



**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Mayor Cubillos:** Good evening everybody, today is Tuesday, February 25th. It is 7:01 PM. If we're all ready, I'd like to go ahead and call our Tuesday regular council meeting to order. If I can please have a moment of silent meditation followed by the Pledge of Allegiance.

[silence]

**Everyone:** I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible with liberty and justice for all.

**Mayor Cubillos:** Madam Clerk, may I please have roll call?

**City Clerk Jacobi:** Roll call, Mayor Cubillos.

**Mayor Cubillos:** Here.

**City Clerk Jacobi:** Vice Mayor Nickerson.

**Vice Mayor Nickerson:** Here.

**City Clerk Jacobi:** Councilperson Urbom.

**Councilman Urbom:** Present.

**City Clerk Jacobi:** Councilperson Roman.

**Councilwoman Roman:** Here.

**City Clerk Jacobi:** You have a quorum. Also present for the record, Yenise Jacobi, village clerk, Christia Alou, village manager, Norman Powell, interim village attorney, and Chief Magnusson.

**Mayor Cubillos:** All right, thank you. At this time, I have a motion for approval of the agenda.

**Councilwoman Roman:** A motion to approve.

**Mayor Cubillos:** Motion has been made by councilperson Roman. Is there a second?

**Vice Mayor Nickerson:** I'll second, Madam Mayor.

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**Mayor Cubillos:** Second by Vice Mayor Nickerson. All in favor signal by saying aye.

**Council:** Aye.

**Mayor Cubillos:** Any nays? Hearing none, our agenda for February 25th meeting does pass. Is there a motion to approve the minutes from our last regular council meeting that was January 28th?

**Councilman Urbom:** I'll make a motion to approve the minutes.

**Councilwoman Roman:** I'll second.

**Mayor Cubillos:** There is a motion made by Councilperson Urbom. Is there a second?

**Councilwoman Roman:** I seconded.

**Mayor Cubillos:** Second by Councilperson Roman. All in favor signal by saying aye.

**Everyone:** Aye.

**Mayor Cubillos:** Any nays? Hearing none, our minutes for the January 28th regular council meeting have now passed and will be posted on the website. At this time, we have no visitors, but we have all of our residents here today. Welcome to our February council meeting. We hope this is as informative and as productive as we would like it to be for each and every single one of you. Good and welfare at this time, if anybody would like to come up, state your name and address. Three minutes to each individual, and they may address the council. Hearing none, let's go ahead. Today we have a full agenda. I do have a question. Where's our planner?

[silence]

**Mayor Cubillos:** Let's see. Just give me one second.

[silence]

[background conversation]

**Mayor Cubillos:** I apologize for that. Our planner, Juan and Camille are walking in about the next two minutes.

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[silence]

[background conversation]

**Mayor Cubillos:** Thank you. We have Juan from Plusurbia. Thank you. Before we get into our four resolutions like we did at the planning and zoning committee meeting, I'm going to ask the attorney to please read a statement into the record.

**City Attorney Powell:** Yes, Madam Mayor. This concerns the items in the agenda under I for the variances. Just to make sure the record's clear. The Florida courts have determined that there are certain types of matters including the following applications which are to be treated differently than other issues considered by the village council. Most decisions of the council are legislative in nature, which means that the council is acting as a policymaking body.

In contrast, in quasi-judicial matters, the council is applying existing rules and policies to a factual situation and is, therefore, acting like a judge or jury in a courtroom. In such cases, the courts have decided that due process and fundamental fairness requires that more formal procedures be followed. The village of El Portal procedures for quasi-judicial hearings are going to be as follows. Anyone who wishes to speak shall collectively be sworn in by the village clerk or the attorney. The hearing shall be conducted in an informal manner. I will read the title of the item to be considered. Village staff present a synopsis of the application and make a recommendation.

Next, there'll be a presentation by the applicant if the applicant chooses to do that. The council will then hear from the participants in favor of or in opposition to the application. All witnesses will be subject to cross-examination by the staff, council and the applicant. A participant may request the village council ask questions of a witness. The applicant and staff may make concluding remarks. No further presentation or testimony shall be permitted and the public hearings shall be closed.

All decisions of the council must be based on competent and substantial evidence presented at the hearing. All backup materials presented at the hearing will automatically become a part of the record of the hearing. All approvals will be subject to staff recommendation conditions unless otherwise stated in the motion for approval. I will now swerve one in; anyone that wishes to testify concerning the application for variances today, please stand and be sworn in, and that includes the consultant. Do you swear to affirm that the evidence that you're about to give will be the truth and the whole truth and nothing but the truth?

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**Mayor Cubillos:** Thank you. The first applicant we have is resolution 202004 garage conversion. The address is 149 North East 89th Street. If we can start off with the staff report and then we will go on to the applicant.

**City Attorney Powell:** I'll read the resolution.

**Mayor Cubillos:** I'm sorry.

**City Attorney Powell:** I'll read the resolution.

**Mayor Cubillos:** The attorney will read the resolution.

**City Attorney Powell:** A resolution of the Village Council of El Portal, Florida authorizing the approval of the variance for a garage conversion as required by Tom Spervin and Janell Downing providing for incorporation of recitals providing for an effective date.

**Juan:** Thank you. Good evening, Madam Mayor, council members. As stated during the committee meeting, we the staff recommend approval for this item. This is a garage conversion. We've been presented with all the material necessary to support this approval. No conditions.

**Mayor Cubillos:** At the planning and zoning, I don't recall each one specifically, but there were several of them that were passed, but they were to make changes, certain changes with regards to some of the tweaking that you may have or may have not recommended.

**Juan:** Yes. This was not one of them.

**Mayor Cubillos:** This was not one of them. Okay. The picture that we're looking as to what the after is going to look like, is the exact same picture we saw on planning and zoning?

**Juan:** The application has not changed ma'am.

**Mayor Cubillos:** Not even the photo? The photo of what it's going to look like after? Is it going to be two stories now? It looks like it, okay.

**Juan:** No, we're looking at 149 North East 89th Street.

**Andy Dakota:** It's got a very roofline, but this one is--

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**Mayor Cubillos:** We are looking at that one?

**Andy:** Yes.

**Mayor Cubillos:** Thank you, Juan.

**Andy:** Hi, good evening, Miss Mayor, Councilmembers, Dakota Andy with A&D Studio on behalf of our clients, Tom Spervin and Janelle Downing. I went over some of the background, I'll try to do it very quickly for you guys, I think everyone was here. Tom and Janelle moved to El Portal last year, with the hopes of expanding their family. In the midst of this process, she became pregnant so that planning ahead really came to fruition. She is due possibly today, I wasn't able to get in touch with her today, she could be in the hospital.

They're really hoping to be able to stay in this house for a while and expand with as their family expands, that is the purpose for the garage conversion. Luckily, their lot is of an ideal size that we're able to fit the parking in the front yard, without exceeding any of the zoning requirements, and we've tried to make the end result look like it was always there, based on the window proportions and how the facade is treated.

**Mayor Cubillos:** Just for purposes, because, this is a council meeting as opposed to the committee meeting, can you just briefly talk changes that you're doing besides the-- just a brief to the--

**Andy:** Sure, the application involves raising the floor of the garage which is about two and a half feet, three feet below the level of the finished floor of the house. Then adding a bathroom and bedroom into the garage area and then reorganizing some of the kitchen as part of the process. Beyond that, there there's not really significant changes. At the front of the house, we tried to, like I said, integrate it with the look of the house, we're adding a sliding window that matches the same height and sill height of the other windows, then continuing the brick, which is existing now filling in the garage opening with that same brick at the same level.

We do plan to paint it, to give a little bit of more of a contemporary look, so that it has a fresh curb appeal but beyond that, the outside will look relatively the same.

**Mayor Cubillos:** Without the garage door and just two windows?

**Andy:** Yes.

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**Mayor Cubillos:** Okay. Does the council have any questions for the applicant or for Juan?

**Councilwoman Roman:** No, Mayor.

**Mayor Cubillos:** You have a question? Hearing none, is there a motion to adopt the resolution that I would need the attorney to please read onto the record for this applicant?

**City Attorney Powell:** A resolution of the Village Council of El Portal, Florida, authorizing the approval of the variance for a garage conversion as required by Tom Spervin and Janelle Downing, providing for the incorporation of recitals, providing an effective date.

**Mayor Cubillos:** Thank you. Is there motion to adopt the resolution 202004 for garage conversion 149 North East 89th Street?

**Councilwoman Roman:** I'll motion to adopt.

**Mayor Cubillos:** Motion has been made by Councilperson Roman. Is there a second?

**Councilman Urbom:** I'll second the motion.

**Mayor Cubillos:** Second by councilperson Urbom, any discussion from the council? Any questions? I'll briefly open it up to public comments, any comments from the audience. Hearing that I'm going to close public comments open it up back to the council, madam clerk, can I get roll call, please?

**City Clerk Jacobi:** Roll call, Councilperson Urbom.

**Councilman Urbom:** Yes.

**City Clerk Jacobi:** Councilperson Roman.

**Councilwoman Roman:** Yes.

**City Clerk Jacobi:** Vice Mayor Nickerson.

**Vice Mayor Nickerson:** Yes.

**City Clerk Jacobi:** Mayor Cubillos.

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**Mayor Cubillos:** Yes.

**City Clerk Jacobi:** Motion passes for to none.

**Andy:** Thank you very much.

**Mayor Cubillos:** You're welcome, thank you. Tell them congratulations. Resolution 202005, garage conversion 9001 Northeast 1st Avenue.

**City Attorney Powell:** A resolution of the village council of El Portal, Florida, authorizing the approval of the variance for a garage conversion, as required by Marty Butoh, providing for the incorporation of recitals providing for an effective date.

**Mayor Cubillos:** Thank you.

**Juan:** The applicant of 9001, Northeast 1st Avenue is requesting the enclosure of one carport and the adjoining garage to create a living space. We have been reviewing the applicant's material, we've requested some additional material, which we have not received. We believe that we have enough material to understand what it is that they are proposing. One of our concerns, of course, under your direction was to make sure that this would not be used as a secondary residence, making this a duplex, we believe that would not be the case given that there's no entrance to the front and we believe we have enough material to support and recommend approval of this item.

**Mayor Cubillos:** If you could please state your name and address for the record? Please state-

**Marty:** I can leave copies, though. The paper that I gave. Yes, I gave all the papers to your office through Miriam. I send it to her, to you, to your office.

**Juan:** I understand.

**Marty:** I send the copies to everyone here, there was information that you required of me.

**Juan:** I understand.

**Mayor Cubillos:** Okay, can you please state your name and address for the record?

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**Marty:** My name Marty from [unintelligible 00:16:01] my address is 9001, Northeast 1st Avenue and I live in El Portal for 25 years old.

**Mayor Cubillos:** Perfect. You're saying you didn't receive the drawings and you're saying you sent the drawings but can you go ahead and walk us through what your application-

**Juan:** For clarification, Madam Mayor, we received some additional material it wasn't enough time, we didn't receive it with enough time to include in the packet. We also requested a full floor plan showing the existing house and the addition together which we did not receive, we received some elevations. Now we overlaid it ourselves to make sure that we understood what it is that we were looking at and we believe that we understand what it is that the applicant is requesting.

That material, of course, is created by our office so it's not part of the application, it was just for us to make sure that we understood how the whole plan looked.

**Mayor Cubillos:** This application at the P&Z meeting was one that needed to make some modifications, it was given approval to move to full council given than the modifications were made, my question is, where the modifications made?

**Juan:** We are satisfied with what is presented here today based on the material that we have, again, we had to recreate part of the plan to make sure that we understood how this new living space would fit with the overall plan of the house, how the new space was entered from the kitchen, et cetera, which is not in your packet which is what we were requesting. We did that ourselves and we are satisfied with the way that it looks. Am I making myself clear? I'm not making myself clear.

**Mayor Cubillos:** Well, you're making yourself clear but if you made it yourself then it's not hers you're just given the fact that she's given you, so, I'm not sure I understand the approval, because we were really specific at the Planning and Zoning with all the applications that were supposed to make specific changes. We said that those changes had to be made and presented to you so that thereafter you can redo your staff recommendation to final approval with those recommendations.

There's a lot of recommendations on that sentence, I apologize, but, bottom line is that there were modifications that needed to be made and when they came to the council the modifications needed to have been presented in a timely manner to the clerk, to you, to our

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office so that all of you could have done your due diligence and then we can make a better decision.

**Juan:** Right, so, just to clarify the plan that you have in your packet which is a detail of what they are planning to construct is a standalone plan which doesn't show the rest of the house.

**Mayor Cubillos:** So I have a question, for purposes of the audience, because some of them may not have been here for the Planning and Zoning meeting, what did you ask and what did we receive and what is missing?

**Juan:** We requested that this plan be included as part of the overall house layout, the layout, we have the layout but we have the existing layout so not with this on it, we did not see how this new space is entered, what we did is we grabbed, this we put it on the existing plan ourselves and we looked at how the whole thing look together and we are satisfied with the way that it looks and the way that is entered. Our concern was that the entrance was going to be enclosed and that this was going to be made a single unit.

**Mayor Cubillos:** I'm going to open up to the council if they have any questions for either the applicant or for Juan. Council Urbom. [foreign language]

**Councilman Urbom:** Just to be clear, I think part of what we wanted to clarify at the committee meeting was that this is an additional living space as well as an additional workspace for the home office, if I remember right, is that right? [crosstalk] Yes and so then, Juan, you're saying that our concern was that, that does not be such an additional living space that it becomes then a duplex.

**Juan:** Right.

**Councilman Urbom:** We feel confident that is not the case I'm with you, in terms of what page three, as far as I can tell here on what we have is the compartmentalized piece of the new layout that will be, and then I can see the edge of the kitchen there in that image to give a clear understanding of looking at the existing layout of where the entrance into this space would be.

**Juan:** Correct. We're going by what the material that we have. We try to make sure that those drawings show that there's an intent of the layout to be expanded as a single unit.

**Councilman Urbom:** The declared use matches with.

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**Juan:** Correct. Now, beyond that, that's as far as Planning and Zoning can reach because we go by the drawing.

**Councilman Urbom:** Sure.

**Juan:** The one thing that the council might consider in this future garage conversions and we are bound to see many more of these is a follow-up by code enforcement within a certain period of time to make sure that this doesn't become a duplex, this or any other application. That's something that the council may consider.

**Councilman Urbom:** Then if I remember from the committee in the application, there is pretty good detail in terms of what even building materials are going to be used and what will be the end result in terms of structure and say aesthetic, I suppose. We additionally don't have concerns regarding-- Do we know that the floor will be raised to match the level of the house within the carport area?

**Juan:** That's not part of Planning and Zoning. We're not looking at structure. We're looking at the aesthetics. The reason why we mentioned the raising of that floor in some cases was so that the facade would look wholistic.

**Councilman Urbom:** In these plans, the facade looks uniform with the rest of the design of the house?

**Juan:** You're about to see four applications, two of which raise the floor and you will see how the facade changes and improves-

**Councilman Urbom:** I remember that window on the one.

**Juan:** -because it looks like it's intended rather than it's a garage conversion. You only see it from the outside, which is what arguably, it becomes different and not consistent with the architecture, which again devalues the street front.

**Councilman Urbom:** Very good.

**Mayor Cubillos:** Any other questions from the council to the applicant or Juan?

**Councilwoman Roman:** I do have a question. I'm looking at this here.

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**Marty:** The original top plan.

**Councilwoman Roman:** This is the original.

**Marty:** The original floor plan.

**Councilwoman Roman:** I think what I would like to understand is where is the entrance to-- Well the connection as Juan was mentioning.

**Marty:** It's the kitchen to the carport. The connection is coming from the kitchen to the carport and the carport is swapping a space. That's the problem with my situation. [crosstalk

**Councilwoman Roman:** The carport would be the open space.

**Marty:** This is an open space

**Councilwoman Roman:** You're making a bedroom and an office.

**Marty:** It's not a bedroom. It's an office.

**Councilwoman Roman:** An office.

**Marty:** Yes. It's an office.

**Councilwoman Roman:** The kitchen will connect to the office.

**Marty:** No. The kitchen is connected to the carport.

**Councilwoman Roman:** Right now it's a carport.

**Marty:** Right now it's a carport but when it's closed, it's going to be a small utility area, a bathroom literally a room.

**Councilwoman Roman:** This is where that's happening. Then the garage is going to be your office, the office space.

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**Marty:** The garage here. That's all. Because the problem is, it's open. I want to close and either this garage being there to use this space as my necessities does to put in office my computers and everything.

**Councilwoman Roman:** I understand. No further questions.

**Mayor Cubillos:** Any other questions from the council to either the applicant or to Juan? Hearing none, is there a motion to adopt the resolution the attorney's read in the record.

**Councilman Urbom:** I'll make a motion to adopt resolution 202005.

**Mayor Cubillos:** A motion has been made by Councilperson Urbom. Is there a second?

**Councilwoman Roman:** I'll second.

**Mayor Cubillos:** There's been a second to adopt resolution 202005 by Councilperson Roman. There is a motion on the table. I'll close it up briefly for any public comments. Is there any public comments on resolution 202005? Hearing none, I'm going to close public comments, open it up back to the council. Any discussions on this application and again any questions? Hearing none, Madam Clerk, can I get roll call.

**City Clerk Jacobi:** Roll Call. Councilperson Urbom.

**Councilman Urbom:** Yes.

**City Clerk Jacobi:** Councilperson Roman.

**Councilwoman Roman:** Yes.

**City Clerk Jacobi:** Vice Mayor Nickerson.

**Vice Mayor Nickerson:** Yes.

**City Clerk Jacobi:** Mayor Cubillos.

**Mayor Cubillos:** No.

**City Clerk Jacobi:** Motion passes three to one.

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**Mayor Cubillos:** Congratulations you passed.

**Marty:** Thank you very much.

**Mayor Cubillos:** Resolution 202006, garage conversion 12 Northwest 91 Street. Can I please have the attorney read it into the record.

**City Attorney Powell:** A resolution of the Village Council of El Portal Florida authorizing the approval of the variance for a garage conversion as required by Patricia **[unintelligible 00:25:49]** I apologize for the pronunciation, providing for incorporation of recitals providing for an effective date.

**Juan** Madam Mayor, Council, this an application to enclose a one-car garage on number 12 Northwest 91st Street. I believe we requested additional material. It was not received by us on time, but I believe the applicant has some material to share with the council.

**Mayor Cubillos:** If you could please go to the podium state your name and address for the record and speak from there please.

**Applicant:** Sure. **[unintelligible 00:26:37]** 12 Northwest 91 Street El Portal.

**Mayor Cubillos:** Juan, if you can just for purposes of those who were not here what we asked-it past committee to full council with some recommendations. If you can just reiterate what they were and if they were received and the recommendation of the staff thereafter.

**Juan:** Our recommendation is to approve this conversion from a one-car garage into a living space. We are again, comfortable with the way that they've articulated the facade, including some planters, which in the front, which you will see when the clerk shares those with you, which makes the facade look like they have raised the floor. Because of that, it creates a linear base to the building, making it more consistent with the existing facade. Staff recommends approval for this item.

**Mayor Cubillos:** We're waiting for Yenise to make copies?

**Juan:** Yes, ma'am. I believe so. Allowed, if I if I may, Madam Mayor. If you look at the elevations bottom left-hand corner, you'll see the updated facade. You'll see that box with an elevation of what it exists today, which is a garage door and a linear window. Can you see it? The biggest issue in this application is that the roof is low in the garage. Raising the floor is

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not really a possibility. Anything is possible, but it's extremely costly. We are cognizant of that. The way that the window is aligned with the existing window to the left in this drawing keeps a certain level of consistency without having to burden the applicant with a quite costly project of raising the roof.

In addition, as you see from what the clerk is sharing with you right now, the planters that run underneath that window, give it a certain level of consistency to the whole facade.

**Mayor Cubillos:** My apologies if you've already mentioned it, but what was the modification we needed different for this meeting today versus committee meeting?

**Juan:** I'll refer to the-- We asked to raise the floor and the window. Again, because of the roof, it becomes very challenging. They added a planter and I believe that that's not the ideal situation, but it is within the constraints that the applicant is working with. It creates a reasonable solution for consistency and that's what we're looking for. We're looking for a certain level of consistency so that it doesn't look like a patchwork. That's the most important thing to us.

**Mayor Cubillos:** Remind us again the purposes of the enclosure.

**Applicant:** Right now it has an exterior door.

**Mayor Cubillos:** I'm sorry. Have you sent an email address for the record?

**Applicant:** Yes, I did.

**Mayor Cubillos:** Sorry.

**Applicant:** Do you want me to do it.

**Mayor Cubillos:** No. I don't remember. As long as we have it, I don't [unintelligible 00:30:30]

**Applicant:** [unintelligible 00:30:30] 12 Northwest 91 street. Right now it's a laundry room and it has many openings. The garage door is broken and everything and it has an exterior door so for me to do the laundry is very uncomfortable because I have to go completely outside. Outside of that, I want to use it as an office and also as a storage and right now I can't because

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Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

not even as a storage because I did mention but I'm so afraid of lizards. If somebody has to go with me to the room in order for me to utilize it.

Otherwise, everything is still sealed in boxes and I go there with my kids. I really don't need it for my car. I only have one car. I can park it outside and as it is because of my fear of lizards I don't park my car inside so I don't open the door. I have this traffic of animals. That's what I want to enclose it to practically make it completely sealed to any animals and be able to use it again for storage and be able to use the laundry as I should and put it there so my kids can do homework and myself work.

**Mayor Cubillos:** Is there a door that goes to the outside on the side of the house?

**Applicant:** On the back door. It's a small door that I have to exit my kitchen area and enter through that door.

**Mayor Cubillos:** Any questions from the council to the applicant or to Juan?

**Councilperson Roman:** May I?

**Mayor Cubillos:** Yes.

**Councilwoman Roman:** Right now you have to go outside to enter the garage. You can't enter the garage through your house.

**Applicant:** No. That's why I'm requesting that I have an entrance.

**Councilperson Roman:** You want to put an entrance into your garage from your main house?

**Applicant:** Yes.

**Councilperson Roman:** Then the other door that's already there, what are you going to do with it?

**Applicant:** I still would like to keep it because I want light, in reality, it's a dark room. I would like to have access to see the yard because that was one of the main reasons as much as I hate the lizards, I love the plants and the trees. I own my dining room, my room, my kitchen or have windows so I want to continue-- It will be just a normal door to have that lighting but it's not going to be just for lights because I want my son finish architecture and he does a lot of

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

planning. Right now he's studying at the university and my daughter also does a lot of drawings and myself like to do some art so I like light. That's why I want to continue keeping the door but not for the purpose-- Not to be open all the time. Mainly will be like a decoration and lighting.

**Councilperson Roman:** Then my other question, there's an existing garage door, correct?

**Applicant:** Yes.

**Councilperson Roman:** That existing garage door is going to be removed?

**Applicant:** Yes. To be a door because right now again, I have a problem with the lizards.

**Councilperson Roman:** She's going to have a normal wall, but is she going to do [unintelligible 00:33:56]

**Applicant:** I'm going to put windows on the top.

**Councilperson Roman:** I have this. I just don't have-- The windows that I see here are the new windows.

**Applicant:** Yes. Like this door, something like this so that it's--

**Councilperson Roman:** Perfect.

**Juan:** I don't know if this clarifies, Councilperson Roman. What they're doing is they're replacing the garage door for windows. They're not adding any new doors to the exterior other than the existing one, which I believe that- again this is building, not Planning and Zoning, but I believe that they're just upgrading it with a new window in the back. They're not opening any additional doors to this space. All they're doing in the front is they're putting a window instead of the garage door.

**Councilperson Urbom:** Any additional exterior doors, there will be an interior door added, correct?

**Juan:** Yes. To access the space from the inside.

**Applicant:** I don't have to do laundry going outside is the main reason.

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Mayor Cubillos:** Thank you. Any other questions from the council to the applicant or to Juan.

**Councilperson Urbom:** I have one question, Madam Mayor. The linear windows that will replace the garage door on the front in terms of material, types of windows in terms of those matching how the existing windows look?

**Applicant:** We're going to try to continue the consistency of the look of the way that the windows are. I don't know if you can tell but my windows are all different but they're wide frame. I truly don't know the name. I will have to ask my [unintelligible 00:35:44]

**Councilperson Urbom:** No problem. Then I would say that the accommodation of the planters is a very good solution because I remember from the committee meeting that was really one of the biggest hangups, it seemed very clear that the space you have is not workable right now for you. The lower level of that roof over that section over the garage being problematic in terms of making a window exact match with the other front windows. It definitely seems like a very creative solution. Without believing that those linear windows would be so outrageously different from the existing look of the other windows I think you got a good solution here.

**Councilperson Roman:** I have one last question, Mayor.

**Mayor Cubillos:** Yes.

**Councilwoman Roman:** My last question, I don't see it here but I have to ask. You are not building a bathroom or anything in there?

**Applicant:** No. I want as much space as I can get. Again, my priority is to make it an office. I don't have a lot of storage space so I want to be able to build a wall or something with closets. That wouldn't leave me-- I don't need [inaudible 00:37:11]

**Councilperson Roman:** Thank you.

**Mayor Cubillos:** Any other questions from the council? Hearing none, I'll open up any public comments about this application? Hearing none, is there a motion to adopt 202006, garage conversion 12 Northwest 91 Street.

**Councilperson Urbom:** I will make a motion to adopt 202006.

**Mayor Cubillos:** Motion has been made by Councilperson Urbom, is there a second.

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Councilperson Roman:** I'll second.

**Mayor Cubillos:** Second by Councilperson Roman. Any discussion? All right. Hearing none, Madam Clerk, roll call, please.

**City Clerk Jacobi:** Roll call. Councilperson Urbom?

**Councilperson Urbom:** Yes.

**City Clerk Jacobi:** Councilperson Roman?

**Councilperson Roman:** Yes.

**City Clerk Jacobi:** Vice Mayor Nickerson.

**Vice Mayor Nickerson:** Yes.

**City Clerk Jacobi:** Mayor Cubillos.

**Mayor Cubillos:** Yes.

**City Clerk Jacobi:** Motion passes for to none.

**Mayor Cubillos:** Thank you.

**Applicant:** Thank you so much. [inaudible 00:38:07]

**Mayor Cubillos:** Call the office and the office will assist you accordingly.

**Applicant:** Thank you so much.

**Councilperson Roman:** You're more than welcome.

**Mayor Cubillos:** Next we have resolution 202007 Garage conversion 155 Northwest 86th Street,

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**City Attorney Powell:** A resolution of the village council of El Portal Florida authorizing the approval of the variance for a garage conversion as requested by Ainez Gomez **[unintelligible 00:38:29]** providing for incorporation of recitals providing for an effective date.

**Juan:** This application is requesting to convert an existing one-car garage for use of living space on 155 Northwest 86th Street which is zone three single-family use. Since the committee meeting, we have received additional material. The applicant has made some changes. This is a good example for the council to look at, because they have raised the floor and so that's allowed them to align the window. Therefore, to make it more consistent with the existing facade. The other thing that this applicant has done is they've updated the drawings. You'll see on the drawing, labeled A1.

They've showed very clearly a comparison. This is what we're looking for in this application so that it is clear also for the Council. The existing floor plan and the proposed right next to each other and on page A2 the proposed elevation with the existing elevation right next to each other. It's very clear for us. It's very clear for you and this is the application that we look for. Given these changes, we recommend approval, because of consistency and because of clarity. I thank you for sending us and clarifying this drawing for us.

**Mayor Cubillos:** Before the applicant speaks, your confidence and your tone is exactly what we look for in each and every single one application. It's difficult to approve when we don't get that. Even though you approve it, it's difficult to say yes to it. By the way, your excitement says a lot about this already for you, and as a result, that's what we look for. Because we look to you all the experts to be able to guide us to make better decisions for the greater good, and we can't make them when applicants don't turn things on time, and we don't have that excitement that you just had. Anyway, with that said, welcome.

**Juan:** I was very excited on the previous one, for the record.

[laughter]

**Juan:** In addition, I would be remiss not to mention they also added a scope of work, very clear detailed, which you'll see also on this page ways. It makes our work a lot easier of course, so I don't think it's excitement maybe, Madam Mayor, if I may correct you, I think it's confidence.

**Mayor Cubillos:** Confidence? Well, I like your confidence in your tone. I use confidence.

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Juan:** When the material is- [crosstalk]

**Mayor Cubillos:** You're generally confident, but not at all for tonight.

**Ines Gomez:** Ines Gomez, 155 Northwest 86th Street. We presented the complete project. Basically, what we're going to do is, as I explained in the last meeting, I have my nephew coming to live with me, who's going to FIU. I'm a real estate broker. I have a big office at home with lots of things, so I needed to convert the garage to use as an office. Well, it will be in the plans as a bedroom, but I will be using it as an office.

I want to put a closet to get all my stuff inside. The floor is going to be raised, I think it's 18 inches to the same level as the home. The back door to go out is going to be blocked. There's not going to be a door to go outside. The front door is going to be substituted by an impact window in exactly the same as the one it has just by. Nothing else is going to be added. No bathroom, nothing. The air conditioning is going to be added to the garage of this, also.

**Mayor Cubillos:** Thank you, Ines. Any questions from the council to either the applicant or to Juan?

**Councilwoman Roman:** No.

**Mayor Cubillos:** All right, hearing none, thank you for being so thorough. I think I remember the planning and zoning, we didn't even have real plans and I think we wanted to get an idea, so you definitely did your due diligence. I sincerely appreciate that. Is there a motion to adopt resolution-- No, I need the attorney to please read into the record.

**City Attorney Powell:** Do you want me to read again? Okay.

**Mayor Cubillos:** Did you already read it?

**City Attorney Powell:** Yes.

**Mayor Cubillos:** My apologies. Okay. Is there a resolution? Is there a motion to adopt resolution 2020-07?

**Councilwoman Roman:** A motion to adopt.

**Mayor Cubillos:** Motion made by Councilperson Roman, is there a second?

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Councilman Urbom:** I'll second the motion.

**Mayor Cubillos:** Second by Councilorperson Urbom. Any discussion? Hearing none, Madam Clerk, roll call, please?

**City Clerk Jacobi:** Roll call, Councilperson Urbom?

**Councilman Urbom:** Yes.

**City Clerk Jacobi:** Councilperson Roman?

**Councilwoman Roman:** Yes.

**City Clerk Jacobi:** Vice Mayor Nickerson?

**Vice Mayor Nickerson:** Yes.

**City Clerk Jacobi:** Mayor Cubillos?

**Mayor Cubillos:** Yes.

**City Clerk Jacobi:** Motion passes four to none.

**Mayor Cubillos:** Thank you. Congratulations.

**Ines:** Thank you.

**Mayor Cubillos:** All righty. Next, we have resolution 2020-08, Tree Advisory Board appointments.

**City Attorney Powell:** A resolution of the El-- Excuse me. A resolution of the El Portal Florida village council approving appointments to the Tree Advisory Board and providing for an effective date.

**Mayor Cubillos:** Thank you, Councilperson Roman or village manager, would you like to elaborate on who the appointees are?

**Councilwoman Roman:** Yes [inaudible 00:43:42]

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Mayor Cubillos:** Either one--

**Village Manager Alou:** I'll let Councilperson Roman do it, since she is the chair of the committee.

**Councilwoman Roman:** I just want to make sure I had all the right names. The appointments for the Tree Advisory Board that we are bringing forward are Hugh Gladwin, which I believe everyone knows, Adam Old. Both Hugh and Adam are current board members, and then our new appointments are Fernando Vasquez, Amy LeBron, and Blair Walker.

**Mayor Cubillos:** Does the resolution also-- I apologize, I don't remember in its entirety, discuss Arbor Day celebration, and if that was moved or changed?

**Councilwoman Roman:** It doesn't. We have a resolution that will be brought up on March for Arbor day changing to April 25th, I believe.

**Mayor Cubillos:** Okay. Is there a motion to adopt resolution 2020-08, Tree Advisory Board appointments?

**Councilwoman Roman:** I'll motion to adopt.

**Mayor Cubillos:** Motion by Councilperson Roman, is there a second?

**Vice Mayor Nickerson:** I'll second that, Madam Mayor.

**Mayor Cubillos:** Second by Vice Mayor Nickerson. Any discussion? I'll close for public comments. Any comments on the Tree Advisory Board appointments? Okay, hearing none, Madam Clerk, may I please have roll call?

**City Clerk Jacobi:** Roll call, Councilperson Urbom?

**Councilman Urbom:** Yes.

**City Clerk Jacobi:** Councilperson Roman?

**Councilwoman Roman:** Yes.

**City Clerk Jacobi:** Vice Mayor Nickerson?

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Vice Mayor Nickerson:** Yes.

**City Clerk Jacobi:** Mayor Cubillos?

**Mayor Cubillos:** Yes.

**City Clerk Jacobi:** Motion passes four to none.

**Mayor Cubillos:** All right, congratulations to those that have been recently appointed. I didn't realize we have a representative from Commissioner Edmonson's office. How are you? Nice to see you. Maggie, thank you for joining us this evening.

All righty, we're going to go right into reports. Couple of comments that I just wanted to touch on with regards to my report. As we all know, there is a town hall tomorrow. I urge all residents who have either a concern in favor or not in favor to please come. It's an opportunity to speak with the applicant. Town halls are opportunities to speak with those that will be bringing things before all of you so that when you come to the committee or you come to a council, you have been well versed by the applicant themselves with regards to any concerns that you may have. That is tomorrow at seven o'clock or 6:30?

**Speaker 1:** Seven o'clock.

**Mayor Cubillos:** Seven o'clock. We kept it a seven o'clock, which is a normal time that we start our council meeting so that everybody's used to being here at that time. The other point I wanted to bring up is a reminder. Back in December, we passed the development agreement for the Kavista, with the second agreement coming forward to us. The second agreement should have been February, but with a few things that we had going on, that's not going to come forward. It's going to come forward in March, but more importantly is that the Kavista, there will be a town hall with their updated site plan.

I don't have a date on that yet as I'm waiting for the site plan to get to Juan's office, and then as we know it, definitely want to be able to have a town hall on that as we promised at the December council meeting so that the residents can have an opportunity. Come, take a look at the site plan, ask any questions, ask the proprietors, your thoughts or suggestions and all that fun stuff. Just as a reminder, the Kavista is the annexed area that's off of 83rd and 84th off of Biscayne Boulevard, behind Don Bailey. We'll be looking for an email blast from the clerk on our website, and on all of our marquees, because that'll be coming forward in March.

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**Village of El Portal**  
**Regular Commission Meeting**  
**Date: 2/25/20**  
**Meeting Start: 7:01 PM**  
**Meeting End: 8:19 PM**  
**Meeting Length: 1:17:41**

I'm also going to be bringing a 5G informational town hall to the village. I attended a 5G conference and a few points I walked away with, I shared it with the manager, but I just wanted to have an informational session to the residents, to get some feedback on their thoughts of 5G. What that may or may not look like, as it's going to come whether we control it or not. I think it's better if we have some control over what that's going to look like in our town before it actually arrives here.

At the last planning and zoning, again, I apologize that I had to cut the meeting short, but I wanted to remind all the residents that I asked the committee back in January with all of the items that we had coming forward, and the business that we had between garage conversions, updating the comp plan and the developers. For planning and zoning, the committee meeting, instead of meeting every other month, we're actually going to be meeting every month, on the second Tuesday of every month. I believe the clerk has sent out that reminder to all of the residents. The planning and zoning will be meeting every single month, at least from now to November. What happens after November will be the hands of the council, not mine.

I've received a few emails of residents who are interested in the resiliency and sustainability task force. If you're still interested, definitely attend the next planning and zoning, because we'll talk about it there. I defer that item out of respect to the length of the one topic that we had, and of the shortness of that meeting, but I will be bringing up the resiliency and sustainability task force idea that I have, that I'd like to bring forward to the village.

I was able to go to Tallahassee for a day last week, maybe the week before, not only was it for items pertaining to the village, but there are a lot of preemption bills that are coming forward through the state of Florida that can really impact in how we do business here. I encourage you, if any of you are getting emails, and you don't know what it means with regards to call your local representatives, call any of us, call the manager, but again, there really are a few preemption bills that for a city of our size, it would do a disservice to us more than a service to us. So I went there for that issue as well.

Also, the Florida League of Cities came out with a children's book explaining being a public servant, being an elected official, to children of ages kindergarten to second. The book that has come out needs to be republished, so, if the counselor has received the book by any chance, do not use it, it needs to be republished and it will be, at the end of April.

As part of the Miami Dade County League of Cities, we're going to be offering a mayoral candidate forum, so I'm pretty excited about that. We have not, as Miami-Dade County League

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

of Cities, we have not done one before, so all of the candidates running for mayor, Miami-Dade County Mayor, we're hosting a forum. I'll be sure to, as soon as I get that information, that the clerks send it to our residents.

Also, as part of the Miami-Dade County League of Cities, and in the spirit of a better communication amongst all 34 cities, we have formed a Miami-Dade County Mayors Coalition. It's a real opportunity to network with your other 33 mayors. We've had our first meeting, it was well attended. We had 20 mayors there. It says a lot about Miami-Dade County because everybody's a little busy and everybody has their own board and committees, but we found real value in coming together and discussing issues that we all had in common from septic to sewer and from flood insurance, and just a few things and how can we better leverage working together. I don't want to necessarily say against the county, but how do we work together as 34 municipalities for the greater good, whether it's county or state, or what have you. Our second meeting is coming up in March, so I'm hoping to be able to-- That would be good for all of us, as we need more resources in El Portal.

The Little Library, the Little Library I wanted it to have a five year anniversary on Saint Valentine's, because that's when we launched it, five years ago. Unfortunately, the designer had an illness and just couldn't make it happen, but we are confirmed for the end of March, so we'll just have to come up with a date. I know the manager has been working on a little area, here.

For all of you that are unfamiliar with the Little Library, the Little Library is a concept-- If you Google [littlelibrary.org](http://littlelibrary.org), you can read up a lot about what it has done to a lot of small communities to help children who still want to read books and not be in the computer. It's a book exchange program, an opportunity to leave a book and take a book.

It's been great having it in the front of the village. It was placed here in February 14 of 2015, but, with wear and tear and Hurricane Irma, it took some damage, so it was time to upgrade it. The manager-- We got a little bit of a bigger one, so we're excited to launch that one in the March. Also, stay tuned for that, with a date on that. I don't know if Councilperson Roman wants to talk about her town hall census she has coming up at the end of the week. That does conclude my report.

**Councilwoman Roman:** Thank you, Mayor. This coming Saturday, February 29th, at ten o'clock until eleven, we will have a census workshop that will be hosted by us. We will have Commissioner Bovo come in from Miami-Dade. He will go over all of the details. Esteban

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**Village of El Portal**  
**Regular Commission Meeting**  
**Date: 2/25/20**  
**Meeting Start: 7:01 PM**  
**Meeting End: 8:19 PM**  
**Meeting Length: 1:17:41**

Bovo was also appointed the governor's Complete Count Committee amongst a diverse group of members representing the local government's businesses and community-based organizations throughout the state of Florida for the census.

He's well versed on it, and it's very important that you let your neighbors know the census provides a lot of information, which helps us with schools, it helps us with roads, it helps us with public transit and a lot more. Please, come and join us, again, this Saturday, February 29th, at ten o'clock. If I may take a couple of minutes just to announce a couple of other events?

**Mayor Cubillos:** Yes.

**Councilwoman Roman:** Okay, thank you. March 14th, the Little River Cleanup will be taking place. I see Hugh here, in the audience. Hugh, do you want to come up to say a couple of words about the Little River cleanup? Please state your name.

**Hugh Gladwin:** Yes, Hugh Gladwin, 400 Northeast 85th Street, El Portal. It's taken a bit of time to get together and round up enough canoes, but I think we're all set for it. It's going to be-- There's a lot more collaboration, I think, and participation by neighbors across the river in Oakland Grove and also the City of Miami. We're going to have the cleanup at 8:30 AM. We have an event where people can register and indicate if you are bringing your own kayak or canoe, or you want us to provide one for you. We think we should have plenty. Or, if you want to just sort of be part of the ground crew. This will go on, the cleanup, from 8:30 AM to about 11:00 AM. Then, as in past years, around 11:00 AM, we'll have a community program and a free lunch that will be provided for everybody.

A feature this year, which is new, is that the Pelican Harbor Seabird Rescue Wildlife Rescue Station is moving across the river to become our new neighbor there, so this is going to be kind of their public announcement. They're making a donation to match El Portal's contribution to the thing. Part of the noon ceremony, they have a lot of sea birds and other animals that people bring in when they're wounded and such, and they nurse back to health, and then they get released. So they'll be bringing some seabirds that are sort of appropriate for this area. At eleven o'clock, they'll be releasing them as part of the event.

**Councilwoman Roman:** Great. Is it in the same location?

**Hugh:** Same location.

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Councilwoman Roman:** Can you repeat what the location is so that everybody knows?

**Hugh:** Okay, you have to go to 82nd Street, 84th. You go round. The best thing is, we'll be sending out information to everybody, but--

**Councilwoman Roman:** Be on the lookout. We'll send out a flyer. I will have- [crosstalk]

**Hugh:** We'll be sending out a flyer. My email is just my last name, gladwin@fiu.edu. Even though I retired, I still use it. So if you don't get the word and you want to get the map and see where to register, please send me an email.

**Councilwoman Roman:** Thank you, Hugh, it's a great event. They didn't get a chance to do it last year, but they've done it in years past. It's definitely a great community event to attend.

**Mayor Cubillos:** He's our citizen of the year.

**Councilwoman Roman:** He's our citizen of the year, and he's also on the Tree Board. Okay, next, we are going to have an Easter event this year. We have a chair, Amy LeBron, who's been a resident all her life. She was born and raised here in El Portal, and she will be chairing this event this year. More information to come in regards to the date and time and location. Next, we have-- That's going to take place somewhere in April. Easter falls, I think, on the 12th or 13th.

Next, after that, we will have Arbor Day, which will take place on Saturday, April 25th. We will have emails go out and I will post these events on next door once we have the flyers. We are having, I confirmed a 5k will take place on May 16th. That's our annual Armed Forces 5k. We are starting the process of planning for that already. That's all I have, for now. Thank you.

**Mayor Cubillos:** I want to remind the council, I sent an email to everybody on Sunday. Also, I apologize it was Sunday, I was working Sunday. Newsletter, all the articles, chief already sent it in. Articles for The Peacock Express is due-- Did I say Friday or Monday? I don't remember. Saturday. I don't know what I said. I don't remember, but it's due, it's due soon. I'd like to be able to get the newsletter out. We used to do it where it would come out a few days before bulk pickup as a reminder to everybody, but we've kind of have been slacking. No, I'm just kidding. If you can have it in, but no lateness, Vice Mayor Nickerson. No, I'm just kidding.

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**Village of El Portal**  
**Regular Commission Meeting**  
**Date: 2/25/20**  
**Meeting Start: 7:01 PM**  
**Meeting End: 8:19 PM**  
**Meeting Length: 1:17:41**

Yes, let's get the newsletters in, and chief, thank you for already submitting it. Since you're the first one you might go on the front page again, I don't know. I don't know, we'll see what they say. All right, thank you, that concludes my report.

**Village Manager Alou:** I'm going to just add to what has already been stated because a lot of what you both described is also in my report. I will point out that our departments are doing well. I have been very successful, particularly our police department, they have continued to have a myriad of accomplishments, but I'm just going to point out a few things that are more visible, like the 87th Street traffic sign that's taking-- It's a monitor, speed measuring device, and it's really collecting valuable data. Our chief is analyzing that to assist us, as we move forward with the continued request for speed limit reduction and traffic concerns, as well as law enforcement concerns on 87th and wherever else. We will be putting that out, but those signs are being utilized and have become very invaluable to that, in that effort.

Also, some well timed arrests have truly slowed down the reckless driving over on North, I think it's Northwest 5th Avenue, between 94th and 95th Street where there has been a lot of-- You can see the donuts circled on the pavement or asphalt. That slowed that down a lot. We think our chief and his staff were ensuring that we continue to have some safe streets in El Portal.

Our code enforcement continues to do his work. He has made 14 properties brought into compliance this month on top of many citations and what have you. Our building department continues to do its best with 55 permits issued this month from everything from building and alarm permits to garage sales and special events. We're active and getting the job done.

Planning and zoning as you all know, we're working on the Cristo Rey Miami requests and hosting the town hall meeting tomorrow evening, which would be very active in that. I've met with residents and the mayor to answer questions. I've received many emails from residents asking questions about the project, and we've gotten answers back very timely.

Outside of that, we have some other public works items that just continue, especially the septic to sewer project that has been reinvigorated once we've gotten the easement. Now we're trying to just connect back in with the engineering firm so that they can move forward, but we've run into a few roadblocks, but we will discuss that when they give us more of a description in writing.

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**Village of El Portal  
Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

All of our other projects are moving ahead, such as our CDBG grant, that is moving ahead fine, and the El Jardin project, the stormwater project that was redesigned or reconfigured because we could not get an easement, that has been accepted by the state, and so that is moving forward as well.

Just quickly-- I'm sorry, I'll just find some things. I wanted to let you know our lobbyists are also working for us in Tallahassee, we're in week seven and session ends in week nine, so we're just two weeks away. Our three items are still on the funding list. At this point, our team is going to just push to have those three requests agreed upon by the Senate, and they will also push to boost the actual dollar amounts for those funding projects. Those were two water projects, stormwater, septic to sewer, as well as road safety requests for the area surrounding Horace Mann Middle School.

Outside of that, we're pushing ahead. I've attended many meetings over the month from CAP Government and Public Works, septic to sewer conversion projects to area managers' lunch and learn to a Miami-Dade County city and county managers training that I'll be attending at the end of the week that's related to planning and zoning trends and innovations for Miami-Dade County. Then I also attended a training for the-- or a meeting about the 2020 census with other managers as well last week. That concludes my report.

**Mayor Cubillos:** Attorney.

**City Attorney Powell:** Just a few items. We had the Hufnagel arbitration earlier this month. It lasted two full days. On the 5th and 6th the arbitration included with the arbitrator allowing the parties to supplement the record, which the village is going to do. We have an additional witness, which the arbitrator has allowed us to enter into the record. We have to schedule that before there's any final result for the arbitration.

We've had two reopen meetings with the PBA concerning the collective bargaining agreement and their desire to have a step plan implemented in the collective bargaining agreement. We do have another meeting scheduled for March 2nd to, I guess, provide them with our evaluation of what they propose to the village. The attorney for Cristo Rey High School reached out. We're going to be in the process of working out a proposed development agreement for the high school project that we'll come back to you all for consideration, which will include a pilot or payment in lieu of taxes for your consideration.

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Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

Last, we also had a conference call with Pennoni concerning the septic to sewer. My initial conversations with Pennoni and Mr. Elias resulted in them informing that the original costs to complete the project, which came I guess earlier last year at 40, has now ballooned to 80. [unintelligible 01:05:29], they're supposed to provide us with a breakdown or cost justification for the increase, and we're still awaiting that. We were promised that last Friday. It still has not arrived. Once we get it, we'll have CAP take a look at it and give their input and then bring that back to you all for consideration.

**Mayor Cubillos:** Does that conclude your report?

**City Attorney Powell:** That's it.

**Mayor Cubillos:** Okay. Great. All righty, moving forward, I wanted to also-- There's unfinished business. Under unfinished business, I just wanted to make mention we all presented Tracy Young who's one of our residents. She was nominated for a Grammy. When she was here at a council meeting, she had only been nominated. I don't know if you all know, she's won since then. Congratulations to Tracy Young, who lives out on the west side who's a renowned DJ artist who's worked with lots of artists.

The one that gave her the Grammy or awarded her the Grammy was working with Madonna. She's currently actually, I believe, traveling with Madonna. We wanted to congratulate her on behalf of all of us. It was the first time a female had not only been nominated in that category but actually she won. Kudos to her. Happy Mardi Gras to all of you. Hope you all have a wonderful evening. If anybody else has anything else on the council they'd like to add. If not-- Here we go. I'm just kidding.

**Vice Mayor Nickerson:** If I could, Madam Mayor, very quickly. I just want to say while we're all up here, Madam Mayor, I don't know if you want to go through this or not right now, but next month we have committee meetings, but because of the election, the Public Affairs, the Administration and Finance Committee meeting following the same day as the election, so we can't have those on that day. I don't know if you guys want to try to pick out a day right now since we're all here so we don't have to go back and forth through the email through the clerk and stuff like that.

**Mayor Cubillos:** I sent the clerk an email about that on Monday.

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Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Vice Mayor Nickerson:** I don't know if you want to decide it here or we just want to handle it through email because we're all here.

**Mayor Cubillos:** I'm not in the Public Affairs Committee and I'm not in the Admin-- The three of you are actually, I believe. If you all three want to come up with a date now and give it to the clerk, but just remember that because there's an election here on March 17th, four days before and four days after the hall cannot be used. Just be mindful of that.

**Vice Mayor Nickerson:** We might have to wait. Only days because on March 3rd, we have our other committee meetings, the first set of committee meetings. On March 10th we have our planning and zoning meeting. The only thing about that we could have it that day, but I'm just concerned if that planning and zoning meeting, if it's a long meeting, then we might-- I don't know if-- but we could try it that day. That'll be the only day that we could have it before the council meeting, which may be important because there may be things that come out of the committee meetings that need to go on the council meeting. If that's the case, we wouldn't be able to have it March 31st. The only other day I would see that's possible is March 10th the same day as the planning and zoning meeting, after the planning and zoning meeting.

**Mayor Cubillos:** On March 3rd, you have public works code enforcement and public safety, correct? Maybe make it four meetings one night and then the other one goes to the planning and zoning night. It's really you all call. We're going to be here anyway. Tuesday's--

**Councilwoman Roman:** I'm okay with moving Public Affairs, which should be fairly quickly, to the 3rd and then that will give us the opportunity to discuss Admin and Finance on the 10th, which will be longer.

**Mayor Cubillos:** What time is planning and zoning, 6:30 PM or 7:00 PM?

**City Clerk Jacobi:** 6:30 PM.

**Mayor Cubillos:** Nevermind. Forget that idea that I had.

**City Clerk Jacobi:** [inaudible 01:09:33]

**Mayor Cubillos:** Most likely if they make it--

**City Clerk Jacobi:** [inaudible 01:09:36]

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Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**Mayor Cubillos:** The [unintelligible 01:09:40] brothers will be on there.

**Vice Mayor Nickerson:** It's going to be a long night.

**Mayor Cubillos:** That planning and zoning will be a long one to go.

**Vice Mayor Nickerson:** We just have to put in the work. I have no problem with that. We can put the Public Affairs on the 3rd and have four meetings that day as Councilperson Roman and Mayor Cubillos said. Then that 10th, we'll just have the planning and zoning, which will be a long meeting. Then we'll have the Administration and Finance, which should be a long meeting also. I'm okay with that. Councilperson Urbom? Sorry, I don't have anything else.

**Councilman Urbom:** I'm good with that.

**Mayor Cubillos:** If you all are okay with potentially meeting on the 10th, hopefully, the meeting will be done by 8:30 PM, seven o'clock, an hour. If you have 20 minutes-- There's going to be three major agenda items and the planning and zoning. No, two. It's going to be the Cristo Rey proposal and it's going to be the Kavista site plan review. I say, 30, 30, 30 minutes each.

**Councilman Urbom:** I think it's the most feasible day to have attendance. It'll be a long day, but let's do it.

**Mayor Cubillos:** My recommendation would be is to not put 8:30 PM because who knows, maybe planning and zoning goes perfectly and we end at 8:00 PM, and then you have to wait until 8:30 PM, you can't start earlier. If you put it at 8:00 PM, you can start later. Maybe safer to put eight o'clock in the event that we're done miraculously earlier that night, I don't know. Again, it's up to the chair and the committee. I'm not in that committee.

**Vice Mayor Nickerson:** Perfect. Sounds perfect to me.

**City Clerk Jacobi:** Again, I'll be advertising Administration and Finance March 10th at 8:00 PM. Then Public Affairs is going to be on March 3rd at 8:00 PM.

**Mayor Cubillos:** Yes, 6:37 PM, 7:38 PM, yes.

**Vice Mayor Nickerson:** Thank you, Madam Mayor; thank you, Madam Clerk; thank you, Councilperson Roman; Councilperson Urbom, appreciate.

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**Regular Commission Meeting**  
**Date: 2/25/20**  
**Meeting Start: 7:01 PM**  
**Meeting End: 8:19 PM**  
**Meeting Length: 1:17:41**

**Mayor Cubillos:** Any other business from the council that we need them to-- All righty, none. Anybody in Good and Welfare? Mr. Rojas, nice seeing you. How's the baby? Good? Very nice. Gigi, nice seeing you, it's been a while. Somebody was talking about you today.

**Hugh:** Hugh Gladwin, 400 Northeast 85th Street. I didn't make any comment during the four variances, but I just want to notice that four variances for the same thing is pretty unusual. In the past, generally, that gave rise to the idea that the council is legislating through variance. I think there's a long history of garage conversions turning into illegal apartments, but I think as the planner said, that is a code issue, it's still a code issue. Any of those conversions could be turned into a residence for somebody.

It's still code enforcement, but at some point, all of those things to me seem completely legitimate, really not that different than converting an inside room like an inside office into a bedroom or something that wouldn't require a variance. At some point, you have to look at the code and everything because this could be a continuing thing. There are a lot of people who are coming into El Portal with families who need more space and they don't need a garage or they have parking. You can't use up council time in this obviously. Obvious point to say.

**Mayor Cubillos:** Point taken, Hugh. I don't speak for the council, but it's definitely in the back of my mind that as Juan mentioned, to follow through with either a protocol or procedure that code enforcement follows like the house down in 87th Street that's been standing idle for a while. Councilperson Urbom?

**Councilman Urbom:** To that point, my understanding is that in terms of codification, we're headed in that direction with Plusurbia, the planners and that these four variances, at least as considered my understanding by the council is that while we are essentially in the process of updating the plan and then code following, this is all in anticipation of that inevitability and then with the very clear and direct guidance of Plusurbia allowing us to vet the legitimacy of specifically these four variances we considered tonight and then of course with the anticipation that there will be.

For example, tonight, one home, 1947; one home, 1940; one home, 1956; I think the other was in the '40s as well. Here we are 80 years removed from that and so everyone in this village-- The one point to the storage, for example, I have no doubt there's many families trying to figure out, "Can we get an extra 12 inches here in this room if we expand that wall or remove that wall." That's my understanding at least of how we came to consider these four variances in the same moment.

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**Regular Commission Meeting**  
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**Meeting Start: 7:01 PM**  
**Meeting End: 8:19 PM**  
**Meeting Length: 1:17:41**

**Hugh:** What concerns me is suppose you had a house with a garage that aesthetically didn't look like a garage but had a garage door. There's no aesthetic consideration at all that they said, "Okay, we're going to put in a second kitchen in there."

**Mayor Cubillos:** Two things I want to add on this. We're putting together an architectural guidebook, which is incredibly useful and that's another item that'll be in planning and zoning. I just think [unintelligible 01:16:02] is that because there were so many, if applicants are not prepared and they did not come with everything they said they were going to, I'm not inclined to pass it. Like I didn't tonight, because they made a commitment. They made a commitment at the committee meeting here to us that they were going to do ABC, and they didn't do ABC, they did A and C.

Those are the ones that code enforcement probably should go watch in the next six to eight months. When you dot every I and cross every T like Ines at the end, she came to the committee meeting and she didn't have any architectural designs. She didn't want [unintelligible 01:16:34] and put all the money, but she came tonight completely prepared. She got it on time, that means he got it in time, and when they get it on time, we get it in time, and our ability to make a decision is educated as opposed to making copies while we're here. I agree. Point taken, I completely agree.

**Hugh:** I'm glad to hear what's happening. Thank you.

**Mayor Cubillos:** Thank you, Citizen of the Year. Anybody else in Good and Welfare? All righty, we have new residents here. You want to wave? It's not too new anymore, you've been here how long now? A year?

**Speaker 2:** No, a few months.

**Mayor Cubillos:** Four months, okay. No, four months. Not a year. It hasn't been that long I'm seeing. Well, welcome, welcome, welcome. Is there a motion to adjourn?

**Councilwoman Roman:** Motion to adjourn.

**Mayor Cubillos:** Motion's been made by Councilperson Roman. Is there a second?

**Vice Mayor Nickerson:** I'll second, Madam Mayor.

**Mayor Cubillos:** Second by Vice Mayor Nickerson. All in favor, second by saying aye.

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Regular Commission Meeting  
Date: 2/25/20  
Meeting Start: 7:01 PM  
Meeting End: 8:19 PM  
Meeting Length: 1:17:41**

**All:** Aye.

**Mayor Cubillos:** Any nays? Hearing none, our February council meeting adjourns at 8:19 PM. Thank you, you all did a great job tonight.

**[01:17:41] [END OF AUDIO]**

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