



**Village of El Portal
Planning and Zoning Meeting
Date: 10/24/24
Meeting Start: 7:04 PM
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There's probably only one empty lot in El Portal and I'm sure an empty lot is more than that because they already know the houses are selling for over \$2 million. \$733,000 to me was shocking to see based on today's market and the reality that we're facing. \$733,000 doesn't even cost us to actually just put sod on top of [unintelligible 02:16:42] Mount over here on Sherwood Forest, that's needed, because it's eroding. It cost us more than that.

That's why we haven't actually been able to-- We can probably complete some of that money with the rest, but \$733,000? That's why I'm asking how because I know we don't have a-- This is more like a development agreement. It's not an impact fee whatsoever, but I wanted to find out how was that calculated? If any of you can come up with--

Village Manager Christia Alou: Well, I can just add that those comments were made in that meeting like that. We were hard-pressed to even do these renovations of these parks with the funds that we had. Again, the dollars added to a certain amount, and I pushed, but we had to negotiate. We had to come to a mutual meeting, and that's where it landed.

Arthur Barrington: Essentially, we're assigning dollar amounts to the benefit heights. One story, the seventh floor, per the code, we get by right because the project is a brownfield and we will go through the process of the cleanup. We get the seventh floor by-right. It's essentially the square footage on the eighth floor. How did we come up with the number? Well, this is kind of a market-based number in today's dollar. We had a relatively recent number from Kavista, which set a historical example.

They're all similar size municipalities in South Florida have dollar amounts for this square footage number, and we came up with calculations based on market rates, what other municipalities are paying, what we previously paid. Our number was quite frankly much lower when we presented the calculations, but Mayor Nickerson and Manager Alou insisted for more, and that was a number that was settled on. I don't think you can reasonably just pull a number out of a hat. We're looking at a square footage amount, a specific number, and this is what it's paid for. It's a very reasonable--

Speaker 2: What about [unintelligible 02:18:56] and pursue this project that way.

Councilperson Anders Urbom: Zero.

Ben Fernandez: Yes. Zero.

Councilperson Anders Urbom: Zero, yes.

Speaker 2: [unintelligible 02:19:02] zero.

Arthur Barrington: I think to Mayor Nickerson's point about the Live Local Act, and this is

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not a track that we're planning on pursuing, but I think what he's getting at is the Live Local Act gives us the opportunity to just bypass site plan approval in any planning and zoning hearings, and just deliver to you a set of plans, and we have no interest in doing that. We are very interested in working with you and trying to come up with a project that everybody can feel good about.

Councilperson Anders Urbom: It sounds like we're not saying really discussion wasn't about two stories. It's very helpful to understand that the seventh story was because of the Brownfield situation. That's really the answer, is that it's really not a fee for the two additional stories. It's really a fee for one story.

Arthur Barrington: Correct.

Councilperson Anders Urbom: That's incredibly helpful to understand that. Thank you for articulating that.

Arthur Barrington: Yes.

Councilperson Darian Martin: Any other questions, Councilman Pirela? Is there any comments from the audience? Does anyone want to step up to--

Councilperson Anders Urbom: I just have one more quick comment.

Councilperson Darian Martin: One second before we open it up to the public, Councilman Urbom.

Councilperson Anders Urbom: As far as the height, I get outvoted every time on height. I'm someone who believes you shouldn't build above the tree lines, legitimately. I'm not in favor of exclusivity. However, there's times where things have to be exclusive. In my opinion, if there wasn't air conditioning, there would be only be 300,000 people living south of Orlando, but there is air conditioning. We have 18 million from the bottom two-thirds of the state, 18 million.

I really think it will be around 300,000, 500,000 if we didn't have air conditioning. I understand I'm going to get outvoted on the height issue. I'm feeling better about it after the explanation that, "Hey, we're going to get the seventh story anyway." Because in my mind, the two additional stories in the summer when the sun's further south, then everyone along the canal gets their sunrise delayed by hour and a half almost.

Those are the things I think about in terms of shadow fields, and literally the elimination of the sun. Denver is a great city, but if you ever spend time in Denver, you're never going to see the sun because of the density of the high rise and things like this. My concern for Miami

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in general with the density that's coming is that no one's going to see the sun anymore in Miami before too long, the closer you get to Brickell downtown in that area. I just want to articulate what my concerns. It's not just an arbitrary concern, but understanding that the seventh floor is there anyway.

I can get over the fact that there's just an additional 10 feet beyond that. Because the first 10 feet were going to be there anyway, is what it sounds like. My original concern was an extra 20 feet to even 25 feet, depending on what the top of the building is decorated with. Understanding that it's really talking about 10 feet, then I'll be feeling a little bit better about that reality and understanding better how we've arrived there.

Councilperson Darian Martin: Good to hear. Thank you, Councilman Urbom. I do think that we have to be very clear and intentional with what we want. We have always stated that along that corridor, we would love to see some increase in density. We would love to see some addition of commercial spaces where people can essentially go out to eat, they could live, they can walk along a promenade. We've said that we have wanted these things.

I do think there's a difference in zoning for a reason. El Portal still remains El Portal, even if that Zone 5 is built up in this way. We have our largely residential area. The houses look very distinct. We have distinctive signage, and I think we as a body up here, do a pretty, pretty good job of really maintaining that and paying homage to that because we understand what makes us different.

We also have to move with the times and understand that, "Hey, if this is where we see things heading and if we can take a cue from where we see legislation being passed down is now not a good time for us to have a partner where we can, in a sense, have these conversations." I think your conversation about, the amount that we're being compensated and all of those things. I think those things are valid.

I think that if you have a partnership already that exists where people are actually at the table and discussing these topics, I think that's a benefit. I do think that we need to bifurcate our thoughts on El Portal as it relates to Z3 versus Z5 because we want to see something very different. El Portal very much so can still be El Portal, still be distinct with Z5 built up in this way. As far as the look of the building, aesthetics are very subjective because I think it's cool as well.

I think it looks really good. I think it flows very well. I think it will look visually distinct. I love the fact that it is not going to look like The Kavista because then it just looks like a super development, I think less curated and more problematic than it looks right now. Live Local Act, no Live Local Act, share your thoughts. I have no problem with affordable housing, but I do think your questions are valid. I think there seems to be a partnership. At

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