VILLAGE OF EL PORTAL, FLORIDA

RESOLUTION NO. 2024-47

A RESOLUTION OF THE VILLAGE COUNCIL OF EL PORTAL, FLORIDA, AUTHORIZING THE APPROVAL OF A VARIANCE FOR A GARAGE ENCLOSURE CONVERSION AT 100 NE 89th STREET AS REQUESTED BY GIOVANNI ORREGO WHICH DOES NOT COMPLY WITH SECTION 5-66 GARAGE ENCLOSURE OF THE CODE OF ORDINANCES: PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application was submitted by Giovanni Orrego in July 2024 for a garage enclosure conversion variance located at 100 NE 89th Street; and

WHEREAS, the lot 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 October 10, 2024, 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 to the variance and outlined considerations associated with the property; and

WHEREAS, the Planning and Zoning consultants recommended approval of the garage conversion 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 December 10, 2024, 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 garage conversion variance.

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 approves Giovanni Orrego's variance request for the garage conversion at 100 NE 89th Street, El Portal.

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, under 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 10th day of December, 2024.

Omarr C. Nickerson, Mayor

ATTEST:
Yenise Jacobi, CMC, Village Clerk

Approved as to form and legal sufficiency:
Greenspoon Marder, LLP

On Behalf of:

By: _____
Joseph S. Geller, Esq.
Jacob C. Elberg, Esq.

Vote: MOTION: Naffin 2nd: Lightfoot-Ward

Councilperson Lightfoot-Ward:	✓ (Yes)	____ (No)
Councilperson Urbom:	✓ (Yes)	____ (No)
Councilperson Winters:	✓ (Yes)	____ (No)
Vice Mayor Martin:	✓ (Yes)	____ (No)
Mayor Nickerson:	✓ (Yes)	____ (No)

VILLAGE OF EL PORTAL
1937
DADE COUNTY
FLORIDA

I, Yenise Jacobi, CMC, 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.: 2024-47 adopted on December 10, 2024, as shown in the Official Records of the Village of El Portal, Miami-Dade County, Florida. Given under my hand and seal, this 10 day of December, 2024.

Yenise Jacobi, CMC, Village Clerk