

VILLAGE OF EL PORTAL, FLORIDA

RESOLUTION NO. 2020-04

A RESOLUTION OF THE VILLAGE COUNCIL OF EL PORTAL, FLORIDA AUTHORIZING THE APPROVAL OF THE VARIANCE FOR A GARAGE CONVERSION AS REQUESTED BY TOM SPAVEN AND JANEL DOWNING; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application was submitted by Mr. Tom Spaven and Ms. Janel Downing to convert an existing garage space for use as a family room in their residence located at 149 NE 89th Street; and

WHEREAS, the proposed one-story residence project is located in Transect Zone 3 – Sub-Urban Residence of the Village of El Portal, which consists of low-density residential areas; and

WHEREAS, on January 21, 2020, the Planning and Zoning Committee conducted a Public Hearing to consider the application and input from interested parties; and

WHEREAS, the Planning and Zoning consultants provided a report and presentation related the variance and outlined considerations associated with the property; and

WHEREAS, the Planning and Zoning consultants recommended approval of the variance based on findings and the request being consistent with zoning requirements; and

WHEREAS, the Planning and Zoning Committee considered the recommendation of the Planning and Zoning consultants and upon conclusion of the Public Hearing voted to recommend the approval of the variance to the Village Council; and

WHEREAS, on February 25, 2020, a second Public Hearing was held before the Mayor and Village Council to consider the application and interested parties were allowed to comment; and

WHEREAS, the Village Council of the Village of El Portal desires to approve the requested Variance for the garage conversion.

NOW THEREFORE, BE IT DULY RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF EL PORTAL, FLORIDA THAT:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. **Grant.**

The Village Council hereby approves the variance request of Mr. Tom Spaven and Ms. Janel Downing, owners of the property located at 149 NE 89th Street, El Portal, and grants the variance for converting the existing garage space for use as a family room.

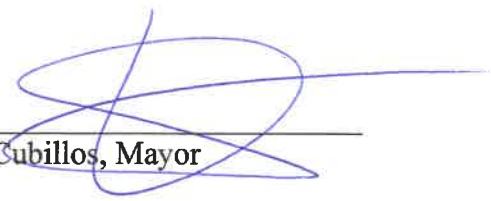
Section 3. **Appeal.**

The Applicant or any aggrieved property owner may appeal the decision of the Village Council by filing a Writ of Certiorari to the Circuit Court of Miami-Dade County, Florida, in accordance with the Florida Rules of Appellate Procedure.

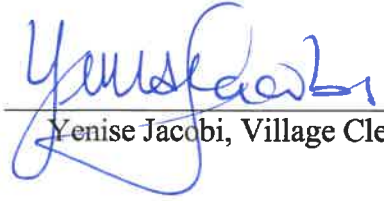
Section 4. **Effective Date.**

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Village Council of the Village of El Portal Florida, this 25 day of February, 2020.

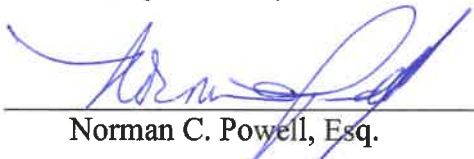


Claudia Cubillos, Mayor

ATTEST: 

Yenise Jacobi, Village Clerk

Approved as to form and legal sufficiency:
Interim Village Attorney

By: 

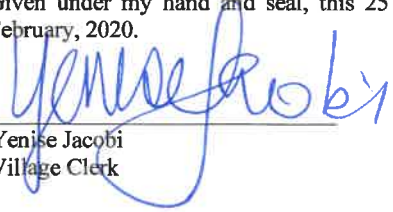
Norman C. Powell, Esq.

Vote: motion: Roman 2nd: Urbom

Councilperson Urbom:	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilperson Roman:	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Vice Mayor Nickerson.:	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Mayor Cubillos:	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (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.: 2020-04 adopted on February 25, 2020 , as shown in the Official Records of the Village of El Portal, Miami-Dade County, Florida. Given under my hand and seal, this 25 day of February, 2020.



Yenise Jacobi
Village Clerk