A. CALL TO ORDER

B. MOMENT OF SILENT MEDITATION & PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES
   E1. Minutes for the May 15th, Planning and Zoning Committee Meeting.

F. AGENDA ITEMS:
   F1. Proposed Site Plan Approval-New Construction- 8671 NE Miami Court, El Portal.
   F2. Proposed Site Plan Approval-New Construction- Lot 8990 N. Miami Avenue and 8998 N, Miami Avenue Court, El Portal.
   F5. Alcohol Ordinance Discussion

G. GOOD & WELFARE: (NOTE: This section of the agenda is reserved in the spirit of a representative democracy “of, by, and for the people” and is specifically provided as a mechanism for the input and solutions on matters of concern of Villagers. We request that comments be limited to 3 minutes per person, and that speakers and the audience maintain proper decorum at-large. The speaker may speak on any issue of concern.)

I. ADJOURNMENT

Members:
Mayor Claudia V. Cubillos, Chairperson
Vice-Mayor Omarr C. Nickerson, Vice-Chairperson
Councilperson Harold E. Mathis, Jr., Member
Councilperson Werner Dreher, Member
Councilperson Vimari Roman, Member

“Pursuant to Florida Statutes, Chapter 286.0105: If a person decided to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”
VILLAGE OF EL PORTAL
PLANNING AND ZONING
500 NE 87th Street
El Portal, FL 33138
PHONE 305-795-7880 FAX 305-795-7884

APPLICANT: Ezgi Fitos (on behalf of owner, Featured Media LLC)
SUBJECT ADDRESS: 8671 NE Miami Court - Zone 3
APPLICATION: 2018-PZ-009 - Zoning Site Plan Review - New Construction

PUBLIC HEARING(s):
1. Planning and Zoning Committee (PZC)
2. Village Council Meeting

DATE AND TIME: July 17, 2018; 7:00pm

2018-PZ-009 Zoning Site Plan Review - New Construction

1. APPLICATION:
THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A NEW ONE-STORY RESIDENCE, WHICH PURSUANT TO SECTION 17-57 OF THE CODE OF ORDINANCES, REQUIRES VILLAGE COUNCIL APPROVAL.

A SITE PLAN REVIEW IS PURSUANT OF SECTION 17-53 - REQUIREMENTS AND PROCEDURES FOR SITE PLAN REVIEW, WHICH REQUIRES COUNCIL APPROVAL WITHIN THE ZONE 3 (Z3) SUB-URBAN RESIDENCE.

2. BACKGROUND INFORMATION:
Owner of property: FEATURED MEDIA, LLC

Address: 8671 NE Miami Court, El Portal, FL 33138

Folio number: 18-3112-072-0011

Transect Zone: Zone 3 (Z3) - Sub-Urban Zone

Site: The current 7,650 square foot lot (50 x 153 feet) was acquired in 2017 as a lot for a single-family residential building - as permitted under 'Sec. 24-3. - RSF single-family residential district' now Zone 3 of the Code of Ordinances.
The property has a Principal Front Setback (west façade) facing NE Miami Court and a Secondary Front Setback (north façade) facing NE 87th Street.

Project: Construction of a 1-story single-family residence consisting of two wings connected by a breeze way. The west wing, with the main entrance facing the Primary Front Setback, consists of public areas: kitchen, dining room, living room, guest bedroom, and home office; the east wing consists of the private areas: bedrooms and laundry room.
The residence is in accordance with the permitted uses of Zone 3 in the Village of El Portal. Staff has reviewed the application for consideration by the Planning and Zoning Board. In this report, Staff presents the applicable Zoning requirements with recommendations.

### Uses Permitted

<table>
<thead>
<tr>
<th>Permitted</th>
<th>Proposed</th>
<th>Recommendation</th>
</tr>
</thead>
</table>

### Site Development Standards

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area: 5,000 sf min</td>
<td>7,650 sf</td>
<td>Complies</td>
</tr>
<tr>
<td>Lot width: 50 ft min</td>
<td>50 ft</td>
<td>Complies</td>
</tr>
<tr>
<td>Principal Front Setback: 25 ft min</td>
<td>West: 25'-0&quot;</td>
<td>Complies</td>
</tr>
<tr>
<td>Secondary Front Setback: 15 ft min</td>
<td>North: 15'-4&quot;</td>
<td>Complies</td>
</tr>
<tr>
<td>Side Setback: 5 ft min</td>
<td>South: 5'-8&quot;</td>
<td>Complies</td>
</tr>
<tr>
<td>Rear Setback: 5 ft min</td>
<td>East: 5'-0&quot;</td>
<td>Complies</td>
</tr>
<tr>
<td>Lot coverage: 40% max</td>
<td>33%</td>
<td>Complies</td>
</tr>
<tr>
<td>Green space: 25% min</td>
<td>55.9%</td>
<td>Complies</td>
</tr>
<tr>
<td>Maximum building height: 2 stories max</td>
<td>1 story</td>
<td>Complies</td>
</tr>
<tr>
<td>Story height: 9 ft min 14 ft max</td>
<td>13'-4&quot;</td>
<td>Complies</td>
</tr>
<tr>
<td>Home Office: 25% of the size of the Principal Building up to 500 sq ft max</td>
<td>18%</td>
<td>Complies</td>
</tr>
</tbody>
</table>

### Article IV. Table 1: Minimum Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential: 1.5 per Dwelling Unit + 1 visitor per 10 Units</td>
<td>2 cars (12’ by 25’ driveway)</td>
<td>Complies</td>
</tr>
</tbody>
</table>

### Article VI. Sec. 24-B.15 (d) Parking Standards (Z3)

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Driveway One 12-foot max width driveway approach or two 10-foot max width approaches separated by</td>
<td>One 12’ driveway</td>
<td>Complies</td>
</tr>
</tbody>
</table>
at least 50% of frontage width
Pavement 33% max of front yard | 26.75% | Complies

**Article Vi. Sec. 24-B.15 (f) Landscape Standards (Z3)**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum two shade trees planted within the first Layer for each 50 feet of Frontage Line</td>
<td>One (1) mango and one (1) avocado trees at first layer.</td>
<td>Complies</td>
</tr>
</tbody>
</table>

**Article Vi. Sec. 24-B.15 (g) Walls, Fences and Hedges Standards (Z3)**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: not permitted in Principal or Secondary Front Setback. Height: six feet Material: coral rock, concrete block stuccoed on both sides with concrete cap, slump or adobe brick, precast concrete, wire, or wood.</td>
<td>Wall located along side property line (east), rear property line (south).</td>
<td>Complies</td>
</tr>
<tr>
<td>Height: 6 ft max</td>
<td>6 ft</td>
<td>Complies</td>
</tr>
<tr>
<td>Material: coral rock, concrete block stuccoed on both sides with concrete cap, slump or adobe brick, precast concrete, wire, or wood.</td>
<td>CMU</td>
<td>Complies</td>
</tr>
</tbody>
</table>

**Findings**

<table>
<thead>
<tr>
<th>Standards</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>The plan is consistent with the comprehensive plan and the purpose and intent of the use district in which it is located.</td>
<td>Yes</td>
</tr>
<tr>
<td>The plan is in conformance with property development regulations of the zoning district in which it is located.</td>
<td>Yes</td>
</tr>
<tr>
<td>The site plan has an adverse impact on the environmental and natural resources of the Village.</td>
<td>No</td>
</tr>
<tr>
<td>The approval of the site plan has an adverse impact on the necessary public facilities of the Village.</td>
<td>No</td>
</tr>
</tbody>
</table>
3. APPLICATION REQUEST:

(a) Applicant Request.

The Applicant requests site plan approval in order to construct a 2,526 square foot, one-story residence on a 7,650 square foot lot at 8671 NE Miami Court in Zone 3 (Z3) Sub-Urban Residence.

(b) Site Plan Review Requirements.

Sec. 17-53. Requirements and procedures for site plan review.

***

(b) Applications subject to site plan review. All applications shall be subject to site plan review and approval by village council after public hearing, except as provided in section 6-4.

Sec. 17-57. Requirements and procedures for administrative site plan review.

***

(b) Review procedures. Application for administrative site plan review shall be submitted in accordance with the same procedure for a site plan requiring a public hearing.

4. STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Pursuant of Sec. 17-53 Requirements and Procedures for site plan review (a), the Applicant shows good cause for ensuring the congruity of the proposed development and its compatibility with the surrounding area. The plans proposed comply with the land use regulations and the development standards of this chapter and of Chapter 24.

Therefore, APPROVAL is recommended for this new construction of a 1-story residence subject to the following conditions:

Construction of the proposed project shall be in conformance with the following conditions:

2. All representations proffered by the Applicant as part of the review of the application at public hearings.
3. All comments made by Staff reviewers and submitted to the Applicant to be addressed prior to the Building permit.
VILLAGE OF EL PORTAL
PLANNING AND ZONING

500 NE 87th Street
El Portal, FL 33138
PHONE 305-795-7880   FAX 305-795-7884

APPLICANT: Fernando Argiro (on behalf of owner CUYO INVESTMENTS INC)
SUBJECT ADDRESS: 8990 N Miami Avenue – Vacant Lot
8998 N Miami Avenue – Vacant Lot

PUBLIC HEARING(S):
1. Planning and Zoning Committee (PZC)
2. Village Council Meeting

DATE AND TIME: July 17, 2018; 7:00pm

2018-PZ-007
Zoning Site Plan
Review – New
Construction

1. APPLICATION:
THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF
ONE NEW 2-STORY RESIDENCE ON TWO SEPARATE LOTS, WHICH PURSUANT TO
SECTION 17-57 OF THE CODE OF ORDINANCES, REQUIRES VILLAGE COUNCIL
APPROVAL.

A SITE PLAN REVIEW IS PURSUANT OF SECTION 17-53 – REQUIREMENTS AND
PROCEDURES FOR SITE PLAN REVIEW, WHICH REQUIRES COUNCIL APPROVAL WITHIN
THE ZONE 3 (Z3) SUB-URBAN RESIDENCE.

2. BACKGROUND INFORMATION:
Owner of properties: CUYO INVESTMENTS INC

Lot 1
Address: 8998 N Miami Avenue, El Portal, FL 33150
Folio number: 18-3101-045-0020
Lot size: 11,575 sf

Lot 2
Address: 8990 N Miami Avenue, El Portal, FL 33150
Folio number: 18-3101-045-0010
Lot size: 11,563 sf

Transect Zone: Zone 3 (Z3) – Sub-Urban Zone

Sites: The current lots were acquired in 2017 as vacant lots and have a proposed use
and occupancy of single-family residential building – as permitted under ‘Sec. 24-3. -
RSF single-family residential district’ now Zone 3 of the Code of Ordinances.
The properties have a Principal Front Setback (east façade) facing N Miami Avenue and are at the intersection between NE 90th Street and N Miami Avenue, making the homes built on the lots the viewpoint of anyone coming west on that street.

**Project:** Construction of a 2-story steel container single-family house on two lots that are adjacent. The ground floor consists of a main entrance with a front porch set back 30 feet from Primary Frontage, a living room, kitchen, dining room, bedroom, and covered terrace facing the rear yard; the second floor consists of one section with two additional bedrooms, spanning the length and width below from the front porch to the back terrace, and a portion of which that cantilevers the depth of the porch below, and a second section consisting of an open terrace visible from the primary frontage (N Miami Ave).

The homes will be constructed with shipping container material finished with textured stucco.

The residence is in accordance with the permitted uses of Zone 3 in the Village of El Portal. Staff has reviewed the application for consideration by the Planning and Zoning Board. In this report, Staff presents the applicable Zoning requirements with recommendations.
**Uses Permitted**

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**Site Development Standards**

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<tbody>
<tr>
<td>Lot area: 5,000 sf min</td>
<td>11,575 sf / 11,563 sf</td>
<td>Complies</td>
</tr>
<tr>
<td>Lot width: 50 ft min</td>
<td>61.52 ft</td>
<td>Complies</td>
</tr>
<tr>
<td>Principal Front Setback: 25 ft min</td>
<td>East: 30'-0&quot;</td>
<td>Complies</td>
</tr>
<tr>
<td>Secondary Front Setback: 15 ft min</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Side Setback: 5 ft min</td>
<td>North: 6'-0&quot;</td>
<td>Complies</td>
</tr>
<tr>
<td></td>
<td>South: 15'-0&quot;</td>
<td></td>
</tr>
<tr>
<td>Rear Setback: 5 ft min</td>
<td>West: 121'-1&quot;</td>
<td>Complies</td>
</tr>
<tr>
<td>Lot coverage: 40% max</td>
<td>10.5%</td>
<td>Complies</td>
</tr>
<tr>
<td>Green space: 25% min</td>
<td>86.3%</td>
<td>Complies</td>
</tr>
<tr>
<td>Maximum building height: 2 stories max</td>
<td>2 stories</td>
<td>Complies</td>
</tr>
<tr>
<td>Story height: 9 ft min 14 ft max</td>
<td>13'-4&quot;</td>
<td>Complies</td>
</tr>
<tr>
<td>Open porch: 7 ft deep min</td>
<td>N/A</td>
<td>N/A</td>
</tr>
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**Article IV. Table 1: Minimum Off-Street Parking Requirements**

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<tr>
<td>Residential: 1.5 per Dwelling Unit + 1 visitor per 10 Units</td>
<td>2 cars (12' by 25' driveway)</td>
<td>Complies</td>
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**Article VI. Sec. 24-B.15 (d) Parking Standards (23)**

<table>
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<tr>
<td>Driveway One 12-foot max width driveway approach or two 10-foot max width approaches separated by at least 50% of frontage width</td>
<td>One 12' driveway</td>
<td>Complies</td>
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<tr>
<td>Pavement 33% max of front yard</td>
<td>25%</td>
<td>Complies</td>
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</tbody>
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### Article VI. Sec. 24-B.15 (f) Landscape Standards (Z3)

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</tr>
</thead>
<tbody>
<tr>
<td>Minimum <strong>two shade trees</strong> planted within the first Layer for each 50 feet of Frontage Line</td>
<td>One (1) live oak tree and one (1) mahogany tree at first layer.</td>
<td>Complies</td>
</tr>
</tbody>
</table>

### Article VI. Sec. 24-B.15 (g) Walls, Fences and Hedges Standards (Z3)

<table>
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<tr>
<th>Required</th>
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<tbody>
<tr>
<td>Location: not permitted in Principal or Secondary Front Setback. Height: six feet Material: coral rock, concrete block stuccoed on both sides with concrete cap, slump or adobe brick, precast concrete, wire, or wood.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Height: 6 ft max</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Material: coral rock, concrete block stuccoed on both sides with concrete cap, slump or adobe brick, precast concrete, wire, or wood.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Findings

<table>
<thead>
<tr>
<th>Standards</th>
<th>Recommendation</th>
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<tbody>
<tr>
<td>The plan is consistent with the comprehensive plan and the purpose and intent of the use district in which it is located.</td>
<td>Yes</td>
</tr>
<tr>
<td>The plan is in conformance with property development regulations of the zoning district in which it is located.</td>
<td>Yes</td>
</tr>
<tr>
<td>The site plan has an adverse impact on the environmental and natural resources of the Village.</td>
<td>No</td>
</tr>
<tr>
<td>The approval of the site plan has an adverse impact on the necessary public facilities of the Village.</td>
<td>No</td>
</tr>
</tbody>
</table>
3. APPLICATION REQUEST:

(a) Applicant Request.

The Applicant requests site plan approval in order to construct a 1,216 square foot, two-story steel container residence on two lots that are adjacent, 8998 and 8990 N Miami Ave, in Zone 3 (Z3) Sub-Urban Residence.

(b) Site Plan Review Requirements.

Sec. 17-53. Requirements and procedures for site plan review.

***

(b) Applications subject to site plan review. All applications shall be subject to site plan review and approval by village council after public hearing, except as provided in section 6-4.

Sec. 17-57. Requirements and procedures for administrative site plan review.

***

(b) Review procedures. Application for administrative site plan review shall be submitted in accordance with the same procedure for a site plan requiring a public hearing.

4. STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

Pursuant of Sec. 17-53 Requirements and Procedures for site plan review (a), the Applicant shows good cause for ensuring the congruity of the proposed development and its compatibility with the surrounding area. The plans proposed comply with the land use regulations and the development standards of this chapter and of Chapter 24.

Therefore, Approval is recommended for this new construction of a 1-story residence subject to the following conditions:

Construction of the proposed project shall be in conformance with the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the Applicant's Submittal Package dated 04-16-2018.
2. All representations proffered by the Applicant as part of the review of the application at public hearings.
3. All comments made by Staff reviewers and submitted to the Applicant to be addressed prior to the Building permit.
VILLAGE OF EL PORTAL
PLANNING AND ZONING
500 NE 87th Street
El Portal, FL 33138
PHONE 305-795-7880   FAX 305-795-7884

APPLICANT:
Gerardo Gonzalez
SUBJECT ADDRESS:
2 NE 90th Street – Residence
APPLICATION:
2018-PZ-006 – Zoning Variance – Fence Extension

PUBLIC
HEARING(s):
1. Planning and Zoning Committee (PZC)
2. Village Council Meeting

DATE AND TIME:
July 17, 2018; 7:00pm

2018-PZ-006
Zoning Variance – Fence Extension

1. APPLICATION:
THE APPLICANT IS REQUESTING TO EXTEND AN EXISTING FENCE 25 FEET TO COVER AN ADDED PIECE OF LAND TO THE PROPERTY.

A VARIANCE IS PROCESSED PURSUANT OF SECTION 17.58 - REQUIREMENTS, WHICH REQUIRE COUNCIL APPROVAL WITHIN THE ZONE 3 (Z3) SUB-URBAN RESIDENCE.

2. PROPERTY HISTORY:
The current structure was built in 1949 as a single-family residential building – as permitted under ‘Sec. 24-3. - RSF single-family residential district’ now Zone 3 of the Code of Ordinances. The property is a corner lot with a Principal Front Setback (the front yard) facing NE 90th Street and a Secondary Front Setback (the side yard) facing N Miami Avenue. The owner recently purchased the adjacent surplus land behind the property from Miami Dade County to combine it with their current property as an extended backyard.

(a) Transect Zone Description.
Zone 3 - Sub-Urban Zone
Zone 3 consists of low Density Residential areas. The majority of land in the Village of El Portal is designated as Zone 3 Transect Zone.

(b) Existing Fence Condition.
According to the survey there is an existing six (6) foot high wood fence in great condition on the Secondary Front Setback (Layer 2) along N Miami Avenue that was built 13 years ago.

3. APPLICATION REQUEST:
(a) Applicant Request.
Applicant wants to extend the existing six (6) foot wood fence along the Secondary Front Setback property line 25 feet to cover the added piece of land and have it included in their property.
In summary, the applicant will be installing a new segment of the wood
fence along N Miami Avenue to be located along the sidewalk line (property line), rather than set back 15 feet as required by Code.

(b) Code of Ordinances Fence Standards

ARTICLE VI. SPECIFIC TO ZONES.
SEC. 24-B.15. ZONE 3 (Z3) SUB-URBAN RESIDENCE

(g) WALLS, FENCES AND HEDGES STANDARDS (Z3)

(1) Location:

B. Front Yard and Side Yard. No wall, fence, hedge, or other obstruction shall be permitted within the Principal Front Setback or the Secondary Front Setback, with the exception of masonry or coral rock walls with a maximum height of four (4) feet, subject to approval by process of Variance.

Principal Front Setback: 25 feet.
Secondary Front Setback: 15 feet.

4. STAFF RECOMMENDATION: DENIAL.

Pursuant of Sec. 17-58 Requirements and Procedures for Variances (b) (5). Planning and Zoning staff finds the following in regards to the applicant’s proposal as presented in their application for a variance:

1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district.

Does not meet the standard required for authorization of variance.

The site does not have any special conditions or circumstances not generally applicable to other properties in the Village.

2) That special conditions and circumstances do not result from the actions of the applicant and/or the property owner.

Does not meet the standard required for authorization of variance.

The site does not have any special conditions or circumstances not generally applicable to other properties in the Village.

3) That the literal interpretation of the provisions of this zoning code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this zoning code and would result in unnecessary and undue hardship, but not economic hardship, on the applicant.

Does not meet the standard required for authorization of variance.

The applicant is not being deprived of any rights and is not given any hardship by following the provisions of the zoning code. In addition, no other request to
place a fence along the Principal Front property line or Secondary Front property line has been granted since the Form-Based Code was adopted.

4) That the variance granted is the minimum variance that will make possible the reasonable use of land, structure, or building.

Does not meet the standard required for authorization of variance.

The minimum variance granted would be to grant a variance for a four-foot masonry wall on the property line.

5) That the grant of the variance will be in harmony with the general intent and purpose of this zoning code, and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Does not meet the standard required for authorization of variance.

The existing fence and its addition are not compatible with the character at El Portal and makes for an unpleasant experience for pedestrians walking along this portion of North Miami Avenue.

6) That granting the variance requested will not be detrimental to the adjacent property or adversely affect the public welfare.

Does not meet the standard required for authorization of variance.

The existing fence and its addition are not compatible with the character at El Portal and makes for an unpleasant experience for pedestrians walking along this portion of North Miami Avenue.

7) That no nonconforming use of neighboring lands, structures, or buildings in other districts are considered grounds for the authorization of a variance.

Does meet the standard required for authorization of variance.

There is no nonconforming use of neighboring lands, structures, or buildings in other districts involved in granting this variance to convert an existing garage into a family room.

Therefore, the Planning and Zoning staff recommends DENIAL for this variance for a fence extension.
ADMINISTRATIVE VARIANCE APPLICATION

When approved, this variance must be validated through issuance of a valid Building Permit.

This application and supporting documents are submitted by:

GERARDO GONZAIEZ
(Owner of Property)

Application is made for:
Fence Extention

(Type of variance requested)

Property address and legal description
2 NE 90 ST
EL PORTAL PL 33138

OWNER AFFIDAVIT

I, GERARDO GONZAIEZ, being first duly sworn, depose and say that I am the legal owner of record of the property described and which is the subject of the proposed administrative variance, and that all statements and representations made are true and correct.

I acknowledge that I am subject to penalties of law, including the laws on perjury, and to possible revocation of this variance for any false or misleading statements in this application.

Sworn to and subscribed to before me this 12th day of April, 2018.

[Signature]

June 22, 2021
Commission Expires

DAISY HYCERT
MY COMMISSION # GG117939
EXPIRES June 22, 2021

The applicant must submit the completed packets to the Village Clerk at least four (4) weeks prior to the next Planning & Zoning Committee Meeting in order to be placed the agenda. All fees and reimbursement costs must be paid before the hearing date. As per the Village Code, the residents within 375 feet of the property and the public in general must be noticed 15 days prior to the meeting date.
April 3, 2018

To: Village of El Portal / Clerk Office
500 NE 87 ST., El Portal, FL 33138

To whom it may concern:

This letter is to kindly request a variance to the planning & zoning board of Village of El Portal.
My name is Gerardo Gonzalez and I have been a resident and house owner at 2NE 90 ST, El Portal, FL 33138 for the past 14 years. I recently purchased the adjacent surplus land behind my property from Miami Dade County to combine it with my current property as an extended backyard.

I did a wood fence around my property 13 years ago that still is in great condition. My request is to extend this fence 25 feet to cover the added piece of land and have it included in my property. I did a property combine with the Miami Dade Office of the Property Appraiser to combine the two properties as one folio.

My immediate property neighbor is another surplus land owned by Florida Power & Lighting Co.

I want to clarify that my house front is not and will never be facing North Miami Avenue based on the structure of the house. As a matter of fact, my house front is facing 90th Street where I have 30 feet of setback.

I was informed that by the new code of zoning in El Portal, in order to extend my fence, I needed a setback for my extended fence. I find this will be an esthetic problem since I already have 110 feet of wood fence plus there is a huge tree right in the middle.

I kindly request to be able to have my fence with the current property line and be able to achieve a better looking fence for my property and the beauty of the city.

I am attaching photos and sketches to better illustrate my request.

Thank you for your consideration.

Sincerely,

Gerardo Gonzalez
Property Owner
2 NE 90 ST
El Portal, FL 33138
This Corrective Deed shall replace and supersedes the County Deed previously recorded on September 27, 2017 in Official Record Book 30697, Pages 86-87 of the public records of Miami-Dade County, Florida. This Corrective Deed is to correct a scrivener’s error of the legal name of the party of the second part Gerardo L. Gonzalez.

CORRECTIVE COUNTY DEED

THIS DEED, made this 13th day of March, 2018 A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and, Gerardo L. Gonzalez, party of the second part, whose address is 2 NE 90 Street, El Portal, Florida 33138.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Seven Thousand One Hundred Seventy-One and 50/100 ($7,171.50) to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following legally described land lying and being in Miami-Dade County, Florida:

LOT 15 BLK 10
EL PORTAL SEC 3 PB 9-148
According to the Public Records of Miami-Dade County, Florida

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.
IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: Esteban L. Bovo Jr., Chairman

HARVEY RUVIN, CLERK

By: Deputy Clerk

Approved for legal sufficiency.
Debra Herman, Assistant County Attorney

The foregoing was authorized by Resolution No. R-1303-07 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 4th day of December, 2007, and amended by Resolution R-16-11 on January 20, 2011.
REQUEST FOR COMBINE OF REAL PROPERTY

NOTICE
1. Title to parcels/units must be in same ownership, and all taxes due must be paid prior to Property Combine Request.
2. If one parcel is currently receiving homestead exemption, property owner must file a homestead application to add new lands to the original parcel; therefore the first year in which the legal descriptions are combined will constitute the base year for the new lands. The deadline to file a timely application is March 1st.
3. If subject is a condominium, owner must submit a letter from the condominium association acknowledging owner’s Property Combine Request and property’s physical status as one living unit. Must provide main entrance unit number and total bed/bath count, and submit floor plans or design reflecting current physical changes (if available).
4. The Property Appraiser may request a homestead affidavit be filed if parcel(s) have two or more dwellings/living units. Condominium units must be physically joining. Each parcel should be contiguous in same municipality.

NOTIFICATION
The Property Appraiser reserves the right to investigate and inspect the premises to confirm that it is a single property living unit. If the property is mortgaged, the property owner must notify all mortgagees associated with the properties listed below. All requested information submitted to the Office of the Property Appraiser will be subject to review. Owner acknowledges and hereby agrees to all conditions of Property Combine Request. Meeting the above conditions does not imply approval of this Property Combine Request.

STEP 1: IDENTIFY ALL PROPERTIES

List all applicable FOLIO NUMBERS:
18-3101-020-060
18-3101-020-0248

List all applicable PROPERTY ADDRESSES:
2 NE 60th El Portal, FL 33138

(Indicate principal property address)

STEP 2: ANSWER THE FOLLOWING QUESTIONS

Reason for grouping request: Land added to my backyard

Do any of the parcels have homestead exemption? Yes
Is any portion of property rented? No

If yes, provide details:

STEP 3: SIGN AND DATE THIS REQUEST

*Current owner(s) of record or their attorney (with a power of attorney) must sign request & have form notarized below.

Signature: [Signature]
Name/Title: Gerardo Gonzalez, 186-286-37X
Telephone Number: 202-286-37X
Date: Nov 20, 2017

STEP 4: NOTARIZE THIS REQUEST

The foregoing instrument was acknowledged this 25 day of November, 2017 by Gerardo L. Gonzalez, who is personally known to me or has provided identification and who did not take any oath.

Notary Public, State of Florida at Large

[Seal]

Office Use Only: (check if attached)

Review for Tax Year:_________________________Homestead Application:_________________________Letter from Homeowner’s Assn.:_________________________

Letter from Owner:_________________________Floor plan or design:_________________________Other:_________________________
VILLAGE OF EL PORTAL
500 NE 87th Street
El Portal, FL 33138
PHONE 305-795-7880 FAX 305-795-7884

PERMIT APPLICATION

Owner’s/Lessee’s Name: Gerardo Gonzalez
Date: 04/03/18
Job Address: 2 NE 90 ST EL PORTAL FL
Phone #: 786-286-3775
Owner’s Address: 33138
(If different than Job address)

CONTRACTOR INFORMATION

Name: Nyself
License #: N/A
Address:
Qualifier’s name:
Phone #

Work Description: FENCE
I AM MOVING THE ORIGINAL FENCE TO THE NEW PROPERTY LINE

Permit Type
BLDG  ELEC  PLUM  MECH  POOL

AREA  140  SQ. FT.  #FENCE  Job Value  $ 800

WARNING TO OWNER: Your failure to record a notice of commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your notice of commencement.

Application is hereby made to obtain a permit to do work and installations as indicated above, and on the attached addendum (if applicable). I certify that all work will be performed to meet the standards of the laws regulating construction in this jurisdiction. I understand that separate permits are required for Windows/Doors, Shop Drawings Electrical, Plumbing, Signs, Pools, Roofing & Mechanical Work.

OWNER’S AFFIDAVIT: By signing this application, I certify that I am the legal owner of the above mentioned property and that all the information provided herein is accurate and true. Furthermore, I authorize the above named contractor to do the work stated under this application.

NOTARY SEAL AND VERIFICATION

Signature of Owner
x
The foregoing instrument was acknowledged before me under oath this day of April 2018 by

( ) is personally known to me.

State of Florida, County of Miami-Dade.

Rachael Avery Bickford
Commission # 06 28970
Expires March 30, 2022
Notary Public (Seal)
Notary signature:

Signature of Contractor
x
N/A
The foregoing instrument was acknowledged before me under oath this day of        20__ by

( ) is personally known to me

( ) has produced a as identification. State of Florida, County of Miami-Dade.

Rachael Avery Bickford
Commission # 06 28970
Expires March 30, 2022
Notary Public (Seal)
Notary signature:
WOOD FENCE REQUIREMENTS AS PER FBC 2007

Wood fences shall be constructed of preservative or durable species wood, as specified in Section 2326.2 of the Florida Building Code 2007.

Section 2328: HIGH VELOCITY HURRICANE ZONES: WOOD FENCES

2328.1 Wood fences, so located on a property that by zoning regulations they cannot be used as a wall of a building, shall be constructed to meet the minimum specifications in 2328.2 and 2328.3.

2328.2 Fences not exceeding 6 feet (1829 mm) in height, shall be constructed to meet the following minimum requirements from nominal 4 x 4 x 8 posts No. 2 grade or better spaced 4 feet (1219mm) on center, and embedded 2 feet (610 mm) into a concrete footing 10 inches (254 mm) in diameter and 2 feet (610 mm) deep.

2328.3 Fences not exceeding 5 feet (1524 mm) or 4 feet (1219 mm) in height shall constructed as provided in 2328.2 except that the spacing of posts may be increased to 5 feet (1524 mm) and 6 feet (1829 mm) on center for those heights respectively.

EXCEPTION: Unless designed by rational analysis, wood fences not exceeding 6' - 0" in height may be constructed to meet the following minimum requirements.

(1) Vertical post of nominal 4 x 4 spaced a maximum of 4' o/c for 6' high fences; 5' o/c for 5' high fences, 6' o/c for 4' high fence.

(2) Post shall be embedded 2'-0" into concrete footing 10" in diameter and 2'-0" deep.

(3) 2 x 4 materials shall be fastened according to Chapter 23 with (2) #16D galv. nails at each attachment.

(4) All lumber shall be a minimum of #2 grade or better.

(5) All fasteners shall be corrosion resistant.

(6) Fence boards less than 8" wide shall be fastened with (2) #8 D galv. nails at each connection point.
GERARDO LUIS GONZALEZ
2 NE 90TH ST.
EL PORTAL, FL 33138-3052

PAY TO THE ORDER OF:
VILLAGE OF EL PORTAL $200.00
TWO HUNDRED DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO: VIOLENCE FILING FEE

GERARDO LUIS GONZALEZ
2 NE 90TH ST.
EL PORTAL, FL 33138-3052

PAY TO THE ORDER OF:
VILLAGE OF EL PORTAL $25.00
TWENTY FIVE DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO: FILING FEE
1. APPLICATION:

THE APPLICANT IS REQUESTING TO ENCLOSE AN EXISTING ONE-CAR GARAGE FOR USE AS A PERSONAL LIVING SPACE, WHICH PURSUANT TO SECTION 5-66 OF THE CODE OF ORDINANCES REQUIRES VILLAGE COUNCIL APPROVAL BY PROCESS OF VARIANCE.

A VARIANCE IS PROCESSED PURSUANT OF SECTION 17.58 - REQUIREMENTS, WHICH REQUIRES COUNCIL APPROVAL WITHIN THE ZONE 3 (Z3) SUB-URBAN RESIDENCE.

2. PROPERTY HISTORY:

The current 1,564 square foot structure was built in 1950 as a single-family residential building – as permitted under 'Sec. 24-3. - RSF single-family residential district' now Zone 3 of the Code of Ordinances. The property has a Principal Front Setback (the front yard) facing NE 89th Street. A one-car garage is seen from the Primary Frontage on NE 89th Street on the west side of the front façade.

(a) Transect Zone Description.
Zone 3 - Sub-Urban Zone

Zone 3 consists of low Density Residential areas. The majority of land in the Village of El Portal is designated as Zone 3 Transect Zone.

(b) Existing Garage Condition.

According to the Site and Architectural Plans, there is an existing garage that is 14'-0" feet by 12'-1" feet with a garage door on the front façade facing NE 89th Street. The garage enclosure has never been used to park a car, but rather for storage. As such, the driveway currently provides enough space to park at least two cars, per the requirements under Chapter 24, Appendix B: Form-Based Code, Article IV, Table 1: Minimum Off-Street Parking Requirements of the Village of El Portal Code of Ordinances.
3. APPLICATION REQUEST:

(a) Applicant Request.

The Applicant wishes to convert the existing garage into a family room, on the grounds that the current living room in the single-family residence is a small space and it is the Applicant's wish to expand it and because the existing garage has never actually been used to park any car.

The Applicant requests to remove the garage door on the west side of the main façade and replace it with the same architectural features currently on the east façade: window type, garden detail and paint. The west façade will mirror the east façade in its entirety.

(b) Code of Ordinance Garage Enclosure Standards.

Sec. 5-66. Garage Enclosure. It shall be unlawful to enclose a garage for living space unless a variance is granted by the village council upon a showing of good cause.

4. STAFF RECOMMENDATION: APPROVAL.

Pursuant of Sec. 17-58 Requirements and Procedures for Variances (b) (5), Planning and Zoning staff finds the following in regards to the applicant’s proposal as presented in their application for a variance:

1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district.

Does meet the standard required for authorization of variance.

The existing single-family residence was built with a garage at the front of the house that is not being used for its purpose to park a car.

2) That special conditions and circumstances do not result from the actions of the applicant and/or the property owner.

Does not meet the standard required for authorization of variance.

The applicant chooses to not park a car inside the existing garage since the property allows for parking of two cars off street, the minimum required per Article IV. Table 1: Minimum Off-Street Parking Requirements of the Village of El Portal Form-Based Code.

3) That the literal interpretation of the provisions of this zoning code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this zoning code and would result in unnecessary and undue hardship, but not economic hardship, on the applicant.

Does not meet the standard required for authorization of variance.
The applicant is not deprived of rights or experiences hardship from the provisions of the zoning code.

4) That the variance granted is the minimum variance that will make possible the reasonable use of land, structure, or building.

Does meet the standard required for authorization of variance.

Allowing the conversion of the existing garage to a space for a family room is the minimum variance that would allow the applicant the request set forth.

5) That the grant of the variance will be in harmony with the general intent and purpose of this zoning code, and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Does meet the standard required for authorization of variance.

The garage door seen from the street would be replaced with a window and paint mirroring the east side of the front façade and there is enough off-street space on the property to continue to park at least two cars. The variance will not alter the general character of the front yards of residential properties in the vicinity.

6) That granting the variance requested will not be detrimental to the adjacent property or adversely affect the public welfare.

Does meet the standard required for authorization of variance.

The garage door seen from the street would be replaced with a window and paint mirroring the east side of the front façade and there is enough off-street space on the property to continue to park at least two cars. The variance will not alter the general character of the front yards of residential properties in the vicinity.

7) That no nonconforming use of neighboring lands, structures, or buildings in other districts are considered grounds for the authorization of a variance.

Does meet the standard required for authorization of variance.

There is no nonconforming use of neighboring lands, structures, or buildings in other districts involved in granting this variance to convert an existing garage into a family room.

Therefore, the Planning and Zoning staff recommends APPROVAL for this variance for a garage conversion.
Request for Variance.
241 NE 89th St. El Portal, FL 33138

Included Items:

LETTER OF INTENT
NOTARIZED VARIANCE APPLICATION
PROPERTY SURVEY
PLANS, COLOR PHOTOS
Letter of Intent In Support of Request for Variance

Property Address: 241 NE 89th St. El Portal, FL 33138

This proposal letter is to request and substantiate the grant of a Variance for a residence at 241 NE 89th St. El Portal, FL 33138.

The Variance requested is relatively minor, and as shown below clearly meets all of the parameters. If granted, this Variance will be in harmony with the general intent and purpose of this zoning code, and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The intention is to convert the garage space in a family room considering the small space of the living room on the property and the fact that this garage space had never been use for park any car, it only be use actually as storage. We also keep enough off street space for at least two cars, as it needs following ARTICLE IV, TABLE 1: MINIMUM OFF-STREET PARKING REQUIREMENTS. As a fact, is this the way we actually park ours cars.

We plan to keep the front east side design of the property and it’ll be repeated at the west side. We plan to keep on identical manner (window type, garden detail, paint, etc) the visual harmony of the house design and the spirit of the whole group of houses sharing the block. Our house will be one of many other houses on the block which are made the same process, become harmonious and blend in with several neighboring properties'.

Photographs and diagrams in support of the requested Variance are attached here to.

Respectfully submitted,

Jose Amador
Property owner at 241 NE 89th St. El Portal, FL 33138
ADMINISTRATIVE VARIANCE
APPLICATION

When approved, this variance must be validated through issuance of a valid Building Permit.

This application and supporting documents are submitted by:

Jose Amador

(Owner of Property)

Application is made for:

Converting a garage in a family room

(Type of variance requested)

Property address and legal description

241 NE 89th St., El Portal, FL 33138

LOT 18 BLOCK 4

OWNER AFFIDAVIT

I, Jose Amador, being first duly sworn, depose and say that I am the legal owner of record of the property described and which is the subject of the proposed administrative variance, and that all statements and representations made are true and correct.

I acknowledge that I am subject to penalties of law, including the laws on perjury, and to possible revocation of this variance for any false or misleading statements in this application.

Sworn to and subscribed to before me this 14th day of April, 2018.

Commission Exp. 07/16/2018

Natasha Gatell-Fernandez

The applicant must submit the completed packets to the Village Clerk at least four (4) weeks prior to the next Planning & Zoning Committee Meeting in order to be placed on the agenda. All fees and reimbursement costs must be paid before the hearing date. As per the Village Code, the residents within 375 feet of the property and the public in general must be notified 15 days prior to the meeting date.
VILLAGE OF EL PORTAL, FLORIDA

ORDINANCE NO. 2018-04

CODE AMENDMENT FOR ALCOHOLIC BEVERAGES

AN ORDINANCE OF THE VILLAGE OF EL PORTAL, FLORIDA, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3: ALCOHOLIC BEVERAGES, SEC. 3-1.-HOURS OF SALE, PROVIDING FOR UPDATED HOURS OF SALE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS, REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 3: Alcoholic Beverages, Sec. 3-1.-Hours of sale, of the Village of El Portal Code of Ordinances, currently prohibits the sale, services or offer to sell or serve any beer, wine or alcoholic beverage for the consumption on premises of businesses holding a valid alcoholic beverage license from the state which permits the sale for consumption on the premises of alcoholic beverages as a Use on Mondays through Saturdays between the hours of 7:00 a.m. and 2:00 a.m., and on Sundays from 12:00 noon to 2:00 a.m.; and

WHEREAS, the Village desires to aid and encourage the Village's economic vitality and the growth and success of businesses within the Village; and

WHEREAS, the Village of El Portal desires to amend Chapter 3: Alcoholic Beverages, Sec. 3-1.-Hours of sale, of the Village of El Portal Code of Ordinances in order to allow all businesses holding a state and beverage license to sell or serve alcoholic beverages on Monday through Sunday between the hours of 12p.m. and 12a.m., and with the opportunity to do so; and
VILLAGE OF EL PORTAL, FLORIDA

ORDINANCE NO. 2018-04

CODE AMENDMENT FOR ALCOHOLIC BEVERAGES

AN ORDINANCE OF THE VILLAGE OF EL PORTAL, FLORIDA, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3: ALCOHOLIC BEVERAGES, SEC. 3-1.-HOURS OF SALE, PROVIDING FOR UPDATED HOURS OF SALE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS, REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 3: Alcoholic Beverages, Sec. 3-1.-Hours of sale, of the Village of El Portal Code of Ordinances, currently prohibits the sale, services or offer to sell or serve any beer, wine or alcoholic beverage for the consumption on premises of businesses holding a valid alcoholic beverage license from the state which permits the sale for consumption on the premises of alcoholic beverages as a Use on Mondays through Saturdays between the hours of 7:00 a.m. and 2:00 a.m., and on Sundays from 12:00 noon to 2:00 a.m.; and

WHEREAS, the Village desires to aid and encourage the Village's economic vitality and the growth and success of businesses within the Village; and

WHEREAS, the Village of El Portal desires to amend Chapter 3: Alcoholic Beverages, Sec. 3-1.-Hours of sale, of the Village of El Portal Code of Ordinances in order to allow all businesses holding a state and beverage license to sell or serve alcoholic beverages on Monday through Sunday between the hours of 12p.m. and 12a.m., and with the opportunity to do so; and
NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF EL PORTAL, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The provisions and language currently contained in Chapter 3 - Alcoholic Beverages, Sec. 3-1. - Hours of Sale, of the Village of El Portal Code of Ordinance is hereby amended to read as set forth below:

CHAPTER 3 - Alcoholic Beverages Sec.

3-1. - Hours of Sale

It shall be unlawful lawful for the holder of a license to sell intoxicating liquors and beverages containing alcohol, wines and beers, at retail, for consumption on the premises, on Mondays through Saturdays between the hours of 7:00 9:00 a.m. and 2:00 12:00 a.m., and on Sundays from 12:00 noon 10:00 a.m. to 2:00 12:00 a.m. in Zone 4 and on Mondays through Saturdays between the hours of 7:00 a.m. and 2:00 a.m., and on Sundays from 9:00 a.m. to 2:00 a.m. in Zone 5. An area of consumption would include a cocktail lounge, nightclub or bar.

It shall be unlawful lawful for the holder of a license to sell intoxicating liquors and beverages containing alcohol, wines and beers, at retail, for consumption on the premises, on Mondays through Saturdays between the hours of 7:00 10:00 a.m. and 2:00 1:00 a.m. in Zone 4 and on Sundays through Thursdays between the hours of 9:00 a.m. and 1:00 a.m., and on Fridays and Saturdays from 9:00 a.m. to 2:00 a.m. in Zone 5. An area of consumption would include a cocktail lounge, nightclub or bar.

It shall be unlawful lawful for the holder of a license to sell intoxicating liquors and beverages containing alcohol, wines and beers, at retail, for consumption on the premises, on Mondays through Saturdays between the hours of 7:00 a.m. and 2:00 a.m., and on Sundays from 12:00 noon 10:00 a.m. to 2:00 a.m. An area of consumption would include a cocktail lounge, nightclub or bar.

SECTION 3. All ordinances or parts of ordinances in conflict herewith or inconsistent herewith, are hereby repealed, but only insofar as such ordinances may be inconsistent or in conflict with this Ordinance.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Village Council that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2018-04 as amended and known as the "Code of Ordinances" of the Village of El Portal, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 6. If the Official Code of Ordinances of the Village of El Portal Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This ordinance shall become effective____ 2018.
PASSED AND ADOPTED by the Village Council of the Village of El Portal Florida, this ___ day of __________, 2018.

Claudia Cubillos, Mayor

ATTEST: __________________________

Yenise Jacobi, Village Clerk

Approved as to form and legal sufficiency:
Interim Village Attorney

By: __________________________

Norman C. Powell, Esq.

Vote:

Councilperson Mathis: ___ (Yes) ___ (No)
Councilperson Dreher: ___ (Yes) ___ (No)
Councilperson Roman: ___ (Yes) ___ (No)
Vice Mayor Nickerson: ___ (Yes) ___ (No)
Mayor Cubillos: ___ (Yes) ___ (No)

I, Yenise Jacobi, Village Clerk of the Village of El Portal, Miami-Dade County, Florida, do hereby certify that this is a true and correct copy of Resolution No.: 2018-___ adopted on April ___, 2018, as shown in the Official Records of the Village of El Portal, Miami-Dade County, Florida. Given under my hand and seal, this ___ day of __________, 2018.

Yenise Jacobi
Village Clerk