



Village of El Portal Planning and Zoning Meeting

Date: 1/22/19

Meeting Start: 8:42 PM

Meeting End: 8:53 PM

Meeting Length: 00:11:28

Mayor Cubillos: At this time, I would like to call the Planning and Zoning committee to order. It is 8:42 PM. We have already had a moment of silent meditation and Pledge of Allegiance, 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 Mathis.

Councilperson Mathis: Present.

City Clerk Jacobi: Councilperson Roman.

Councilperson Roman: Here.

City Clerk Jacobi: We have a quorum.

Mayor Cubillos: Okay, may I get a motion for approval of the agenda?

Councilperson Mathis: I move approval.

Councilperson Roman: I second.

Mayor Cubillos: Motion has been made by Councilperson Mathis, second by Councilperson Roman, all in favor signal by saying aye.

All: Aye.

Mayor Cubillos: Any nays? All right, hearing none, the PNZ committee media agenda passes. There are no approval of the minutes, we're going to go right into the tracking report. I just wanted to touch on these very quickly before I close PNZ. I'm going to open public comment. We have not had the opportunity to re-meet with the owners of The Little Farm, but the manager and I discussed it at great length today and it's going to be hopefully, something that we can tackle along with a name and a follow-up. The last time that we met with them, a

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preliminary design, very, very, very, very preliminary design was presented to us, but they still were in no position to come forward to the council.

At that meeting, they made a commitment to provide quarterly reports of which we have not gotten one yet. I've gotten a few emails from a few residents complaining about how the property looks. In that email, that is also going to be mentioned thus far is The Little Farm. Number three actually can be taken out of the tracking report. I'm not going to talk about number four. What I am going to talk about is the sanctuary. I received an email and a call early. The manager and I received a call from the owners of the sanctuary. They received an offer and I don't want to disclose the company, but they received an offer to purchase the property.

The owner, Simon Seth, entertained it briefly, but the last email that I received which was right before the holidays is that that deal was off the table. While he wouldn't completely disclose the name of who was interested in buying it, what he did disclose was that their concept would be very similar to what Simon Seth wanted to do with the property.

Really important to know that one of the reasons that Simon Seth is struggling to really get the property going is because that street is on septic, so it's really, really important that the council the administration can get back to work so that we can focus on lobbying, we can focus on our due diligence to see what we can get in terms of dollars to continue that project. We are still working on the west side, Councilperson Mathis is now the chair of public works with the manager, and senator Pizzo, they're working on how they can move that forward with the school board.

We're very grateful for that, but right now, we need to collectively work on creative ways and how we can move the project to Northeast 2nd Avenue. One of our responsibilities as a governing body is to really provide assistance in some way to be able to promote economic development here. By doing that I mean trying to find a way where we can get sewer onto Northeast 2nd Avenue. If we can do that, it would be much more attractive to be able to open up a restaurant there. The restaurant that they had in place potentially was having a really hard time getting a permit with the county.

Please understand, it is not just with us that they have to go through as it relates to that area, it's still, because it's on septic, it has to go through the county. The point of this message is that, as soon as we can all get back to work and really focus on what we have to do, that is one of the priorities because hey, guess what, if we get that done, then it all lends itself to be able to do better things and provide better services for the community. Those are the three hot items,

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although last component that I will add to the PNZ so that we don't forget it is the annexed area. Someone asked me, emailed me and said, "What's the annexed area? I heard that next door."

Right behind Don Bailey is 83rd and 84th Street, there is a portion about four acres that belongs to the Village of El Portal. It was something that we are one of the only municipalities in 2014 that were able to annex any part of Miami-Dade County and we annex that small area. The property owners there are starting to move forward with the architect and talking to Plusurbia, which is our planning consultants, so hopefully, maybe we'll see something in late spring that we can bring to you and they will get the ball rolling there.

These are three areas of real opportunity for us and this is where you want us and the administration to be spending all our energy on because that's going to be able to generate revenue so that we can assure that we have a fantastic police department, and we can assure that we have a trolley that will take you to the bright line, and we can have all of these things, but it's only if we do our job. If we really have the opportunity to be able to sit there and work together as a committee, as a council with the administration to see what we can do right now with the current government with the governor that's in place, and with our congresswoman, we will have success, but it takes a lot of time to work on that.

It's really important that hopefully, we can get back to business as soon as possible. The three components that I wanted to talk about, which I just did was The Little Farm, the sanctuary, and the annexed area. I know that there's a couple of things in PNZ that I saw a few emails with Juan, I don't know if you want to discuss that right now. Does the council want to add anything else to the PNZ committee tracking report?

Councilperson Mathis: No.

Vice Mayor Nickerson: No, madam mayor.

Mayor Cubillos: Those are the three things. I want to keep it more focused and more concise, so the three projects for us too collectively. It's not just Mayor Cubillos emailing them or the chair of PNZ, it's all of us working together to email, not only our representatives, our senators, but actually the property owners and working with the administration so that together, the more voices hopefully, they will get some positive energy. Because I really think that if we see all that, I think that development, whether it's a sanctuary, whether seeing some light happen at The Little Farm or seeing the annexed area, I believe that is what's going to bridge us together.

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I think if residents see that happening, I think that's going to be where they're going to be more excited and be like, "Okay, there's a light at the end of the tunnel." Work with us on that. If you have any questions, any ideas, always email any of us up here as well as the manager. Those are the three project. Anything else for the tracking report? Hearing none, Good and Welfare? Wait, did it say annexed area? Is that former Councilperson Orl getting up?

Adam Orl: Yes.

Mayor Cubillos: I know it is. Are going to talk about Northeast 2nd Avenue?

Adam: Yes.

Mayor Cubillos: Good.

Adam: Adam Orl, 140 Northeast 86th Street. I wanted to add Northeast 2nd Avenue. It's really fast and cars keep flipping over and running into buildings. Again, I'd just like to ask the village to do something. I know that there was a traffic study done by Miami-Dade County. They found that the average speed was like 41 miles an hour on the 30 mile an hour street. That's 11 miles an hour faster than on 87th Avenue which has the same speed limit. That means that it is possible to design the street better. I know they offered to put the speed limit sign or speed radar sign or something, that's not really acceptable. I think we should ask for more. I'm happy to work with the village to figure it out.

Mayor Cubillos: We talked about this. You were working on an idea that you wanted to maybe share.

Adam: Yes, it's super simple. It's basically just doing what Miami Shores did and what south of us did. We're basically a little section in the middle that the road widens up, which makes people go faster, and then it narrows again, and then they get stuck and they're annoyed. It's actually better just to keep everyone the same going all the way from Miami Shores through El Portal to The Little River area, but I can send you guys a picture if you want.

Mayor Cubillos: Yes, I think you should because this is the time that we're in constant conversation with our local representatives, with our state representatives, and now with the Citadel that's opening on Sunday, I think it's a real opportunity. I have a meeting with Peterman, which is our neighboring commissioner with the City of Miami, so I really think if you have anything, I'd like to sit down with you and maybe present it to the manager. Because the selling point for that is really to help us be able to offer something so that the developers

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can feel like, okay, they can really work on something and hopefully bring businesses to the sanctuary.

Adam: I think there's things that the village gets other than just like a sane and normal street that a kid could cross by themselves, but you also would be able to get a parking along Northeast 2nd, so you offload some of the parking from the back, which protects the pedestrians on the sidewalks. As those businesses come in, that makes it a nicer place. This is all stuff that was from that charrette we did in 2013. It's not just me being crazy.

Mayor Cubillos: Is that meters on Northeast 2nd?

Adam: It doesn't have to have meters. I don't think we have enough code enforcement to make sense with meters, but just how they do on Northeast 2nd in Miami Shores. It doesn't cost very much money, it's just paint essentially, and you just have to get the county to agree to it. I know that there are more amenable to agree if you come with a unanimous council resolution.

Mayor Cubillos: I really would like to see if you have anything aside from the charrette that you may be added or whatever.

Adam: Yes, I've done some more work on it since then.

Mayor Cubillos: Just pick a time.

Adam: I can give it to you guys.

Mayor Cubillos: This is a good time.

Adam: Okay.

Mayor Cubillos: Okay?

Adam: All right, thanks.

Mayor Cubillos: Thank you, Adam. Anybody else from Good and Welfare? Christia? No? Okay. No, don't say that. Hearing none, is there a motion to adjourn?

Councilperson Mathis: Motion.

Councilperson Roman: Motion to adjourn.

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Mayor Cubillos: Motion's been made by Councilperson Roman, is there a second?

Councilperson Mathis: Second.

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

All: Aye.

Mayor Cubillos: Any nays? Hearing none, the PNZ adjourns at 8:53 PM.

[00:11:28] [END OF AUDIO]

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