



Board Members in Attendance

Chair: William Shelley, PE	Yes
Vice-Chair: Raymond J. Schnell, Ph.D.	Yes
Dr. Rose Mary Stiffin, Ph.D	Yes
Daniel Flagler, Ph.D., MBA	Yes
Rafael Robayna, PE	Yes
James L. Downing, Ph.D.	Yes

RESULTS

EQCB ITEM	RESULTS	VOTING RECORD
1. Jose Miguel Guillen and Maria Azucena Torres (2024-EQCB-00077)	The Board continued the item to no date certain due to the nonappearance of the petitioner	Approved Moved: R. Schnell Seconded: R. Stiffin Vote: 6-0
2. Bluenest Homes LLC (2025-EQCB-00020)	The Board continued the item to the public hearing of January 8, 2026, at the Petitioner’s request	Approved Moved: R. Schnell Seconded: R. Stiffin Vote: 6-0
3. 5703 SW 17 Corp (2025-EQCB-00034)	The Board granted a variance with conditions	Granted Moved: R. Schnell Seconded: R. Stiffin Vote: 6-0
4. Redland Retreat (2025-EQCB-00006)	The Board granted a variance with conditions	Granted Moved: R. Robayna Seconded: R. Stiffin Vote: 6-0
5. Redland Residential (2025-EQCB-00026)	The Board continued the item to the public hearing of December 11, 2025, at the Petitioner’s request	Approved Moved: R. Schnell Seconded: R. Stiffin Vote: 6-0
6. Village of Palmetto Bay (2025-EQCB-00073)	The Board continued the item to the public hearing of December 11, 2025, at the Petitioner’s request	Approved Moved: J. Downing Seconded: R. Robayna Vote: 5-0 Downing – Yes Flagler – Yes Robayna – Yes Schnell – Yes Shelley – Yes Stiffin - Abstain
7. Village of Palmetto Bay (2025-EQCB-00080)	The Board continued the item to the public hearing of December 11, 2025, at the Petitioner’s request	Approved Moved: J. Downing Seconded: R. Robayna Vote: 5-0 Downing – Yes Flagler – Yes Robayna – Yes Schnell – Yes Shelley – Yes Stiffin - Abstain
8. 8238 DV Properties LLC (2025-EQCB-00017)	The Board continued the item to the public hearing of January 8, 2026, at the Petitioner’s request	Approved Moved: R. Schnell Seconded: R. Stiffin Vote: 6-0
9. Broward Scrap Metal (2025-EQCB-00055)	The Board continued the item to the public hearing of December 11, 2025, at the Petitioner’s request	Approved Moved: R. Schnell Seconded: J. Downing Vote: 6-0

EQCB RESULTS

Environmental Quality Control Board

Hearing Date: **November 13, 2025**



10. 3110 North Bay Land Trust (2025-EQCB-00047)	The Board continued the item to a special set hearing on December 17, 2025, at the Petitioner's request	Approved Moved: R. Schnell Seconded: R. Stiffin Vote: 6-0
11. Homesweethome Trust (2025-EQCB-00059)	The Board continued the item to a special set hearing on December 17, 2025, at the Petitioner's request	Approved Moved: R. Schnell Seconded: R. Stiffin Vote: 6-0
12. Les Holdings Doral, LLC And Grove Investment Properties, LLC (2024-EQCB-00006)	The Board continued the item to the public hearing of January 8, 2026, at the Petitioners' request	Approved Moved: R. Schnell Seconded: R. Stiffin Vote: 6-0
13. Vader Investments, LLC (2025-EQCB-00042)	The Board granted a modification to EQCB order No. 23-46 with conditions	Granted Moved: R. Schnell Seconded: R. Stiffin Vote: 6-0