17:8, 24:19, 28:23, 28:24, 35:16, 48:11, 52:12, 54:2, 66:8</p> <p><b>drawing</b> [1] - 19:10</p> <p><b>drawn</b> [1] - 67:15</p> <p><b>drinking</b> [1] - 34:3</p> <p><b>driven</b> [1] - 68:15</p> <p><b>due</b> [1] - 26:15</p> <p><b>Dufek</b> [6] - 1:14, 3:11, 64:3, 71:2, 71:4, 75:3</p> <p><b>DUFEK</b> [11] - 2:7, 3:12, 64:4, 67:13, 68:22, 69:14, 69:22, 70:13, 70:17, 71:5, 75:4</p> <p><b>duly</b> [2] - 4:4, 43:21</p> <p><b>dumping</b> [1] - 63:17</p> <p><b>duplicate</b> [1] - 42:17</p>	<p><b>during</b> [3] - 5:3, 35:2, 37:14</p>	<p><b>E</b></p> <p><b>early</b> [2] - 36:1, 45:19</p> <p><b>easel</b> [2] - 13:14, 18:25</p> <p><b>east</b> [2] - 9:17, 44:4</p> <p><b>easy</b> [1] - 57:2</p> <p><b>Economic</b> [2] - 4:22, 5:15</p> <p><b>effective</b> [1] - 41:16</p> <p><b>effects</b> [2] - 25:19, 50:21</p> <p><b>eight</b> [3] - 32:12, 44:11, 55:2</p> <p><b>eight-acre</b> [1] - 44:11</p> <p><b>either</b> [1] - 38:19</p> <p><b>elderly</b> [2] - 26:4, 48:24</p> <p><b>election</b> [1] - 41:12</p> <p><b>elegant</b> [1] - 58:9</p> <p><b>elementary</b> [1] - 47:6</p> <p><b>elements</b> [1] - 54:13</p> <p><b>emergency</b> [10] - 38:22, 39:1, 51:3, 51:4, 51:7, 51:11, 51:13, 51:15, 51:19, 51:22</p> <p><b>empty</b> [1] - 65:19</p> <p><b>end</b> [7] - 7:21, 13:11, 24:3, 35:17, 36:6, 59:10, 63:15</p> <p><b>endanger</b> [1] - 26:3</p> <p><b>ending</b> [1] - 6:11</p> <p><b>enjoy</b> [2] - 37:11, 59:9</p> <p><b>enrollees</b> [1] - 26:21</p> <p><b>Enterprises</b> [2] - 6:17, 77:8</p> <p><b>entertain</b> [1] - 60:16</p> <p><b>entire</b> [3] - 14:20, 14:21, 14:25</p> <p><b>environmental</b> [2] - 26:8, 50:18</p> <p><b>equal</b> [1] - 33:19</p> <p><b>equine</b> [1] - 36:14</p> <p><b>equipped</b> [1] - 26:2</p> <p><b>errors</b> [1] - 41:5</p> <p><b>established</b> [2] - 25:14, 27:8</p> <p><b>estate</b> [4] - 10:12, 10:16, 11:7, 51:17</p> <p><b>estates</b> [3] - 54:16, 54:24, 59:2</p> <p><b>estimate</b> [1] - 25:22</p> <p><b>EU</b> [46] - 7:14, 10:22, 11:4, 11:7, 11:12, 11:16, 11:20, 11:21,</p>	<p>11:22, 12:4, 12:8, 12:25, 14:19, 14:20, 15:1, 15:2, 15:3, 15:4, 15:14, 15:23, 16:7, 16:8, 16:10, 17:22, 18:17, 20:14, 24:4, 24:8, 25:7, 25:13, 31:2, 33:18, 40:7, 41:20, 41:23, 41:25, 46:7, 48:18, 49:16, 50:8, 53:10, 54:7, 54:22, 55:3, 67:22</p> <p><b>EU-M</b> [46] - 7:14, 10:22, 11:4, 11:7, 11:12, 11:16, 11:20, 11:21, 11:22, 12:4, 12:8, 12:25, 14:19, 14:20, 15:1, 15:2, 15:3, 15:4, 15:14, 15:23, 16:7, 16:8, 16:10, 17:22, 18:17, 20:14, 24:4, 24:8, 25:7, 25:13, 31:2, 33:18, 40:7, 41:20, 41:23, 41:25, 46:7, 48:18, 49:16, 50:8, 53:10, 54:7, 54:22, 55:3, 67:22</p> <p><b>evaluating</b> [1] - 49:2</p> <p><b>evaluation</b> [1] - 5:13</p> <p><b>Evaluator</b> [1] - 1:23</p> <p><b>evening</b> [9] - 4:13, 4:25, 7:7, 18:11, 20:3, 25:4, 28:6, 29:22, 61:1</p> <p><b>eventually</b> [3] - 61:16, 62:15, 62:20</p> <p><b>everywhere</b> [1] - 48:13</p> <p><b>evidence</b> [2] - 49:3, 56:13</p> <p><b>exact</b> [1] - 38:1</p> <p><b>exactly</b> [3] - 17:22, 73:2</p> <p><b>examination</b> [1] - 5:5</p> <p><b>examine</b> [1] - 5:2</p> <p><b>example</b> [1] - 52:21</p> <p><b>excellent</b> [2] - 57:17, 76:1</p> <p><b>exception</b> [1] - 11:6</p> <p><b>excuse</b> [2] - 8:9, 57:24</p> <p><b>exemption</b> [1] - 60:7</p> <p><b>exhibits</b> [1] - 5:18</p> <p><b>existing</b> [3] - 9:16, 9:18, 25:18</p> <p><b>exists</b> [2] - 12:21, 48:13</p> <p><b>expansions</b> [1] - 46:21</p>	<p><b>expect</b> [3] - 8:19, 15:13, 61:15</p> <p><b>experience</b> [1] - 49:1</p> <p><b>exploring</b> [1] - 47:2</p> <p><b>expressing</b> [1] - 17:10</p> <p><b>extend</b> [1] - 48:9</p> <p><b>extending</b> [1] - 48:7</p> <p><b>extends</b> [1] - 49:18</p> <p><b>extra</b> [3] - 36:9, 36:21, 37:3</p> <p><b>extremely</b> [1] - 38:24</p>
				<p><b>F</b></p> <p><b>face</b> [2] - 22:6, 23:9</p> <p><b>facets</b> [1] - 25:19</p> <p><b>facilities</b> [1] - 26:18</p> <p><b>facing</b> [2] - 28:9, 30:1</p> <p><b>fact</b> [11] - 5:6, 9:6, 25:15, 34:25, 49:4, 50:7, 64:7, 65:16, 66:15, 66:17, 68:18</p> <p><b>factual</b> [1] - 58:9</p> <p><b>familiar</b> [1] - 38:23</p> <p><b>family</b> [3] - 11:8, 17:20, 22:8</p> <p><b>fancy</b> [3] - 22:7, 22:8</p> <p><b>far</b> [8] - 21:1, 28:20, 30:25, 33:21, 34:20, 52:9, 58:15, 60:10</p> <p><b>farm</b> [4] - 28:2, 59:23, 73:18, 73:23</p> <p><b>farmed</b> [2] - 27:11, 66:13</p> <p><b>farmer</b> [1] - 27:23</p> <p><b>farming</b> [1] - 59:23</p> <p><b>farmland</b> [2] - 27:14, 61:7</p> <p><b>farms</b> [1] - 28:1</p> <p><b>fashion</b> [1] - 59:13</p> <p><b>father</b> [1] - 23:16</p> <p><b>fear</b> [1] - 48:2</p> <p><b>feet</b> [3] - 11:11, 28:21, 33:14</p> <p><b>field</b> [6] - 27:22, 28:9, 30:1, 35:17, 37:23, 61:7</p> <p><b>fields</b> [1] - 37:10</p> <p><b>figuring</b> [2] - 16:20, 16:21</p> <p><b>file</b> [2] - 5:22, 30:16</p> <p><b>filed</b> [4] - 6:7, 10:25, 30:15, 31:10</p> <p><b>filled</b> [1] - 7:22</p> <p><b>final</b> [2] - 54:8, 72:15</p> <p><b>finally</b> [2] - 41:11, 47:14</p> <p><b>financial</b> [1] - 73:12</p> <p><b>fire</b> [3] - 12:14, 26:14,</p>	

<p>52:3  <b>Fire</b> [5] - 21:1, 21:4, 39:8, 52:3, 65:24  <b>fire-Rescue</b> [1] - 26:14  <b>Fire-Rescue</b> [3] - 21:1, 21:4, 39:8  <b>firm</b> [2] - 7:9, 41:3  <b>first</b> [11] - 6:15, 25:21, 35:18, 58:4, 59:25, 64:9, 64:14, 67:10, 67:12, 67:16  <b>fit</b> [1] - 68:7  <b>five</b> [16] - 18:21, 19:11, 22:12, 24:17, 24:19, 24:20, 31:6, 31:13, 36:4, 40:12, 42:2, 49:16, 54:16, 54:23, 55:2, 62:5  <b>five-acre</b> [10] - 19:11, 22:12, 24:17, 24:19, 24:20, 31:6, 40:12, 42:2, 54:16, 54:23  <b>flip</b> [1] - 21:20  <b>floor</b> [3] - 70:25, 74:17, 74:18  <b>flops</b> [1] - 21:20  <b>Florida</b> [2] - 77:4, 77:14  <b>folks</b> [4] - 16:24, 47:11, 51:9, 51:16  <b>followed</b> [1] - 17:9  <b>following</b> [2] - 4:7, 5:10  <b>fool</b> [1] - 40:24  <b>forced</b> [1] - 73:18  <b>foreclosures</b> [2] - 33:8, 60:21  <b>foregoing</b> [1] - 77:7  <b>foremost</b> [1] - 25:21  <b>forever</b> [1] - 61:15  <b>forget</b> [1] - 41:5  <b>forgetting</b> [1] - 25:1  <b>formally</b> [1] - 72:2  <b>forthcoming</b> [1] - 27:6  <b>forty</b> [1] - 40:12  <b>forward</b> [4] - 18:1, 53:6, 54:9, 56:14  <b>four</b> [4] - 32:14, 32:15, 48:10, 68:9  <b>FPR</b> [1] - 77:19  <b>friends</b> [1] - 66:24  <b>frog</b> [1] - 65:16  <b>frogging</b> [1] - 65:24  <b>front</b> [3] - 17:5, 53:2, 56:9  <b>full</b> [3] - 13:2, 14:14, 26:20  <b>fully</b> [1] - 57:15  <b>function</b> [2] - 50:9, 54:1</p>	<p><b>functionally</b> [1] - 50:12  <b>functions</b> [1] - 67:24  <b>fundamental</b> [1] - 8:11  <b>funding</b> [1] - 21:1  <b>furthermore</b> [1] - 39:15  <b>Future</b> [1] - 9:23  <b>future</b> [3] - 18:22, 46:18, 73:23</p> <p style="text-align: center;"><b>G</b></p> <p><b>gain</b> [1] - 25:14  <b>Gary</b> [1] - 1:14  <b>Gate</b> [1] - 39:18  <b>general</b> [1] - 50:1  <b>generalized</b> [1] - 52:17  <b>Generalized</b> [1] - 67:19  <b>generally</b> [1] - 50:1  <b>given</b> [1] - 71:24  <b>glad</b> [1] - 40:1  <b>GLUMP</b> [1] - 67:18  <b>glut</b> [1] - 60:20  <b>Golf</b> [1] - 39:18  <b>golf</b> [1] - 39:20  <b>gorgeous</b> [1] - 31:16  <b>governing</b> [1] - 11:12  <b>GOVERNMENT</b> [1] - 1:2  <b>government</b> [1] - 52:25  <b>granted</b> [1] - 6:5  <b>great</b> [2] - 20:20, 39:25  <b>green</b> [6] - 10:13, 10:14, 14:11, 35:8, 44:3, 44:18  <b>grounded</b> [1] - 49:3  <b>group</b> [2] - 45:15, 50:11  <b>grove</b> [1] - 44:4  <b>groves</b> [3] - 38:7, 38:19, 59:1  <b>grow</b> [2] - 21:14, 22:2  <b>guess</b> [2] - 21:9, 64:23  <b>guided</b> [1] - 57:8  <b>guys</b> [1] - 35:6</p> <p style="text-align: center;"><b>H</b></p> <p><b>half</b> [4] - 14:13, 28:22, 29:23, 31:7  <b>half-mile</b> [1] - 28:22  <b>handed</b> [1] - 69:10  <b>handle</b> [1] - 48:21</p>	<p><b>hands</b> [1] - 23:3  <b>happy</b> [1] - 42:8  <b>hard</b> [1] - 13:6  <b>harmonious</b> [1] - 15:7  <b>Harrison</b> [1] - 1:23  <b>HARRISON</b> [27] - 2:11, 3:6, 3:9, 3:11, 3:13, 3:15, 3:17, 3:21, 4:11, 30:9, 43:8, 43:11, 70:6, 70:24, 71:6, 71:8, 71:10, 71:13, 71:15, 71:17, 74:16, 74:23, 75:1, 75:3, 75:5, 75:8, 75:11  <b>hate</b> [1] - 66:23  <b>head</b> [1] - 29:12  <b>health</b> [1] - 25:10  <b>hear</b> [2] - 23:10, 70:3  <b>heard</b> [7] - 4:13, 4:18, 6:11, 45:8, 45:22, 64:11, 77:9  <b>hearing</b> [8] - 3:2, 4:20, 5:3, 6:9, 6:13, 16:19, 75:23, 77:7  <b>hearings</b> [1] - 64:12  <b>Heights</b> [1] - 58:14  <b>Helen</b> [2] - 6:16, 77:8  <b>hello</b> [1] - 35:13  <b>help</b> [1] - 35:7  <b>helping</b> [1] - 22:19  <b>hereby</b> [1] - 77:5  <b>hi</b> [1] - 37:20  <b>high</b> [1] - 47:7  <b>highlighted</b> [1] - 27:21  <b>Highway</b> [1] - 9:20  <b>himself</b> [1] - 32:16  <b>HINDIN</b> [2] - 2:24, 37:20  <b>Hindin</b> [2] - 37:20, 50:24  <b>hit</b> [1] - 56:18  <b>Holland</b> [1] - 7:9  <b>home</b> [8] - 22:25, 33:5, 34:15, 38:14, 38:16, 73:5  <b>homes</b> [45] - 11:9, 21:2, 22:14, 25:17, 26:9, 26:10, 27:7, 32:4, 32:11, 32:12, 32:17, 32:19, 33:11, 33:12, 33:22, 33:24, 34:2, 34:4, 34:10, 34:15, 40:22, 41:9, 48:4, 49:11, 49:17, 50:5, 50:11, 50:19, 51:17, 52:11, 54:7, 54:18, 54:19, 54:20, 54:23, 55:2, 56:11, 60:22, 62:5, 63:15,</p>	<p>64:20, 64:21, 66:17, 68:12  <b>Homestead</b> [8] - 38:24, 39:3, 39:17, 46:25, 47:1, 47:4, 50:22, 51:4  <b>honest</b> [1] - 23:5  <b>hopefully</b> [1] - 17:9  <b>horribly</b> [1] - 46:9  <b>horse</b> [1] - 36:5  <b>horses</b> [7] - 31:16, 31:19, 35:22, 36:8, 36:12, 36:20  <b>hospital</b> [1] - 41:4  <b>Hospital</b> [9] - 38:23, 38:24, 39:4, 50:22, 50:25, 51:2, 51:5, 51:18, 51:22  <b>hour</b> [2] - 22:23, 48:11  <b>house</b> [11] - 11:17, 20:8, 20:15, 21:8, 24:2, 27:21, 30:3, 32:17, 35:15, 37:23  <b>houses</b> [13] - 11:19, 11:21, 20:9, 24:14, 24:18, 24:21, 32:23, 40:13, 44:13, 44:16, 50:16, 60:21, 68:7  <b>housing</b> [2] - 17:18, 39:21  <b>huge</b> [1] - 40:13  <b>hundreds</b> [2] - 47:5, 54:19  <b>husband</b> [1] - 33:13</p> <p style="text-align: center;"><b>I</b></p> <p><b>idea</b> [2] - 40:24, 66:4  <b>identical</b> [1] - 5:21  <b>identified</b> [2] - 13:4, 46:18  <b>ill</b> [1] - 50:21  <b>imagine</b> [1] - 7:23  <b>immediately</b> [5] - 14:18, 54:24, 54:25, 55:1, 68:10  <b>impact</b> [3] - 25:19, 26:13, 49:22  <b>impacts</b> [2] - 52:17, 57:18  <b>impertinent</b> [1] - 5:23  <b>implemented</b> [1] - 47:15  <b>importance</b> [1] - 37:12  <b>important</b> [2] - 34:24, 36:13  <b>improved</b> [1] - 48:5  <b>improvements</b> [2] - 46:17, 46:19</p>	<p><b>inaudible</b> [1] - 27:20  <b>Inc</b> [1] - 77:9  <b>include</b> [3] - 4:21, 43:4, 52:15  <b>included</b> [2] - 5:8, 11:12  <b>including</b> [2] - 25:23, 39:18  <b>inconsistent</b> [2] - 16:7, 41:23  <b>Incorporated</b> [1] - 6:17  <b>increase</b> [7] - 26:5, 26:21, 38:10, 52:24, 53:15, 55:19, 60:2  <b>increased</b> [2] - 26:15, 47:10  <b>increases</b> [1] - 52:21  <b>increasing</b> [4] - 38:25, 39:12, 39:24, 52:11  <b>indeed</b> [1] - 45:7  <b>indicated</b> [1] - 19:17  <b>indicates</b> [1] - 7:15  <b>indicating</b> [1] - 19:12  <b>indicating</b> [4] - 19:13, 31:13, 43:24, 44:10  <b>indication</b> [2] - 51:21, 68:19  <b>indigent</b> [1] - 51:9  <b>indistinguishable</b> [1] - 50:12  <b>individuals</b> [2] - 4:3, 51:12  <b>information</b> [1] - 27:3  <b>infrastructure</b> [5] - 12:18, 49:9, 52:23, 57:10, 68:21  <b>Ingram's</b> [1] - 38:20  <b>inharmonious</b> [1] - 16:11  <b>inherently</b> [1] - 49:7  <b>initial</b> [1] - 8:18  <b>inside</b> [16] - 10:5, 10:6, 10:8, 55:11, 55:18, 64:13, 64:19, 64:25, 65:9, 65:14, 66:5, 66:14, 66:16, 66:21, 67:11  <b>instance</b> [1] - 20:24  <b>instant</b> [1] - 12:16  <b>instead</b> [4] - 29:15, 51:19, 57:6, 60:11  <b>instructed</b> [1] - 16:18  <b>insufficient</b> [1] - 71:24  <b>insurance</b> [1] - 51:10  <b>intensive</b> [1] - 50:4  <b>interconnectivity</b> [1] - 53:25  <b>interested</b> [2] - 4:2, 5:1</p>
---	--	---	--	--

<p><b>intersection</b> [1] - 9:12  <b>inventory</b> [1] - 55:14  <b>involved</b> [2] - 25:24, 64:6  <b>issue</b> [4] - 38:1, 52:22, 72:12  <b>issues</b> [2] - 8:4, 71:22  <b>item</b> [1] - 6:15  <b>Item</b> [1] - 6:15  <b>items</b> [5] - 4:12, 4:17, 4:24, 5:2, 6:10  <b>iteration</b> [1] - 67:12</p>	<p>73:8, 74:8, 75:21, 75:25  <b>Krischer</b> [1] - 7:9  <b>Krome</b> [1] - 58:13</p> <p style="text-align: center;"><b>L</b></p> <p><b>lack</b> [1] - 53:5  <b>ladies</b> [1] - 58:3  <b>lady</b> [3] - 31:12, 35:21, 36:4  <b>laid</b> [1] - 39:11  <b>land</b> [22] - 20:17, 24:5, 24:7, 25:6, 25:10, 27:10, 29:14, 38:6, 41:14, 41:15, 42:4, 52:2, 55:18, 55:20, 58:15, 59:8, 63:4, 64:13, 65:2, 66:10, 66:11, 66:12  <b>Land</b> [1] - 9:23  <b>landscape</b> [1] - 35:4  <b>landscaping</b> [2] - 31:15, 34:5  <b>large</b> [2] - 51:8, 63:1  <b>last</b> [5] - 41:11, 46:12, 46:15, 46:24, 73:20  <b>late</b> [2] - 35:24, 35:25  <b>laughter</b> [1] - 68:16  <b>LAURIE</b> [2] - 2:21, 25:4  <b>Laurie</b> [2] - 25:5, 35:19  <b>law</b> [3] - 7:9, 41:2, 52:14  <b>Lawrence</b> [7] - 1:13, 3:13, 71:8, 73:2, 73:9, 74:19, 74:21  <b>LAWRENCE</b> [15] - 2:4, 3:14, 13:13, 14:3, 57:25, 58:3, 59:19, 71:9, 72:23, 73:4, 74:7, 74:10, 74:22, 75:14, 75:17  <b>lawyers</b> [2] - 16:14, 40:17  <b>leap</b> [2] - 65:16, 65:24  <b>least</b> [2] - 29:11, 31:10  <b>LECHOT</b> [8] - 2:22, 2:23, 28:6, 28:13, 28:17, 29:22, 30:10, 35:12  <b>LeChot</b> [3] - 28:7, 29:23, 35:12  <b>legally</b> [2] - 4:13, 52:16  <b>length</b> [3] - 14:20, 14:22, 49:7  <b>less</b> [5] - 27:6, 34:7,</p>	<p>40:5, 59:23, 67:25  <b>letter</b> [4] - 5:21, 31:17, 42:18, 42:22  <b>letter-size</b> [1] - 5:21  <b>letters</b> [4] - 31:8, 31:10, 42:15, 45:4  <b>level</b> [7] - 27:1, 49:12, 49:13, 49:14, 49:24, 50:20  <b>life</b> [2] - 64:5, 64:6  <b>light</b> [2] - 9:12, 10:13  <b>limited</b> [2] - 38:9, 38:11  <b>Lindsey</b> [1] - 37:20  <b>line</b> [18] - 10:1, 10:2, 17:10, 24:9, 24:22, 33:15, 40:5, 40:20, 42:1, 60:15, 64:9, 65:4, 65:8, 65:13, 65:22, 66:5, 67:1, 67:15  <b>lines</b> [1] - 69:3  <b>link</b> [1] - 25:17  <b>liquidate</b> [1] - 59:25  <b>listening</b> [2] - 58:7, 59:15  <b>literally</b> [3] - 47:5, 49:16, 54:19  <b>live</b> [15] - 15:14, 15:23, 16:24, 19:3, 19:12, 20:4, 20:13, 27:19, 28:7, 29:25, 35:14, 37:21, 37:22, 43:23  <b>lived</b> [3] - 16:9, 30:1, 64:4  <b>living</b> [5] - 23:5, 61:8, 62:12, 62:18, 63:2  <b>local</b> [6] - 48:7, 48:9, 48:17, 48:20, 48:22, 49:6  <b>located</b> [1] - 10:5  <b>look</b> [9] - 11:16, 18:1, 27:1, 46:5, 56:11, 61:4, 61:11, 63:12, 69:9  <b>looking</b> [11] - 8:8, 8:9, 40:20, 53:19, 56:6, 56:7, 56:14, 60:12, 63:13, 68:13, 72:7  <b>looks</b> [1] - 11:17  <b>Lorena</b> [1] - 77:3  <b>LORENA</b> [1] - 77:19  <b>lose</b> [2] - 27:14, 66:11  <b>loss</b> [1] - 27:4  <b>love</b> [6] - 30:3, 34:17, 34:18, 44:2, 44:3  <b>lovely</b> [1] - 16:9  <b>lower</b> [1] - 73:15  <b>Lubby</b> [2] - 1:15, 61:23</p>	<p><b>Lynda</b> [3] - 21:18, 21:20, 41:16</p> <p style="text-align: center;"><b>M</b></p> <p><b>mailed</b> [1] - 4:15  <b>majority</b> [1] - 6:5  <b>man</b> [1] - 25:2  <b>manageable</b> [1] - 27:13  <b>manual</b> [1] - 48:16  <b>Map</b> [1] - 9:23  <b>map</b> [10] - 14:1, 14:7, 14:8, 14:9, 14:10, 14:15, 18:25, 19:5, 19:8, 20:6  <b>maps</b> [2] - 13:1, 13:22  <b>markedly</b> [1] - 48:5  <b>market</b> [5] - 44:15, 56:7, 56:8, 56:14, 60:22  <b>marketing</b> [1] - 56:5  <b>marvelous</b> [1] - 54:14  <b>massive</b> [1] - 65:21  <b>Master</b> [3] - 9:24, 62:16, 67:19  <b>match</b> [2] - 43:14, 55:7  <b>matter</b> [6] - 8:1, 34:25, 45:3, 50:1, 67:23, 73:10  <b>maximum</b> [3] - 42:1, 68:1, 68:4  <b>mean</b> [9] - 19:15, 21:23, 21:24, 21:25, 22:5, 22:25, 23:4, 23:7, 23:18, 24:16, 33:15, 42:22, 46:2, 48:25, 49:25, 61:8, 73:3, 74:1  <b>means</b> [3] - 38:8, 42:17, 66:10  <b>meet</b> [4] - 8:3, 31:22, 32:22, 33:2  <b>meeting</b> [11] - 4:17, 5:12, 6:12, 6:13, 32:8, 40:15, 40:25, 46:24, 54:11, 72:22, 76:3  <b>meetings</b> [1] - 58:21  <b>meets</b> [1] - 12:9  <b>Melinda</b> [1] - 35:14  <b>Member</b> [1] - 73:9  <b>Members</b> [6] - 1:11, 5:2, 6:6, 7:7, 57:23, 74:5  <b>members</b> [3] - 45:21, 72:9  <b>mention</b> [2] - 31:9,</p>	<p>36:3  <b>mentioned</b> [5] - 10:19, 35:21, 37:6, 45:12, 50:25  <b>met</b> [1] - 40:16  <b>Miami</b> [14] - 4:12, 12:19, 25:8, 27:16, 34:1, 38:22, 39:4, 39:9, 45:24, 47:13, 47:14, 52:13, 59:11, 77:14  <b>MIAMI</b> [1] - 1:3  <b>Miami-Dade</b> [12] - 4:12, 12:19, 25:8, 27:16, 34:1, 39:9, 45:24, 47:13, 47:14, 52:13, 59:11, 77:14  <b>Miamian</b> [2] - 58:11, 59:12  <b>Michael</b> [2] - 6:16, 77:8  <b>mid</b> [3] - 45:19, 64:21, 64:22  <b>middle</b> [2] - 20:8, 47:6  <b>might</b> [4] - 21:5, 68:14, 70:7  <b>Mike</b> [1] - 13:9  <b>mile</b> [6] - 13:2, 14:13, 14:14, 14:15, 28:22, 32:17  <b>miles</b> [2] - 22:23, 48:11  <b>minimum</b> [2] - 11:10, 53:10  <b>minute</b> [1] - 29:24  <b>minutes</b> [1] - 21:18  <b>modify</b> [1] - 72:25  <b>moment</b> [1] - 50:14  <b>money</b> [1] - 65:23  <b>month</b> [3] - 46:24, 72:7, 75:22  <b>months</b> [3] - 35:2, 37:14, 56:2  <b>moratorium</b> [1] - 47:2  <b>Morello</b> [1] - 36:15  <b>moreover</b> [1] - 49:8  <b>most</b> [8] - 8:19, 31:1, 45:1, 45:22, 56:18, 62:10, 64:5, 64:6  <b>mother</b> [1] - 23:15  <b>motion</b> [17] - 70:13, 70:19, 70:24, 71:2, 72:1, 72:16, 72:18, 72:19, 74:8, 74:9, 74:11, 74:16, 74:17, 74:18, 75:10, 75:11, 75:12  <b>move</b> [6] - 18:25, 21:12, 32:24, 33:2, 64:9, 65:3</p>
<b>J</b>				
<p><b>Jerusalem</b> [1] - 73:22  <b>Jesus</b> [1] - 20:4  <b>JESUS</b> [5] - 2:20, 20:3, 20:7, 20:12, 23:18  <b>job</b> [2] - 57:17, 75:24  <b>Joe</b> [4] - 29:5, 33:6, 37:22, 39:15  <b>John</b> [1] - 43:25  <b>Johnathan</b> [1] - 23:23  <b>JONCKHEERE</b> [3] - 2:24, 43:19, 43:22  <b>Jonckheere</b> [2] - 43:20, 43:23  <b>Jorge</b> [1] - 18:11</p>				
<b>K</b>				
<p><b>keep</b> [10] - 23:12, 29:1, 35:7, 37:17, 37:18, 44:17, 45:13, 50:6, 55:8, 65:13  <b>keeping</b> [1] - 8:17  <b>Kendall</b> [2] - 34:16, 65:20  <b>kept</b> [2] - 30:5, 34:23  <b>key</b> [2] - 33:1, 41:6  <b>Keys</b> [1] - 39:18  <b>kids</b> [9] - 20:18, 21:9, 21:11, 21:14, 21:16, 22:1, 22:3, 23:16, 48:23  <b>kind</b> [5] - 18:25, 22:18, 30:11, 40:18, 59:9  <b>Knight</b> [1] - 7:10  <b>knows</b> [2] - 21:6, 24:12  <b>KRISCHER</b> [20] - 2:13, 7:6, 13:9, 13:17, 13:22, 14:7, 28:12, 28:15, 43:2, 44:24, 67:9, 67:18, 69:8, 69:16, 69:19, 71:18,</p>				

<p><b>moved</b> [11] - 23:5, 34:13, 34:14, 34:16, 41:1, 44:2, 61:13, 65:11, 66:6, 71:2, 74:19</p> <p><b>moving</b> [2] - 59:7, 65:13</p> <p><b>MR</b> [70] - 2:11, 2:13, 2:20, 2:21, 2:24, 3:6, 3:9, 3:11, 3:13, 3:15, 3:17, 3:21, 4:11, 7:6, 13:9, 13:17, 13:22, 14:7, 18:8, 18:10, 19:6, 19:8, 19:11, 19:18, 20:3, 20:7, 20:12, 23:18, 23:23, 24:2, 25:4, 27:18, 28:6, 28:12, 28:13, 28:15, 28:17, 29:5, 30:9, 43:2, 43:8, 43:11, 43:19, 43:22, 44:24, 67:9, 67:18, 69:8, 69:16, 69:19, 70:6, 70:24, 71:6, 71:8, 71:10, 71:13, 71:15, 71:17, 71:18, 73:8, 74:8, 74:16, 74:23, 75:1, 75:3, 75:5, 75:8, 75:11, 75:21, 75:25</p> <p><b>MS</b> [13] - 2:23, 19:14, 19:20, 29:22, 30:10, 35:12, 35:13, 35:25, 36:3, 37:20, 42:11, 72:17, 73:1</p> <p><b>multiple</b> [1] - 39:16</p>	<p>70:4, 73:24</p> <p><b>needed</b> [1] - 21:5</p> <p><b>needs</b> [1] - 34:5</p> <p><b>negative</b> [1] - 25:19</p> <p><b>Nehemia</b> [1] - 1:15</p> <p><b>neighbor</b> [1] - 44:1</p> <p><b>neighbor's</b> [1] - 18:2</p> <p><b>neighborhood</b> [26] - 11:23, 14:25, 15:21, 16:3, 16:9, 18:20, 21:15, 22:3, 22:8, 22:14, 25:18, 25:25, 26:16, 27:8, 34:22, 36:9, 37:2, 37:4, 37:18, 41:20, 44:3, 44:17, 49:1, 50:13, 58:16, 61:2</p> <p><b>neighbors</b> [10] - 8:3, 8:8, 8:9, 16:21, 22:9, 23:15, 48:19, 56:11, 56:22, 72:6</p> <p><b>net</b> [2] - 11:10, 67:22</p> <p><b>network</b> [1] - 54:2</p> <p><b>never</b> [2] - 41:24, 62:7</p> <p><b>new</b> [7] - 22:22, 25:17, 32:12, 40:12, 46:20, 60:22, 74:17</p> <p><b>newspaper</b> [1] - 4:14</p> <p><b>Next</b> [1] - 29:21</p> <p><b>next</b> [13] - 6:12, 16:12, 23:22, 25:3, 27:7, 27:20, 28:5, 29:4, 37:22, 72:7, 72:21, 73:21, 75:22</p> <p><b>nice</b> [1] - 26:19</p> <p><b>nicely</b> [1] - 50:9</p> <p><b>night</b> [1] - 21:8</p> <p><b>no-brainer</b> [1] - 20:14</p> <p><b>nobody</b> [1] - 21:6</p> <p><b>none</b> [5] - 4:10, 8:16, 10:8, 36:11, 44:22</p> <p><b>nonrepetitive</b> [1] - 7:5</p> <p><b>north</b> [3] - 9:14, 9:17, 59:10</p> <p><b>note</b> [2] - 3:17, 27:3</p> <p><b>noted</b> [1] - 73:13</p> <p><b>notes</b> [2] - 30:11, 77:12</p> <p><b>nothing</b> [2] - 4:6, 23:7</p> <p><b>notice</b> [4] - 14:8, 14:17, 48:8, 49:20</p> <p><b>noticed</b> [1] - 14:12</p> <p><b>notices</b> [1] - 4:14</p> <p><b>November</b> [2] - 41:17, 77:13</p> <p><b>Number</b> [2] - 20:24, 67:4</p> <p><b>number</b> [8] - 4:19, 6:7, 6:18, 9:7, 11:1, 39:10, 51:2, 67:21</p>	<p><b>numbers</b> [1] - 51:8</p> <p><b>numerous</b> [1] - 46:17</p> <p><b>nurseries</b> [3] - 30:4, 34:18, 35:4</p> <p><b>nursery</b> [2] - 37:18, 38:20</p> <p style="text-align: center;"><b>O</b></p> <p><b>object</b> [3] - 19:3, 32:10, 72:12</p> <p><b>objection</b> [4] - 7:24, 30:21, 45:2, 45:16</p> <p><b>objections</b> [4] - 7:18, 8:17, 18:3, 45:14</p> <p><b>objector</b> [1] - 15:25</p> <p><b>objectors</b> [14] - 6:25, 8:12, 8:21, 9:7, 15:15, 15:19, 15:20, 15:22, 19:23, 19:24, 42:21, 43:10, 43:18, 44:21</p> <p><b>obviously</b> [2] - 51:14, 63:9</p> <p><b>occur</b> [1] - 63:19</p> <p><b>October</b> [1] - 1:3</p> <p><b>OF</b> [2] - 2:12, 77:1</p> <p><b>offer</b> [1] - 74:11</p> <p><b>office</b> [1] - 29:10</p> <p><b>Office</b> [2] - 1:18, 5:17</p> <p><b>officer</b> [1] - 6:3</p> <p><b>old</b> [2] - 59:13, 67:17</p> <p><b>Old</b> [1] - 32:13</p> <p><b>older</b> [1] - 22:1</p> <p><b>ON</b> [1] - 2:12</p> <p><b>once</b> [2] - 8:1, 17:7</p> <p><b>one</b> [24] - 8:14, 11:7, 19:19, 24:5, 27:24, 28:15, 28:18, 31:7, 31:12, 32:10, 32:20, 38:4, 43:25, 44:1, 44:7, 48:21, 48:22, 53:13, 58:10, 60:11, 60:17, 64:7, 70:7, 73:5</p> <p><b>one-acre</b> [3] - 60:11, 60:17, 73:5</p> <p><b>one-and-a-half</b> [1] - 31:7</p> <p><b>ones</b> [1] - 66:18</p> <p><b>online</b> [1] - 46:5</p> <p><b>open</b> [3] - 21:7, 37:2, 46:23</p> <p><b>opened</b> [1] - 46:21</p> <p><b>operate</b> [1] - 50:17</p> <p><b>opinion</b> [1] - 59:14</p> <p><b>opportunity</b> [2] - 8:3, 72:14</p> <p><b>oppose</b> [2] - 25:6,</p>	<p>31:11</p> <p><b>opposed</b> [3] - 34:9, 43:16, 60:17</p> <p><b>opposition</b> [2] - 15:12, 45:5</p> <p><b>option</b> [1] - 54:17</p> <p><b>order</b> [3] - 3:1, 61:21, 72:19</p> <p><b>orderly</b> [2] - 57:12, 66:4</p> <p><b>organized</b> [1] - 67:17</p> <p><b>orient</b> [2] - 9:8, 9:19</p> <p><b>original</b> [2] - 40:22, 67:15</p> <p><b>originally</b> [2] - 10:25, 53:6</p> <p><b>Osborne</b> [1] - 35:14</p> <p><b>OSBORNE</b> [4] - 2:23, 35:13, 35:25, 36:3</p> <p><b>otherwise</b> [1] - 52:24</p> <p><b>outlined</b> [2] - 9:11, 9:25</p> <p><b>outside</b> [1] - 55:17</p> <p><b>outvoted</b> [1] - 41:18</p> <p><b>oval</b> [3] - 14:11, 14:13, 28:21</p> <p><b>overall</b> [1] - 49:9</p> <p><b>overcapacity</b> [1] - 37:6</p> <p><b>overcrowded</b> [4] - 45:23, 46:10</p> <p><b>overwhelmed</b> [2] - 38:25, 39:23</p> <p><b>overwhelming</b> [1] - 39:6</p> <p><b>owe</b> [1] - 60:4</p> <p><b>own</b> [3] - 16:4, 18:21, 19:11</p> <p><b>owner</b> [3] - 36:15, 60:3, 62:22</p> <p><b>owners</b> [3] - 59:22, 60:4, 73:11</p>	<p><b>parcels</b> [4] - 24:19, 29:8, 60:11, 60:20</p> <p><b>park</b> [2] - 26:19, 52:2</p> <p><b>Parks</b> [2] - 12:15, 51:25</p> <p><b>parks</b> [4] - 22:4, 26:18, 37:5, 51:25</p> <p><b>part</b> [7] - 5:9, 5:19, 17:17, 17:18, 37:8, 61:5, 67:14</p> <p><b>particular</b> [3] - 38:6, 38:12, 46:4</p> <p><b>parties</b> [2] - 5:1, 5:4</p> <p><b>pass</b> [1] - 53:22</p> <p><b>passed</b> [2] - 42:14, 72:19</p> <p><b>passes</b> [1] - 62:20</p> <p><b>past</b> [1] - 16:18</p> <p><b>patient</b> [1] - 39:2</p> <p><b>patients</b> [1] - 39:3</p> <p><b>pattern</b> [4] - 15:9, 38:4, 38:5, 38:17</p> <p><b>peace</b> [1] - 59:9</p> <p><b>people</b> [25] - 19:2, 21:4, 21:25, 23:11, 24:25, 31:2, 31:6, 39:10, 40:11, 43:15, 45:1, 45:4, 47:11, 48:10, 51:3, 51:6, 51:23, 57:7, 57:13, 59:7, 63:17, 64:10, 65:1, 68:6, 68:23</p> <p><b>per</b> [6] - 10:18, 21:9, 38:15, 38:16, 70:14, 70:25</p> <p><b>perception</b> [1] - 48:2</p> <p><b>perfect</b> [2] - 34:21</p> <p><b>permission</b> [1] - 6:4</p> <p><b>permit</b> [2] - 12:14, 56:3</p> <p><b>permits</b> [1] - 11:8</p> <p><b>person</b> [3] - 5:23, 15:10, 42:18</p> <p><b>petition</b> [6] - 15:15, 16:1, 30:7, 42:19, 42:25, 43:3</p> <p><b>petitioned</b> [1] - 38:14</p> <p><b>petitioners</b> [1] - 43:10</p> <p><b>petitions</b> [3] - 31:1, 33:10, 42:15</p> <p><b>philosophical</b> [1] - 63:4</p> <p><b>photograph</b> [2] - 9:9, 11:18</p> <p><b>physically</b> [1] - 4:24</p> <p><b>picture</b> [2] - 9:20, 10:3</p> <p><b>piece</b> [5] - 38:6, 38:12, 41:14, 41:15, 42:3</p> <p><b>pieces</b> [1] - 29:11</p> <p><b>place</b> [4] - 24:6, 31:14,</p>
<b>P</b>				
<p><b>name</b> [13] - 4:19, 6:22, 7:2, 7:8, 18:11, 20:4, 23:23, 28:6, 29:5, 29:22, 35:11, 35:13, 43:22</p> <p><b>names</b> [1] - 43:4</p> <p><b>native</b> [2] - 58:11, 59:12</p> <p><b>natural</b> [1] - 40:8</p> <p><b>nature</b> [1] - 50:14</p> <p><b>NAVARRO</b> [7] - 2:8, 3:16, 43:6, 43:9, 61:24, 71:14, 75:2</p> <p><b>Navarro</b> [4] - 1:15, 3:15, 71:13, 75:1</p> <p><b>near</b> [2] - 37:9, 46:7</p> <p><b>need</b> [15] - 20:21, 20:23, 26:11, 31:21, 33:19, 34:3, 34:4, 39:22, 42:4, 51:24, 55:22, 66:10, 68:5,</p>	<p><b>name</b> [13] - 4:19, 6:22, 7:2, 7:8, 18:11, 20:4, 23:23, 28:6, 29:5, 29:22, 35:11, 35:13, 43:22</p> <p><b>names</b> [1] - 43:4</p> <p><b>native</b> [2] - 58:11, 59:12</p> <p><b>natural</b> [1] - 40:8</p> <p><b>nature</b> [1] - 50:14</p> <p><b>NAVARRO</b> [7] - 2:8, 3:16, 43:6, 43:9, 61:24, 71:14, 75:2</p> <p><b>Navarro</b> [4] - 1:15, 3:15, 71:13, 75:1</p> <p><b>near</b> [2] - 37:9, 46:7</p> <p><b>need</b> [15] - 20:21, 20:23, 26:11, 31:21, 33:19, 34:3, 34:4, 39:22, 42:4, 51:24, 55:22, 66:10, 68:5,</p>	<p><b>one</b> [24] - 8:14, 11:7, 19:19, 24:5, 27:24, 28:15, 28:18, 31:7, 31:12, 32:10, 32:20, 38:4, 43:25, 44:1, 44:7, 48:21, 48:22, 53:13, 58:10, 60:11, 60:17, 64:7, 70:7, 73:5</p> <p><b>one-acre</b> [3] - 60:11, 60:17, 73:5</p> <p><b>one-and-a-half</b> [1] - 31:7</p> <p><b>ones</b> [1] - 66:18</p> <p><b>online</b> [1] - 46:5</p> <p><b>open</b> [3] - 21:7, 37:2, 46:23</p> <p><b>opened</b> [1] - 46:21</p> <p><b>operate</b> [1] - 50:17</p> <p><b>opinion</b> [1] - 59:14</p> <p><b>opportunity</b> [2] - 8:3, 72:14</p> <p><b>oppose</b> [2] - 25:6,</p>	<p><b>p.m</b> [2] - 1:3, 76:3</p> <p><b>packed</b> [2] - 24:6, 24:21</p> <p><b>packet</b> [2] - 42:23, 57:5</p> <p><b>packets</b> [1] - 12:6</p> <p><b>pages</b> [1] - 77:10</p> <p><b>paid</b> [2] - 41:4, 41:5</p> <p><b>Panel</b> [1] - 20:3</p> <p><b>panel</b> [1] - 21:10</p> <p><b>paper</b> [1] - 32:18</p> <p><b>parcel</b> [6] - 22:12, 25:6, 25:13, 25:16, 27:10, 29:7</p>	<p><b>per</b> [6] - 10:18, 21:9, 38:15, 38:16, 70:14, 70:25</p> <p><b>perception</b> [1] - 48:2</p> <p><b>perfect</b> [2] - 34:21</p> <p><b>permission</b> [1] - 6:4</p> <p><b>permit</b> [2] - 12:14, 56:3</p> <p><b>permits</b> [1] - 11:8</p> <p><b>person</b> [3] - 5:23, 15:10, 42:18</p> <p><b>petition</b> [6] - 15:15, 16:1, 30:7, 42:19, 42:25, 43:3</p> <p><b>petitioned</b> [1] - 38:14</p> <p><b>petitioners</b> [1] - 43:10</p> <p><b>petitions</b> [3] - 31:1, 33:10, 42:15</p> <p><b>philosophical</b> [1] - 63:4</p> <p><b>photograph</b> [2] - 9:9, 11:18</p> <p><b>physically</b> [1] - 4:24</p> <p><b>picture</b> [2] - 9:20, 10:3</p> <p><b>piece</b> [5] - 38:6, 38:12, 41:14, 41:15, 42:3</p> <p><b>pieces</b> [1] - 29:11</p> <p><b>place</b> [4] - 24:6, 31:14,</p>

<p>34:7, 39:17  <b>plan</b> [16] - 7:16, 8:25, 10:23, 12:9, 17:4, 17:13, 22:18, 39:7, 39:22, 40:18, 40:22, 53:6, 53:8, 54:8, 57:11  <b>Plan</b> [4] - 9:24, 27:1, 62:16, 67:19  <b>Planning</b> [2] - 12:7, 57:5  <b>planning</b> [6] - 9:3, 16:25, 17:2, 54:14, 56:17, 67:5  <b>plans</b> [2] - 27:7, 58:23  <b>plat</b> [6] - 47:20, 47:25, 54:9, 55:24, 55:25, 63:10  <b>plating</b> [2] - 5:14, 54:6  <b>play</b> [1] - 59:9  <b>pleases</b> [1] - 72:1  <b>Pledge</b> [2] - 3:3, 3:4  <b>plenty</b> [4] - 20:17, 23:10, 29:13, 33:11  <b>plus</b> [1] - 22:14  <b>pockets</b> [3] - 23:2, 23:3, 23:4  <b>podium</b> [1] - 6:21  <b>point</b> [6] - 8:23, 36:6, 52:16, 56:4, 61:12, 67:10  <b>points</b> [3] - 8:20, 24:25, 56:19  <b>police</b> [6] - 20:25, 21:5, 26:16, 30:18, 65:19, 65:25  <b>policies</b> [1] - 17:2  <b>poll</b> [1] - 16:23  <b>popular</b> [1] - 16:20  <b>populated</b> [1] - 26:15  <b>portion</b> [1] - 49:17  <b>posted</b> [1] - 4:16  <b>potable</b> [2] - 26:10, 69:21  <b>preclude</b> [1] - 52:18  <b>prefer</b> [1] - 16:22  <b>Preferred</b> [2] - 6:16, 77:8  <b>prejudice</b> [2] - 75:13, 75:20  <b>premature</b> [2] - 60:24, 61:17  <b>present</b> [8] - 1:12, 3:8, 3:16, 4:3, 4:25, 5:11, 6:6, 56:17  <b>presentation</b> [5] - 5:18, 7:4, 7:21, 8:14, 58:9  <b>presently</b> [1] - 27:10</p>	<p><b>preserve</b> [1] - 64:2  <b>presiding</b> [1] - 6:3  <b>pressure</b> [1] - 47:10  <b>presumptuous</b> [1] - 41:21  <b>pretty</b> [5] - 11:17, 30:13, 33:18, 58:14, 59:11  <b>previously</b> [1] - 37:25  <b>pride</b> [1] - 62:12  <b>primary</b> [3] - 51:8, 51:11, 51:20  <b>principles</b> [1] - 9:2  <b>printed</b> [1] - 30:13  <b>pristine</b> [1] - 62:10  <b>problem</b> [5] - 36:2, 38:18, 41:9, 50:18, 51:5  <b>problems</b> [1] - 38:5  <b>proceed</b> [1] - 6:23  <b>proceeding</b> [1] - 77:7  <b>proceedings</b> [2] - 4:4, 5:9  <b>process</b> [2] - 57:8, 63:11  <b>produce</b> [1] - 27:11  <b>produces</b> [1] - 27:24  <b>producing</b> [1] - 28:2  <b>Professional</b> [2] - 77:4, 77:5  <b>professional</b> [3] - 9:4, 17:24, 54:4  <b>profitable</b> [1] - 60:3  <b>progression</b> [4] - 24:23, 40:7, 40:8, 42:3  <b>properties</b> [6] - 4:15, 16:4, 29:16, 37:11, 55:17, 67:6  <b>property</b> [41] - 9:9, 9:10, 9:25, 10:4, 10:6, 10:8, 10:11, 10:19, 13:3, 13:4, 14:16, 14:19, 15:8, 18:15, 18:16, 18:17, 24:22, 31:12, 36:16, 36:19, 36:24, 37:17, 38:1, 40:4, 43:24, 43:25, 46:13, 55:5, 55:11, 55:12, 55:15, 59:22, 60:2, 60:7, 63:13, 63:19, 64:25, 67:8, 73:11  <b>proposal</b> [1] - 8:10  <b>proposed</b> [1] - 12:14  <b>protect</b> [3] - 55:16, 62:14, 63:3  <b>PROTESTERS</b> [1] - 2:19  <b>protests</b> [2] - 6:7, 6:18</p>	<p><b>provide</b> [2] - 40:18, 51:22  <b>provides</b> [1] - 25:14  <b>providing</b> [1] - 27:11  <b>Public</b> [9] - 12:11, 47:14, 48:16, 49:5, 49:21, 53:21, 53:23, 54:5, 54:10  <b>public</b> [7] - 5:19, 26:23, 65:18, 66:1, 69:21, 69:22, 75:23  <b>purchased</b> [1] - 39:19  <b>purpose</b> [6] - 16:23, 17:1, 32:7, 36:13, 36:19, 65:7  <b>purposes</b> [1] - 42:20  <b>pushback</b> [1] - 53:14  <b>pushing</b> [1] - 66:8  <b>put</b> [8] - 13:24, 18:24, 24:16, 33:22, 33:24, 64:16, 64:18, 68:6</p>	<p><b>reasonable</b> [1] - 42:3  <b>reasons</b> [3] - 31:25, 32:10, 53:12  <b>rebuttal</b> [2] - 8:22, 44:23  <b>receive</b> [2] - 12:6, 51:13  <b>received</b> [5] - 42:15, 42:21, 43:3, 43:13, 43:15  <b>receiving</b> [1] - 53:13  <b>recently</b> [1] - 43:13  <b>recognize</b> [1] - 56:10  <b>recognizing</b> [1] - 72:3  <b>recommendation</b> [4] - 69:11, 70:9, 70:15, 71:1  <b>recommendations</b> [1] - 12:23  <b>recommended</b> [3] - 8:15, 17:24, 30:16  <b>recommending</b> [2] - 7:17, 9:5  <b>record</b> [10] - 4:20, 5:3, 5:20, 6:9, 6:22, 7:8, 19:15, 43:11, 43:12, 77:11  <b>records</b> [1] - 4:21  <b>recreation</b> [1] - 26:18  <b>Redland</b> [5] - 29:16, 30:4, 34:15, 35:1, 35:8  <b>Redlands</b> [6] - 25:12, 29:9, 41:9, 55:10, 58:12, 64:5  <b>reduced</b> [2] - 27:2, 39:9  <b>refer</b> [1] - 28:10  <b>referenced</b> [1] - 62:5  <b>referred</b> [1] - 28:21  <b>Registered</b> [1] - 77:3  <b>regulations</b> [1] - 11:12  <b>Regulatory</b> [2] - 4:22, 5:15  <b>reiterate</b> [1] - 17:12  <b>remain</b> [2] - 35:3, 55:13  <b>remains</b> [2] - 8:23, 66:15  <b>remarks</b> [1] - 5:24  <b>render</b> [1] - 49:19  <b>renown</b> [1] - 55:10  <b>report</b> [4] - 7:15, 46:3, 46:9, 77:6  <b>reporter</b> [1] - 3:24  <b>REPORTER</b> [2] - 77:1, 77:20  <b>Reporter</b> [2] - 77:4, 77:5  <b>reports</b> [1] - 68:2</p>	<p><b>represent</b> [1] - 50:25  <b>representatives</b> [2] - 5:11, 62:22  <b>request</b> [12] - 7:12, 11:3, 12:9, 12:16, 15:2, 17:5, 17:11, 17:12, 52:20, 71:25, 72:24, 73:5  <b>requested</b> [4] - 10:21, 11:2, 40:16, 47:22  <b>requesting</b> [1] - 11:25  <b>requests</b> [5] - 4:9, 11:2, 11:6, 12:22, 49:3  <b>requirements</b> [3] - 12:10, 17:14, 54:11  <b>requires</b> [1] - 11:9  <b>resales</b> [1] - 33:7  <b>Rescue</b> [4] - 21:1, 21:4, 26:14, 39:8  <b>reserve</b> [1] - 8:22  <b>reside</b> [2] - 18:12, 23:24  <b>residential</b> [7] - 9:16, 10:13, 10:16, 10:17, 11:9, 25:17, 50:3  <b>residents</b> [3] - 50:19, 60:5, 61:25  <b>residents'</b> [2] - 61:5, 63:23  <b>residual</b> [1] - 48:2  <b>resolution</b> [2] - 72:15, 74:3  <b>resolve</b> [1] - 8:5  <b>resolved</b> [1] - 72:13  <b>resolving</b> [1] - 72:12  <b>Resources</b> [2] - 4:23, 5:16  <b>respect</b> [7] - 48:5, 49:25, 50:22, 51:25, 52:3, 53:5, 53:14  <b>respond</b> [1] - 67:10  <b>response</b> [5] - 8:20, 18:2, 39:12, 52:6, 58:20  <b>rest</b> [1] - 50:13  <b>restate</b> [1] - 70:5  <b>restrictions</b> [2] - 11:14, 33:25  <b>result</b> [1] - 72:8  <b>resulted</b> [1] - 39:12  <b>returned</b> [1] - 5:20  <b>review</b> [3] - 5:14, 16:16, 26:6  <b>reviewed</b> [7] - 9:4, 12:11, 12:16, 49:6, 49:8, 52:1, 52:4  <b>reviewing</b> [3] - 8:15, 17:23, 57:18  <b>rezone</b> [2] - 7:13,</p>
<b>Q</b>				
<p><b>quality</b> [1] - 26:11  <b>quarter</b> [1] - 73:7  <b>questions</b> [6] - 5:13, 11:14, 42:8, 56:20, 57:21, 67:3  <b>quick</b> [1] - 42:12  <b>quite</b> [2] - 64:17, 72:5  <b>quorum</b> [1] - 3:21</p>				
<b>R</b>				
<p><b>radius</b> [3] - 14:13, 28:22, 28:24  <b>raised</b> [3] - 8:16, 37:1, 45:14  <b>Ramos</b> [1] - 77:3  <b>RAMOS</b> [1] - 77:19  <b>rather</b> [1] - 56:23  <b>ratios</b> [2] - 26:22, 39:23  <b>Raurell</b> [1] - 1:19  <b>RAURELL</b> [5] - 19:14, 19:20, 42:11, 72:17, 73:1  <b>read</b> [4] - 6:8, 6:10, 13:6, 43:12  <b>ready</b> [1] - 29:13  <b>reality</b> [1] - 40:3  <b>really</b> [7] - 13:6, 15:20, 30:18, 35:5, 54:15, 54:17, 60:22  <b>reason</b> [5] - 37:9, 46:3, 47:13, 57:4, 66:3</p>				

<p>27:14  <b>rezoned</b> [1] - 25:16  <b>rezoning</b> [2] - 40:21, 52:19  <b>Richmond</b> [1] - 58:13  <b>road</b> [6] - 48:20, 48:22, 49:6, 49:19, 53:25, 66:9  <b>roads</b> [9] - 22:21, 48:7, 48:9, 48:11, 48:15, 48:17, 53:22, 67:24, 68:4  <b>roadways</b> [1] - 12:13  <b>roll</b> [1] - 3:5  <b>room</b> [4] - 7:22, 51:3, 51:13, 51:19  <b>ROOM</b> [1] - 1:2  <b>Rosen</b> [1] - 39:18  <b>RPR</b> [1] - 77:19  <b>RU-1</b> [1] - 48:18  <b>RU-1MA</b> [1] - 48:18  <b>RU-1MB</b> [1] - 48:18  <b>rule</b> [2] - 53:3, 57:1  <b>runs</b> [5] - 9:20, 14:20, 14:21, 14:23, 26:5  <b>rural</b> [1] - 34:19</p>	<p><b>SCHWADERER-RAURELL</b> [5] - 19:14, 19:20, 42:11, 72:17, 73:1  <b>Schwaderer-Raurell</b> [1] - 1:19  <b>second</b> [7] - 14:2, 29:7, 53:20, 70:16, 70:21, 70:22, 74:13  <b>seconded</b> [2] - 71:3, 74:20  <b>secondly</b> [1] - 38:21  <b>seconds</b> [1] - 17:8  <b>sections</b> [1] - 5:14  <b>see</b> [34] - 7:22, 8:4, 10:14, 11:18, 11:20, 13:3, 13:5, 13:8, 13:14, 13:18, 13:20, 19:1, 19:2, 24:13, 24:16, 28:25, 30:5, 30:18, 32:1, 32:22, 33:4, 33:16, 34:22, 35:3, 38:6, 56:11, 57:14, 61:6, 61:7, 61:9, 63:6, 64:15, 65:20, 75:22  <b>seeing</b> [2] - 4:10, 44:22  <b>seek</b> [1] - 60:1  <b>seeking</b> [3] - 4:3, 53:8, 53:9  <b>seem</b> [1] - 73:16  <b>selfish</b> [2] - 61:5, 61:15  <b>Senior</b> [1] - 46:22  <b>sense</b> [1] - 57:9  <b>sent</b> [1] - 45:4  <b>septic</b> [5] - 26:9, 41:7, 41:8, 69:6, 69:23  <b>service</b> [7] - 46:13, 47:7, 49:12, 49:13, 49:14, 49:24  <b>services</b> [7] - 26:14, 26:16, 26:23, 27:2, 51:4, 65:18, 66:1  <b>set</b> [1] - 13:7  <b>setup</b> [1] - 34:21  <b>seven</b> [3] - 44:12, 73:19, 73:24  <b>several</b> [1] - 55:8  <b>Sewer</b> [3] - 69:3, 69:7, 69:9  <b>sewer</b> [1] - 69:13  <b>shall</b> [2] - 5:7, 6:1  <b>shopping</b> [1] - 34:21  <b>short</b> [3] - 7:4, 23:3, 23:12  <b>shortage</b> [2] - 32:11, 33:21  <b>show</b> [7] - 19:2, 22:17,</p>	<p>22:20, 22:21, 22:22, 44:10, 68:16  <b>showing</b> [3] - 51:7, 51:10, 51:18  <b>shows</b> [3] - 9:9, 67:6, 70:9  <b>shut</b> [1] - 52:12  <b>side</b> [9] - 10:15, 14:4, 19:4, 24:7, 24:20, 38:19, 38:20, 64:20, 64:21  <b>sides</b> [2] - 33:17, 33:18  <b>sidewalks</b> [1] - 26:2  <b>sign</b> [1] - 22:12  <b>signatures</b> [5] - 15:19, 30:6, 30:25, 31:5, 33:10  <b>signed</b> [1] - 42:19  <b>simply</b> [4] - 15:3, 41:24, 48:24, 52:16  <b>single</b> [3] - 11:8, 15:25, 17:20  <b>single-family</b> [2] - 11:8, 17:20  <b>sit</b> [6] - 16:6, 17:7, 17:8, 22:5, 23:8, 65:12  <b>site</b> [10] - 27:6, 30:14, 32:25, 33:3, 33:13, 34:5, 34:9, 53:5, 53:8, 54:8  <b>sites</b> [1] - 73:6  <b>sits</b> [1] - 24:2  <b>sitting</b> [1] - 24:18  <b>situation</b> [1] - 38:3  <b>six</b> [2] - 24:21, 44:11  <b>size</b> [5] - 5:21, 11:10, 32:4, 55:19, 68:11  <b>skill</b> [1] - 56:14  <b>slanderous</b> [1] - 5:24  <b>slight</b> [1] - 70:7  <b>slightly</b> [2] - 8:13, 53:17  <b>smaller</b> [2] - 20:18, 53:17  <b>smooth</b> [1] - 54:1  <b>sold</b> [1] - 44:11  <b>Solid</b> [1] - 12:15  <b>solid</b> [1] - 26:23  <b>somewhat</b> [1] - 8:18  <b>son's</b> [1] - 21:8  <b>soon</b> [1] - 16:5  <b>sorry</b> [6] - 18:24, 19:6, 44:8, 58:1, 58:2, 58:5  <b>sort</b> [3] - 24:23, 37:24, 40:24  <b>South</b> [3] - 38:22, 39:4, 46:22</p>	<p><b>SOUTH</b> [1] - 1:2  <b>south</b> [8] - 9:16, 11:21, 18:15, 29:7, 64:20, 66:17, 67:6, 68:10  <b>southern</b> [1] - 14:22  <b>Southwest</b> [12] - 9:13, 18:12, 20:5, 23:25, 25:5, 27:19, 29:6, 29:25, 35:15, 37:21, 43:23, 49:10  <b>space</b> [1] - 59:8  <b>speakers</b> [1] - 17:10  <b>speaking</b> [5] - 3:25, 7:3, 18:1, 21:15, 59:3  <b>spec</b> [1] - 27:7  <b>special</b> [2] - 11:5, 11:6  <b>specific</b> [1] - 57:21  <b>specifically</b> [1] - 47:22  <b>speed</b> [1] - 26:5  <b>speeding</b> [1] - 63:18  <b>Spencer</b> [1] - 3:18  <b>spite</b> [1] - 39:7  <b>spoken</b> [1] - 39:8  <b>square</b> [3] - 11:10, 13:2, 14:15  <b>staff</b> [18] - 7:15, 7:17, 9:4, 12:6, 12:7, 17:24, 30:16, 42:14, 42:20, 43:3, 43:12, 46:3, 47:1, 54:4, 54:12, 57:17, 64:17, 68:2  <b>staff's</b> [2] - 70:8, 71:1  <b>stand</b> [5] - 3:3, 3:23, 3:25, 23:11, 73:13  <b>standard</b> [3] - 16:15, 48:20, 49:2  <b>standards</b> [1] - 53:10  <b>standing</b> [1] - 56:9  <b>stands</b> [1] - 67:20  <b>start</b> [2] - 47:2, 59:15  <b>started</b> [1] - 58:18  <b>state</b> [4] - 6:21, 7:2, 19:15, 41:23  <b>statement</b> [1] - 5:6  <b>States</b> [1] - 37:13  <b>stating</b> [1] - 41:25  <b>stations</b> [1] - 47:6  <b>stay</b> [1] - 56:23  <b>stenographic</b> [1] - 77:12  <b>step</b> [1] - 6:21  <b>Steve</b> [1] - 28:7  <b>still</b> [4] - 22:1, 48:1, 66:15, 73:14  <b>stipulate</b> [1] - 45:3  <b>stock</b> [1] - 17:18  <b>straight</b> [2] - 11:4,</p>	<p>11:22  <b>street</b> [7] - 24:3, 26:5, 28:9, 35:16, 35:17, 36:5, 44:8  <b>Street</b> [14] - 9:13, 9:14, 10:2, 12:1, 19:18, 23:25, 28:8, 28:23, 28:24, 29:25, 32:21, 43:24, 44:9, 49:10  <b>STREET</b> [1] - 1:3  <b>streets</b> [4] - 19:16, 9:14, 63:12, 63:21  <b>stressed</b> [1] - 26:17  <b>stretched</b> [1] - 26:24  <b>stripes</b> [1] - 58:10  <b>strong</b> [2] - 44:15, 62:1  <b>student</b> [1] - 47:6  <b>studies</b> [1] - 26:11  <b>stuff</b> [2] - 65:21, 66:4  <b>subdivided</b> [1] - 18:17  <b>subject</b> [5] - 9:10, 9:25, 13:4, 45:15, 68:24  <b>submitted</b> [4] - 5:21, 15:15, 43:5, 53:7  <b>substantial</b> [1] - 56:12  <b>successful</b> [1] - 38:2  <b>sufficient</b> [2] - 45:9, 52:16  <b>suggestion</b> [1] - 73:9  <b>sum</b> [1] - 37:24  <b>summarize</b> [1] - 56:21  <b>Sunday</b> [1] - 32:19  <b>support</b> [10] - 6:24, 20:25, 21:22, 35:6, 35:19, 57:10, 61:18, 62:7, 63:25, 72:10  <b>supported</b> [4] - 16:11, 21:17, 21:19, 68:20  <b>supporter</b> [1] - 18:9  <b>supporters</b> [4] - 2:16, 18:5, 18:7, 19:22  <b>supposed</b> [4] - 33:2, 41:1, 55:13, 57:8  <b>surplus</b> [1] - 52:2  <b>surrounded</b> [2] - 9:15, 38:7  <b>surrounding</b> [4] - 9:10, 10:11, 13:5, 27:12  <b>SW</b> [1] - 1:3  <b>sweet</b> [1] - 23:13  <b>sworn</b> [8] - 3:24, 4:1, 4:4, 5:7, 19:25, 35:24, 36:1, 43:19  <b>sworn</b> [1] - 43:21  <b>synonymous</b> [1] - 25:12</p>
<b>S</b>				
<p><b>safety</b> [2] - 25:11, 26:6  <b>sake</b> [1] - 70:8  <b>sale</b> [7] - 22:13, 29:9, 32:14, 32:18, 33:11, 33:12, 56:12  <b>sales</b> [1] - 56:5  <b>Sandra</b> [2] - 29:23, 35:12  <b>sardines</b> [1] - 24:6  <b>satisfaction</b> [1] - 39:2  <b>satisfied</b> [1] - 57:16  <b>saw</b> [1] - 33:11  <b>school</b> [6] - 21:8, 26:21, 46:8, 46:11, 47:7, 47:15  <b>School</b> [4] - 21:10, 45:25, 46:16, 47:16  <b>schools</b> [17] - 12:19, 20:19, 21:7, 30:19, 37:5, 39:23, 39:24, 39:25, 45:17, 45:22, 45:23, 46:9, 46:13, 46:21, 46:23, 47:3, 47:24  <b>Schools</b> [2] - 12:20, 47:14  <b>SCHWADERER</b> [5] - 19:14, 19:20, 42:11, 72:17, 73:1  <b>Schwaderer</b> [1] - 1:19</p>				

<b>T</b>	<p><b>tab</b> [1] - 46:12</p> <p><b>Tab</b> [4] - 11:13, 15:16, 46:5, 69:9</p> <p><b>tank</b> [2] - 41:8, 69:23</p> <p><b>tanks</b> [3] - 26:9, 41:7, 69:6</p> <p><b>taxpayers</b> [1] - 41:12</p> <p><b>teacher/student</b> [1] - 26:22</p> <p><b>term</b> [3] - 10:10, 55:14, 56:13</p> <p><b>terms</b> [5] - 49:20, 50:15, 56:12, 70:17, 73:12</p> <p><b>terrible</b> [2] - 48:3, 59:1</p> <p><b>testimony</b> [1] - 4:3</p> <p><b>THE</b> [3] - 2:12, 13:21, 70:3</p> <p><b>themselves</b> [2] - 15:14, 16:3</p> <p><b>theoretical</b> [1] - 68:3</p> <p><b>therapy</b> [1] - 36:14</p> <p><b>Thereupon</b> [3] - 4:2, 43:20, 76:3</p> <p><b>they've</b> [2] - 12:15, 49:8</p> <p><b>thick</b> [3] - 10:1, 10:2, 57:5</p> <p><b>thinking</b> [3] - 50:16, 50:17, 67:14</p> <p><b>third</b> [3] - 20:8, 35:15, 37:23</p> <p><b>thoroughfares</b> [1] - 26:1</p> <p><b>thoroughly</b> [1] - 9:3</p> <p><b>thousand</b> [2] - 28:21, 33:14</p> <p><b>three</b> [3] - 44:13, 44:14, 73:7</p> <p><b>throughout</b> [1] - 35:2</p> <p><b>tie</b> [5] - 71:17, 72:9, 72:11, 72:18, 72:20</p> <p><b>tired</b> [2] - 41:19, 59:24</p> <p><b>today</b> [3] - 46:14, 56:7, 62:21</p> <p><b>together</b> [2] - 15:21, 68:6</p> <p><b>tonight</b> [14] - 7:12, 8:13, 15:3, 15:11, 36:17, 43:5, 45:9, 47:12, 47:18, 47:19, 55:23, 56:25, 58:6, 72:13</p> <p><b>tool</b> [1] - 54:14</p> <p><b>top</b> [3] - 10:3, 29:12, 63:18</p> <p><b>total</b> [2] - 43:7, 67:21</p>	<p><b>totally</b> [3] - 36:18, 44:5, 56:22</p> <p><b>track</b> [1] - 45:13</p> <p><b>tracks</b> [1] - 65:22</p> <p><b>tract</b> [4] - 19:12, 19:16, 27:7, 50:15</p> <p><b>traffic</b> [29] - 5:14, 21:14, 22:22, 24:14, 25:21, 25:23, 26:3, 26:6, 31:18, 31:21, 34:11, 34:20, 36:9, 36:21, 37:3, 38:4, 38:5, 38:8, 38:10, 38:17, 48:6, 49:20, 49:23, 52:21, 52:24, 58:19, 58:25, 63:14</p> <p><b>train</b> [1] - 36:22</p> <p><b>transaction</b> [1] - 73:12</p> <p><b>transcript</b> [3] - 5:8, 68:17, 77:10</p> <p><b>transferring</b> [1] - 39:3</p> <p><b>transit</b> [2] - 25:25, 26:23</p> <p><b>transitional</b> [1] - 54:13</p> <p><b>transpired</b> [1] - 4:7</p> <p><b>transportation</b> [1] - 54:1</p> <p><b>treatment</b> [1] - 51:11</p> <p><b>tremendous</b> [1] - 51:2</p> <p><b>triaged</b> [1] - 51:12</p> <p><b>tried</b> [3] - 22:11, 45:13, 60:13</p> <p><b>true</b> [2] - 40:4, 77:11</p> <p><b>truth</b> [3] - 4:5, 4:6</p> <p><b>try</b> [2] - 23:12, 32:8</p> <p><b>trying</b> [3] - 22:25, 23:4, 32:6</p> <p><b>turn</b> [4] - 13:13, 14:2, 14:3, 30:7</p> <p><b>Turn</b> [1] - 13:14</p> <p><b>turning</b> [2] - 51:23, 59:1</p> <p><b>two</b> [14] - 20:9, 29:11, 31:7, 32:19, 33:17, 33:18, 34:15, 40:5, 42:22, 43:25, 48:10, 49:6, 53:11, 56:8</p> <p><b>two-acre</b> [2] - 31:7, 43:25</p> <p><b>type</b> [2] - 53:24, 60:16</p> <p><b>types</b> [1] - 52:17</p> <p><b>typically</b> [1] - 56:8</p>	<p>54:24, 54:25, 55:17, 55:18, 62:3, 62:6, 62:8, 63:5, 63:6, 64:9, 64:13, 64:17, 64:19, 64:25, 65:3, 65:8, 65:10, 65:13, 66:5, 66:6, 66:10, 66:14, 66:16, 66:21, 67:11, 67:12, 67:15</p> <p><b>uncolored</b> [1] - 14:10</p> <p><b>under</b> [3] - 11:23, 20:16, 46:14</p> <p><b>unfettered</b> [1] - 53:1</p> <p><b>unfortunately</b> [2] - 8:6, 52:9</p> <p><b>unit</b> [1] - 55:21</p> <p><b>United</b> [1] - 37:13</p> <p><b>units</b> [6] - 10:18, 67:4, 67:8, 67:21, 68:14, 70:10</p> <p><b>unless</b> [3] - 5:20, 6:3, 47:16</p> <p><b>unsafe</b> [3] - 48:23, 49:7</p> <p><b>up</b> [31] - 4:18, 6:21, 8:21, 10:18, 11:4, 12:2, 13:24, 14:24, 16:5, 16:15, 18:25, 21:14, 22:9, 24:8, 24:25, 32:14, 32:17, 33:22, 37:24, 46:7, 50:23, 51:7, 51:10, 51:18, 51:23, 54:18, 54:23, 55:20, 63:15, 68:23, 70:10</p> <p><b>upgrade</b> [1] - 60:1</p> <p><b>urban</b> [6] - 10:3, 10:7, 10:15, 17:16, 17:18, 55:15</p> <p><b>Urban</b> [6] - 10:5, 12:2, 12:3, 55:12, 60:15, 67:19</p> <p><b>uses</b> [3] - 35:1, 50:2, 50:3</p>	<p>58:3, 59:19, 71:9, 72:23, 73:4, 74:7, 74:10, 74:22, 75:14, 75:17</p> <p><b>VICE-CHAIR</b> [1] - 74:22</p> <p><b>Victor</b> [1] - 20:4</p> <p><b>view</b> [2] - 13:12, 63:4</p> <p><b>voice</b> [1] - 58:6</p> <p><b>voiced</b> [1] - 71:20</p> <p><b>vote</b> [7] - 6:5, 71:17, 72:9, 72:11, 72:18, 72:20, 73:6</p> <p><b>voted</b> [1] - 72:10</p> <p><b>voters</b> [1] - 41:12</p> <p><b>votes</b> [1] - 71:25</p>	<p>29:5</p> <p><b>whole</b> [3] - 4:5, 37:13, 61:1</p> <p><b>Wilber</b> [1] - 1:13</p> <p><b>William</b> [1] - 25:4</p> <p><b>willing</b> [2] - 32:2, 32:3</p> <p><b>winter</b> [2] - 35:2, 37:14</p> <p><b>wish</b> [2] - 3:22, 7:1</p> <p><b>withdrawals</b> [1] - 4:9</p> <p><b>withdrawn</b> [1] - 11:3</p> <p><b>withdrew</b> [2] - 40:23, 53:11</p> <p><b>witnesses</b> [1] - 5:7</p> <p><b>words</b> [2] - 22:7, 22:17</p> <p><b>Works</b> [8] - 12:11, 48:16, 49:5, 49:21, 53:21, 53:23, 54:5, 54:10</p> <p><b>works</b> [1] - 73:14</p> <p><b>write</b> [1] - 31:17</p> <p><b>written</b> [1] - 30:11</p> <p><b>wrote</b> [1] - 31:8</p>
	<b>W</b>	<p><b>wait</b> [2] - 38:25, 51:14</p> <p><b>waivers</b> [2] - 6:8, 6:19</p> <p><b>walk</b> [2] - 36:22, 68:7</p> <p><b>walked</b> [1] - 33:9</p> <p><b>walkers</b> [1] - 26:4</p> <p><b>Walton</b> [1] - 27:18</p> <p><b>WALTON</b> [2] - 2:21, 27:18</p> <p><b>warrant</b> [1] - 17:5</p> <p><b>waste</b> [2] - 26:23, 55:17</p> <p><b>Waste</b> [1] - 12:15</p> <p><b>watch</b> [1] - 26:16</p> <p><b>watched</b> [2] - 27:23, 59:1</p> <p><b>Water</b> [3] - 69:2, 69:7, 69:9</p> <p><b>water</b> [17] - 26:10, 26:11, 33:21, 33:25, 34:3, 34:4, 34:6, 34:8, 50:2, 50:4, 69:12, 69:15, 69:18, 69:21, 69:22</p> <p><b>water-intensive</b> [1] - 50:4</p> <p><b>ways</b> [1] - 60:10</p> <p><b>web</b> [1] - 30:14</p> <p><b>welcome</b> [1] - 72:14</p> <p><b>welfare</b> [1] - 25:11</p> <p><b>well-being</b> [1] - 25:20</p> <p><b>wells</b> [4] - 26:10, 41:7, 49:25, 50:16</p> <p><b>West</b> [2] - 34:16, 65:20</p> <p><b>west</b> [4] - 9:15, 11:19, 64:21, 66:18</p> <p><b>western</b> [1] - 14:21</p> <p><b>Whitney</b> [4] - 29:5, 33:6, 37:22, 39:16</p> <p><b>WHITNEY</b> [2] - 2:22,</p>	<p>54:24, 54:25, 55:17, 55:18, 62:3, 62:6, 62:8, 63:5, 63:6, 64:9, 64:13, 64:17, 64:19, 64:25, 65:3, 65:8, 65:10, 65:13, 66:5, 66:6, 66:10, 66:14, 66:16, 66:21, 67:11, 67:12, 67:15</p> <p><b>uncolored</b> [1] - 14:10</p> <p><b>under</b> [3] - 11:23, 20:16, 46:14</p> <p><b>unfettered</b> [1] - 53:1</p> <p><b>unfortunately</b> [2] - 8:6, 52:9</p> <p><b>unit</b> [1] - 55:21</p> <p><b>United</b> [1] - 37:13</p> <p><b>units</b> [6] - 10:18, 67:4, 67:8, 67:21, 68:14, 70:10</p> <p><b>unless</b> [3] - 5:20, 6:3, 47:16</p> <p><b>unsafe</b> [3] - 48:23, 49:7</p> <p><b>up</b> [31] - 4:18, 6:21, 8:21, 10:18, 11:4, 12:2, 13:24, 14:24, 16:5, 16:15, 18:25, 21:14, 22:9, 24:8, 24:25, 32:14, 32:17, 33:22, 37:24, 46:7, 50:23, 51:7, 51:10, 51:18, 51:23, 54:18, 54:23, 55:20, 63:15, 68:23, 70:10</p> <p><b>upgrade</b> [1] - 60:1</p> <p><b>urban</b> [6] - 10:3, 10:7, 10:15, 17:16, 17:18, 55:15</p> <p><b>Urban</b> [6] - 10:5, 12:2, 12:3, 55:12, 60:15, 67:19</p> <p><b>uses</b> [3] - 35:1, 50:2, 50:3</p>	<p>58:3, 59:19, 71:9, 72:23, 73:4, 74:7, 74:10, 74:22, 75:14, 75:17</p> <p><b>VICE-CHAIR</b> [1] - 74:22</p> <p><b>Victor</b> [1] - 20:4</p> <p><b>view</b> [2] - 13:12, 63:4</p> <p><b>voice</b> [1] - 58:6</p> <p><b>voiced</b> [1] - 71:20</p> <p><b>vote</b> [7] - 6:5, 71:17, 72:9, 72:11, 72:18, 72:20, 73:6</p> <p><b>voted</b> [1] - 72:10</p> <p><b>voters</b> [1] - 41:12</p> <p><b>votes</b> [1] - 71:25</p>	<p>29:5</p> <p><b>whole</b> [3] - 4:5, 37:13, 61:1</p> <p><b>Wilber</b> [1] - 1:13</p> <p><b>William</b> [1] - 25:4</p> <p><b>willing</b> [2] - 32:2, 32:3</p> <p><b>winter</b> [2] - 35:2, 37:14</p> <p><b>wish</b> [2] - 3:22, 7:1</p> <p><b>withdrawals</b> [1] - 4:9</p> <p><b>withdrawn</b> [1] - 11:3</p> <p><b>withdrew</b> [2] - 40:23, 53:11</p> <p><b>witnesses</b> [1] - 5:7</p> <p><b>words</b> [2] - 22:7, 22:17</p> <p><b>Works</b> [8] - 12:11, 48:16, 49:5, 49:21, 53:21, 53:23, 54:5, 54:10</p> <p><b>works</b> [1] - 73:14</p> <p><b>write</b> [1] - 31:17</p> <p><b>written</b> [1] - 30:11</p> <p><b>wrote</b> [1] - 31:8</p>
<b>Y</b>	<p><b>yards</b> [1] - 57:14</p> <p><b>year</b> [2] - 55:23, 73:21</p> <p><b>years</b> [18] - 11:24, 20:15, 23:5, 27:24, 30:2, 34:13, 36:25, 44:12, 46:15, 56:8, 59:20, 60:8, 60:13, 64:24, 65:10, 66:14, 73:19, 73:24</p> <p><b>yellow</b> [1] - 10:1</p>	<p>54:24, 54:25, 55:17, 55:18, 62:3, 62:6, 62:8, 63:5, 63:6, 64:9, 64:13, 64:17, 64:19, 64:25, 65:3, 65:8, 65:10, 65:13, 66:5, 66:6, 66:10, 66:14, 66:16, 66:21, 67:11, 67:12, 67:15</p> <p><b>uncolored</b> [1] - 14:10</p> <p><b>under</b> [3] - 11:23, 20:16, 46:14</p> <p><b>unfettered</b> [1] - 53:1</p> <p><b>unfortunately</b> [2] - 8:6, 52:9</p> <p><b>unit</b> [1] - 55:21</p> <p><b>United</b> [1] - 37:13</p> <p><b>units</b> [6] - 10:18, 67:4, 67:8, 67:21, 68:14, 70:10</p> <p><b>unless</b> [3] - 5:20, 6:3, 47:16</p> <p><b>unsafe</b> [3] - 48:23, 49:7</p> <p><b>up</b> [31] - 4:18, 6:21, 8:21, 10:18, 11:4, 12:2, 13:24, 14:24, 16:5, 16:15, 18:25, 21:14, 22:9, 24:8, 24:25, 32:14, 32:17, 33:22, 37:24, 46:7, 50:23, 51:7, 51:10, 51:18, 51:23, 54:18, 54:23, 55:20, 63:15, 68:23, 70:10</p> <p><b>upgrade</b> [1] - 60:1</p> <p><b>urban</b> [6] - 10:3, 10:7, 10:15, 17:16, 17:18, 55:15</p> <p><b>Urban</b> [6] - 10:5, 12:2, 12:3, 55:12, 60:15, 67:19</p> <p><b>uses</b> [3] - 35:1, 50:2, 50:3</p>	<p>58:3, 59:19, 71:9, 72:23, 73:4, 74:7, 74:10, 74:22, 75:14, 75:17</p> <p><b>VICE-CHAIR</b> [1] - 74:22</p> <p><b>Victor</b> [1] - 20:4</p> <p><b>view</b> [2] - 13:12, 63:4</p> <p><b>voice</b> [1] - 58:6</p> <p><b>voiced</b> [1] - 71:20</p> <p><b>vote</b> [7] - 6:5, 71:17, 72:9, 72:11, 72:18, 72:20, 73:6</p> <p><b>voted</b> [1] - 72:10</p> <p><b>voters</b> [1] - 41:12</p> <p><b>votes</b> [1] - 71:25</p>	<p>29:5</p> <p><b>whole</b> [3] - 4:5, 37:13, 61:1</p> <p><b>Wilber</b> [1] - 1:13</p> <p><b>William</b> [1] - 25:4</p> <p><b>willing</b> [2] - 32:2, 32:3</p> <p><b>winter</b> [2] - 35:2, 37:14</p> <p><b>wish</b> [2] - 3:22, 7:1</p> <p><b>withdrawals</b> [1] - 4:9</p> <p><b>withdrawn</b> [1] - 11:3</p> <p><b>withdrew</b> [2] - 40:23, 53:11</p> <p><b>witnesses</b> [1] - 5:7</p> <p><b>words</b> [2] - 22:7, 22:17</p> <p><b>Works</b> [8] - 12:11, 48:16, 49:5, 49:21, 53:21, 53:23, 54:5, 54:10</p> <p><b>works</b> [1] - 73:14</p> <p><b>write</b> [1] - 31:17</p> <p><b>written</b> [1] - 30:11</p> <p><b>wrote</b> [1] - 31:8</p>	
<b>Z</b>	<p><b>zone</b> [1] - 22:24</p> <p><b>zoned</b> [8] - 10:20, 11:20, 11:21, 24:8, 29:12, 29:16, 54:7, 59:22</p> <p><b>ZONING</b> [1] - 1:2</p> <p><b>zoning</b> [28] - 3:2, 5:13, 6:13, 9:1, 11:4, 11:22, 12:10, 13:1, 13:22, 14:1, 15:2, 15:4, 15:7, 16:2, 16:12, 16:16, 16:25, 17:4, 17:14, 25:8, 25:9, 27:17, 31:2, 31:11, 49:2, 60:1, 64:6, 65:8</p> <p><b>Zoning</b> [2] - 12:8, 57:6</p>	<p>54:24, 54:25, 55:17, 55:18, 62:3, 62:6, 62:8, 63:5, 63:6, 64:9, 64:13, 64:17, 64:19, 64:25, 65:3, 65:8, 65:10, 65:13, 66:5, 66:6, 66:10, 66:14, 66:16, 66:21, 67:11, 67:12, 67:15</p> <p><b>uncolored</b> [1] - 14:10</p> <p><b>under</b> [3] - 11:23, 20:16, 46:14</p> <p><b>unfettered</b> [1] - 53:1</p> <p><b>unfortunately</b> [2] - 8:6, 52:9</p> <p><b>unit</b> [1] - 55:21</p> <p><b>United</b> [1] - 37:13</p> <p><b>units</b> [6] - 10:18, 67:4, 67:8, 67:21, 68:14, 70:10</p> <p><b>unless</b> [3] - 5:20, 6:3, 47:16</p> <p><b>unsafe</b> [3] - 48:23, 49:7</p> <p><b>up</b> [31] - 4:18, 6:21, 8:21, 10:18, 11:4, 12:2, 13:24, 14:24, 16:5, 16:15, 18:25, 21:14, 22:9, 24:8, 24:25, 32:14, 32:17, 33:22, 37:24, 46:7, 50:23, 51:7, 51:10, 51:18, 51:23, 54:18, 54:23, 55:20, 63:15, 68:23, 70:10</p> <p><b>upgrade</b> [1] - 60:1</p> <p><b>urban</b> [6] - 10:3, 10:7, 10:15, 17:16, 17:18, 55:15</p> <p><b>Urban</b> [6] - 10:5, 12:2, 12:3, 55:12, 60:15, 67:19</p> <p><b>uses</b> [3] - 35:1, 50:2, 50:3</p>	<p>58:3, 59:19, 71:9, 72:23, 73:4, 74:7, 74:10, 74:22, 75:14, 75:17</p> <p><b>VICE-CHAIR</b> [1] - 74:22</p> <p><b>Victor</b> [1] - 20:4</p> <p><b>view</b> [2] - 13:12, 63:4</p> <p><b>voice</b> [1] - 58:6</p> <p><b>voiced</b> [1] - 71:20</p> <p><b>vote</b> [7] - 6:5, 71:17, 72:9, 72:11, 72:18, 72:20, 73:6</p> <p><b>voted</b> [1] - 72:10</p> <p><b>voters</b> [1] - 41:12</p> <p><b>votes</b> [1] - 71:25</p>	<p>29:5</p> <p><b>whole</b> [3] - 4:5, 37:13, 61:1</p> <p><b>Wilber</b> [1] - 1:13</p> <p><b>William</b> [1] - 25:4</p> <p><b>willing</b> [2] - 32:2, 32:3</p> <p><b>winter</b> [2] - 35:2, 37:14</p> <p><b>wish</b> [2] - 3:22, 7:1</p> <p><b>withdrawals</b> [1] - 4:9</p> <p><b>withdrawn</b> [1] - 11:3</p> <p><b>withdrew</b> [2] - 40:23, 53:11</p> <p><b>witnesses</b> [1] - 5:7</p> <p><b>words</b> [2] - 22:7, 22:17</p> <p><b>Works</b> [8] - 12:11, 48:16, 49:5, 49:21, 53:21, 53:23, 54:5, 54:10</p> <p><b>works</b> [1] - 73:14</p> <p><b>write</b> [1] - 31:17</p> <p><b>written</b> [1] - 30:11</p> <p><b>wrote</b> [1] - 31:8</p>	