



FINAL AGENDA

Community Zoning Appeals Board 2
 Highland Oaks Park, 20300 NE 24 Avenue, Miami, FL
 Thursday, December 4, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

A.	Z2024000045	Eastern Shores House, LLC	24-45	51-42-32	N
B.	Z2025000121	Bais Menachem of North Miami Beach, Inc.	25-121	52-42-08	N

APPEALS

CURRENT

1.	Z2025000118	Alex and Christina Duenas	25-118	52-42-07	N
----	-------------	---------------------------	--------	----------	---



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF DECEMBER 4, 2025

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M.

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

I. SELECTION OF CHAIR AND VICE-CHAIR

A. EASTERN SHORES HOUSE, LLC. Z2024000045

Area 2 /District 1

The application seeks to permit an existing single-family residence, and a detached accessory shed to be located closer to rear and interior side property lines than required by Code.

- (1) NON-USE VARIANCE to permit an existing single-family residence to setback 2.45' (15' required for 50% of the lineal width of the house and 25' required for the balance) from the rear (south) property line, and to setback 3.40' (7.5' required) from the interior side (west) property line.
- (2) NON-USE VARIANCE to permit a existing detached shed to setback 4.87' (5' required) from the rear (north) property line.

The plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "1420 NE 201st Terrace" as prepared by Isaac Benarroch, dated stamped received 7/24/2025 consisting of a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: 1420 NE 201 Terrace, Miami-Dade County, Florida
SIZE OF PROPERTY: 0.17 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

B. BAIS MENACHEM OF NORTH MIAMI BEACH, INC. Z2025000121

Area 2 /District 4

The application is to modify the condition of a prior resolution in order to submit revised plans showing the proposed addition of a retractable shade roof system on top of the existing religious facility building. Additionally, the application seeks to allow the existing religious facility building with a greater height than permitted by Code due to the addition of the retractable shade roof system on top of the rooftop deck.

- (1) MODIFICATION of Condition #2 of Resolution #5-ZAB-193-97, passed and adopted by the Metropolitan Dade County, last modified by Resolution #CZAB2-6-05, passed and adopted by the Community Zoning Appeals Board #2, reading as follows:

FROM: "2. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Bais Menachem Temple,' as prepared by Kobi Karp, consisting of 8 sheets, dated 3/1/05 and sheet LP-1 as prepared by Mariano Corral, dated 3/7/05."

TO: "2. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing with 5 sheets entitled 'Bais Menachem Synagogue,' as prepared by SKLARchitecture, consisting of Sheets A2.1, A5.0, A5.1, A5.2, A5.3, and 3 sheets entitled 'Bais Menachem Temple' as prepared by Kobi Karp, consisting of Sheets A-100, A-101, A-102, and 2 sheets entitled "Property Fence for: Bais Menachem of North Miami Beach," as prepared by SKLARArchitecture consisting of Sheet A1.00, and landscape plan as prepared by All Landscape Data Inc. consisting of Sheet L-1, all dated stamped received 10/2/2025, for a total of 10 sheets."

The purpose of request #1 is to allow the applicant to submit revised plans showing the proposed addition of a retractable shade roof system on top of the rooftop deck of the existing religious facility building.

- (2) NON-USE VARIANCE to permit a proposed retractable shade roof system on top of rooftop deck of the existing religious facility building resulting in a height of 43' (35' maximum permitted, 40' previously approved).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at Public Hearing.

LOCATION: 17299 NE 10 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: ±0.72 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____
DENIED WITHOUT PREJUDICE: _____

DENIED WITH PREJUDICE: _____
DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the [Department of Regulatory and Economic Resources \(RER\)](#), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 2**

PH: Z24-045

December 4, 2025

Item No. A

Recommendation Summary	
Commission District	1
Applicant	Eastern Shores House LLC
Summary of Requests	The applicant seeks to permit an existing single-family residence, and a detached accessory shed structure to setback less than required from the rear (south) and interior side (west) property lines.
Location	1420 NE 201 Terrace, Miami-Dade County, Florida
Property Size	0.17 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 du <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This application was unable to be heard at the Community Zoning Appeals Board (CZAB) #2 meeting scheduled for November 4, 2025, due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing single-family residence to setback 2.45' (15' required for 50% of the lineal width of the house and 25' required for the balance) from the rear (south) property line, and to setback 3.40' (7.5' required) from the interior side (west) property line.
- (2) NON-USE VARIANCE to permit a existing detached shed to setback 4.87' (5' required) from the rear (north) property line.

The plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "1420 NE 201st Terrace" as prepared by Isaac Benarroch, dated stamped received 7/24/2025 consisting of a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 7,500 sq. ft. single-family residence on an interior lot, with an existing detached shed located towards the rear of the 0.17-acre subject property that fronts along NE 201 Terrace. The existing single-family residence is situated 2.45'

from the rear side (south) property line where a minimum of 15' required for 50% of the lineal width of the house and 25' is required for the balance otherwise required by code. Similarly, the detached shed structure is situated 4.87' from the rear side (south) property line where a minimum of 5' is otherwise required by code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high metal fence located along the rear and interior side property lines of the subject property, as well as a large landscape buffer in the form of trees from the abutting property at the rear.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 7,500 sq. ft., RU-1, Single-Family Residential District, zoned interior lot, located at 1420 NE 201 Terrace. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for the existing single-family residence and a detached shed located towards the rear of their principal residence building. Staff opines that since the rear yard area is enclosed with a 6' high metal fence along the rear, and interior side property lines, together with the ample landscape buffer in the form of grown trees, any visual impact that the existing residence and shed may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.17-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setbacks sought in the

application for an existing single-family residence and shed located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing single-family residence to setback 2.45' (15' required for 50% of the lineal width of the house and 25' required for the balance) from the rear (south) property line, and to setback 3.40' (7.5' required) from the interior side (west) property line (request #1), and the request to permit an existing detached shed to setback 4.87' (5' required) from the rear (north) property line (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on an interior lot, with the existing single-family residence and detached shed located towards the rear of the subject property. The existing single-family residence and the detached shed encroaches into the rear (south) property line more than what is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high metal fence located along the rear and interior side property lines of the subject property and ample landscape buffer in the form of trees between the subject site and rear property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the south, west and east of the subject property. Staff further opines that the existing encroachment towards the rear by the existing residence and the shed is minimal in nature and internal to the site that is enclosed from view from the outside by the metal fence, and although said structures are both situated quite close to the side rear (south) property line, any significant visual impacts generated from the encroachments on the single-family residences to the south would be further mitigated by the metal fence and the landscape buffer in the form of trees. Staff recommends as a condition for approval that the said metal fence along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by a visual screening buffer in accordance with Section 33-11(h) of the County Code.

It is important to mention that even though the existing encroachment is on the 6' easement area as shown on the survey and plat the applicant has provided the release letters from the utility companies to show that they don't object to the structures located on the easement. It is also important to mention that the existing shed is less than 100' sq. ft. and less than 10' in height therefore it meets the requirements outlined in the code for utility sheds and pergolas not larger than 100 square feet, not exceeding 10' feet in height, and incidental to an existing single-family residential use shall be setback 55' ft from the front, rear and interior side setbacks may be reduced to two feet provided an affidavit is submitted indicating consent from the owner of the property that directly abuts the property boundary where the reduction is requested.

Staff's research of the surrounding area found several similar approvals within the neighborhood for variances of the setback requirements for single-family residences and their accessory structures. For example, a property located at 1400 NE 202 Street was approved under Resolution #ZB-56-61 for a variance of spacing requirements to permit the erection of an accessory building for a play house 8'-4" (20' required) from existing residence, property located at 1401 NE 202 Street was approved under Resolution #2-ZAB-617-64 for a variance of spacing requirements to permit the maintenance of an accessory building spaced varying from 14' to 15' (20' required) from existing single family residence, property located at 20301 NE 14 Avenue was approved under Resolution #3-ZAB-344-65 for a variance of setback requirements to permit the maintenance of an existing screen enclosure to setback 2.5' (6 required) from the rear (s) property line, and in the 6' plated utility easement and setback 14'-8" (15 required) from the side street (203 St) property line, property located at 20311 NE 14 CT was approved under Resolution #2ZAB54664 for a variance of setback requirements to permit a bedroom and bath addition to an existing single-family residence; said addition to setback 12' (25' required) from rear (east) property line and to align with existing approved porch and property located at 20440 NE 15 Avenue was approved under Resolution #4-ZAB-282-71 for a variance of setback requirements to permit the continued use of a single-family residence and proposed addition thereto, setback 2" (15' required) from the north property line and setback 15' (25' required) from the front (east) property line.

Staff notes that based on the memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the existing residence and shed are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled "1420 NE 201st Terrace" as prepared by Isaac Benarroch, dated stamped received 7/24/2025 consisting of a total of 5 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. The metal fence along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by a visual screening buffer in accordance with Section 33-11(h) of the County Code.
5. That the applicant comply with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in their memorandum.

ES:JB:SS:PM

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Eastern Shores House LLC
PH: Z24-045

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low Density Residential (Pg. I-31)	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
---	--

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>					
Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)

	RU-1	1	New sub.-75'	7,500	40%	8,500
--	------	---	--------------	-------	-----	-------

Sec. 33-50. - Table of setback lines in residential and estate districts.	District/ Families	Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Side Street (Ft.)
	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.—7½'	15

Sec. 33-20. - Accessory structures and ancillary uses.	<i>(l) Utility sheds and pergolas. Utility sheds and pergolas shall be subject to the following conditions and limitations:</i>	
	<i>(5) Utility sheds and pergolas not larger than 100 square feet, not exceeding 10 feet in height, and incidental to an existing single-family residential use shall be setback as follows:</i>	
	Setback location	Feet
	Front	55
	Rear	5; or 2 *
	Interior side	5; or 2 *
	Spacing from house	10
	Side street	10

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EASTERN SHORES HOUSE LLC/DERHY, 1420 NE 201 TER
DVIR MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000045

DATE

HEARING NUMBER

FOLIO: 30-1232-002-0210

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 11, 2025

NEIGHBORHOOD REGULATIONS:

Case No. 202404001268 was opened on 03/15/2024. Citation **T118776** was issued on 03/15/2024 for "FAILURE TO OBTAIN A CERTIFICATE OF USE FOR VACATION RENTAL AS PER 33-28(C). FIRST VIOLATION OF 33-28, TO WIT: OPERATING/ADVERTISING A SHORT TERM VACATION RENTAL IN UNINCORPORATED MIAMI DADE COUNTY WITHOUT A CERTIFICATE OF USE". Citation was paid on 04/07/2024. There are no outstanding fees and compliance inspection conducted on 10/23/2024 revealed that the violation was corrected. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

Case No. 20250234205 was opened on 10/28/2024. Citation **P055957** was issued on 10/28/2024 for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on Mini split to include electrical installed on the attached structure in the rear." Citation Was voided on 11/04/2024 as violation is being enforced under new case 20240230888. **Case is closed.**

Case No. 20230222653B was opened on 06/27/2023. A Notice of Violation was issued on 06/27/2023 for " Failure to obtain required building permit(s) prior to commencing work on: new fence, windows removed from front of property, shed in rear and new roof". Since compliance was not met, the following citations were issued on 11/28/2023: P047524 "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO

COMMENCING WORK on new fence/gate.”, **P047525** “SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on windows removed from front of property and new roof.” And P047526 “SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on shed.”. Citations were paid on 07/19/2024 and accrued penalties were approved on 05/13/2025. A Final Notice of Intent to Lien and Demand for Payment was issued on 06/23/2025. A settlement payment was made under invoice P2025050685. **There are no outstanding fees at this time.**

Case No. 20240225953B was opened on 11/28/2023. A Notice of Violation was issued on 11/28/2023 for “Failure to obtain required building permit(s) prior to commencing work on: attached structure at W rear property. Since compliance was not met, Civil Violation Notice **P051061** was issued on 05/14/2024 for “SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on attached structure at W rear property.” Citation was paid on 06/02/2024 and accrued penalties were approved on 11/22/2024. A Final Notice of Intent to Lien and Demand for Payment was issued on 06/23/2025. A settlement payment was made under invoice P2025050687. **There are no outstanding fees at this time.**

Case No. 20240230888B was opened on 06/07/2024. A Notice of Violation was issued on 06/07/2024 for “Failure to obtain required building permit(s) prior to commencing work on: enclosure of carport to include mechanical; attached structure/covered terrace at front of residence; structural alteration to close atrium at carport; replacement of A/C condenser at east side of residence; structural modification to block-up a window opening at east side and an exterior door opening at the west side of residence; and window replaced at east side of residence.”. There was an extension granted through 9/03/2025. This case is pending a follow up inspection.

VIOLATOR:

EASTERN SHORES HOUSE LLC/DERHY, DVIR

OUTSTANDING LIENS AND FINES:


There are no outstanding liens or fines.

Memorandum



Date: April 16, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management 

Subject: Z2024000045-2nd Review
Eastern Shores House LLC
1420 NE 201st Terrace
Non-Use Variance for setbacks requirements for the legalization of
an existing shed and exterior wall.
(RU-1) (0.17 Acres)
32-51-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application DERM staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, the shed to be legalized shall connect to public water and to the OSTDS to the extent that it will have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Existing Site Plan – Single Family Residence" prepared by Dani Gonzalez, P.E., and dated as received by Miami-Dade County on March 27, 2024, was submitted with the subject application, and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn

Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 7, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: **(UPDATED)** Zoning Application Comments - Eastern Shores / Zoning Hearing for back property at 1420 NE 201st Ter. - Application No. Z2024000045

A handwritten signature in blue ink that reads "Maria Valdes". The signature is written in a cursive, flowing style.

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Eastern Shores / Zoning Hearing for back property at 1420 NE 201st Ter.

Location: The proposed project is located at 1420 NE 201st Terrace, with Folio No. 30-1232-002-0210, in unincorporated Miami-Dade County.

Proposed Development: As per Letter of Intent dated March 2, 2024, the Applicant is seeking retroactive approval for the placement and distance of an existing concrete shed and an existing exterior wall constructed at the rear of the property. The existing single-family residence has 2,379 square feet of living area as per Property Appraiser.

This project results in a no-net-increase in the water demand.

Please note that there is a 6-foot Utility Easement along and inside the southern boundary of the subject property. Per site plan and property survey submitted for the subject application, a portion of the existing concrete shed and a portion of the existing attached addition, is encroaching on said utility easement. At the present time, WASD does not have water/sewer facilities in said Utility Easement. Water infrastructure is located within the public Right-of-Way along NE 201st Terrace. ***Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

Water: The proposed development is located within the WASD's water service area. The subject property is currently being served by WASD.

Sewer: The proposed development is located within the WASD's sewer service area. The subject property is on Septic.

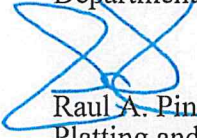
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidadegov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidadegov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidadegov.

Memorandum



Date: April 17, 2025

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000045
Name: Eastern Shores House LLC
Location: 1420 NE 201 Terrace
Section 32 Township 51 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 21, Block 1, Plat Book 59, Page 41.

This application does not generate any trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: April 17, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2024000045

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 3/27/2024. Single family home.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000045



Section: 32 Township: 51 Range: 42
 Applicant: Eastern Shores House LLC
 Zoning Board: C2
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

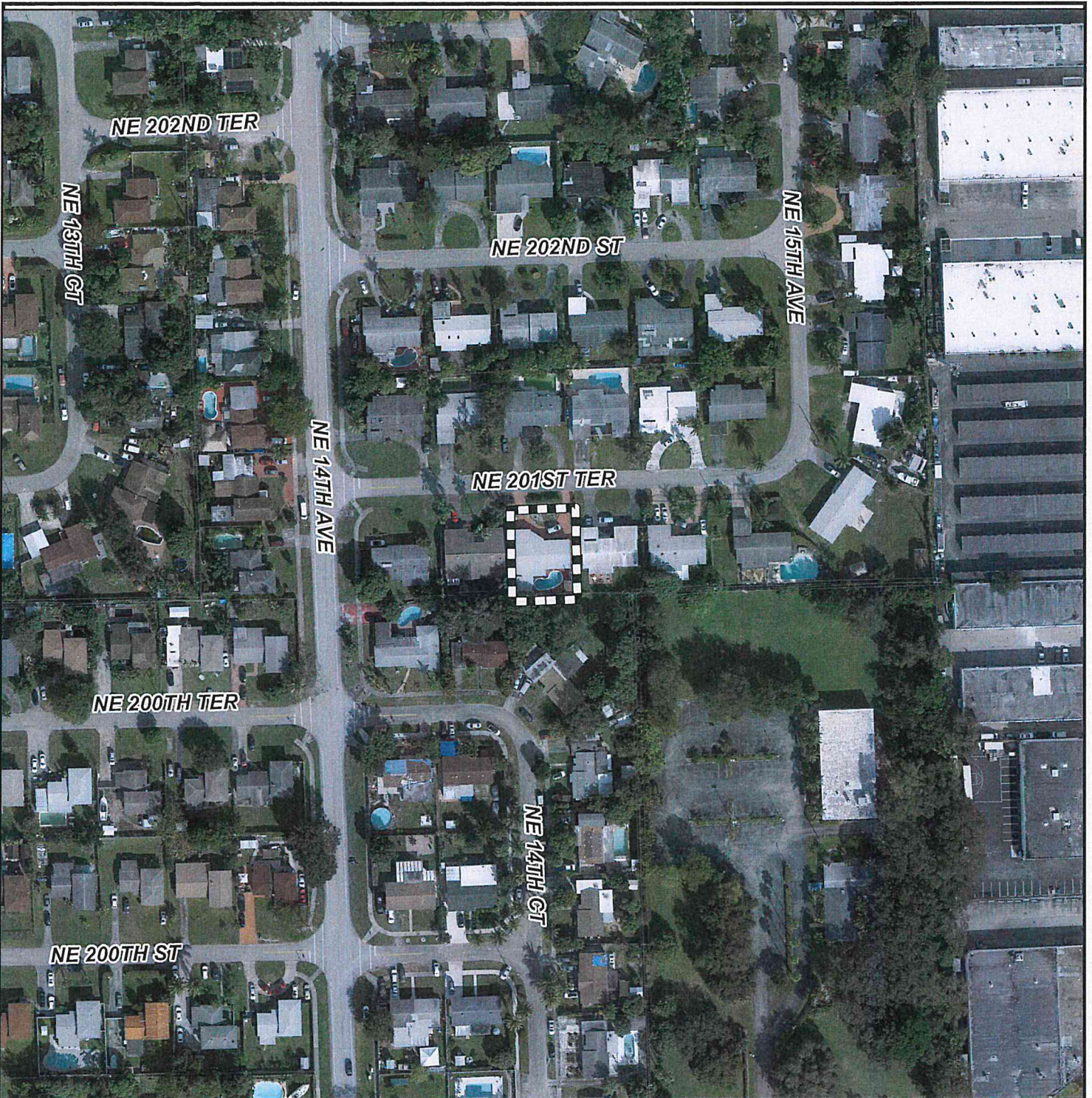
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, March 29, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000045

Legend
 Subject Property

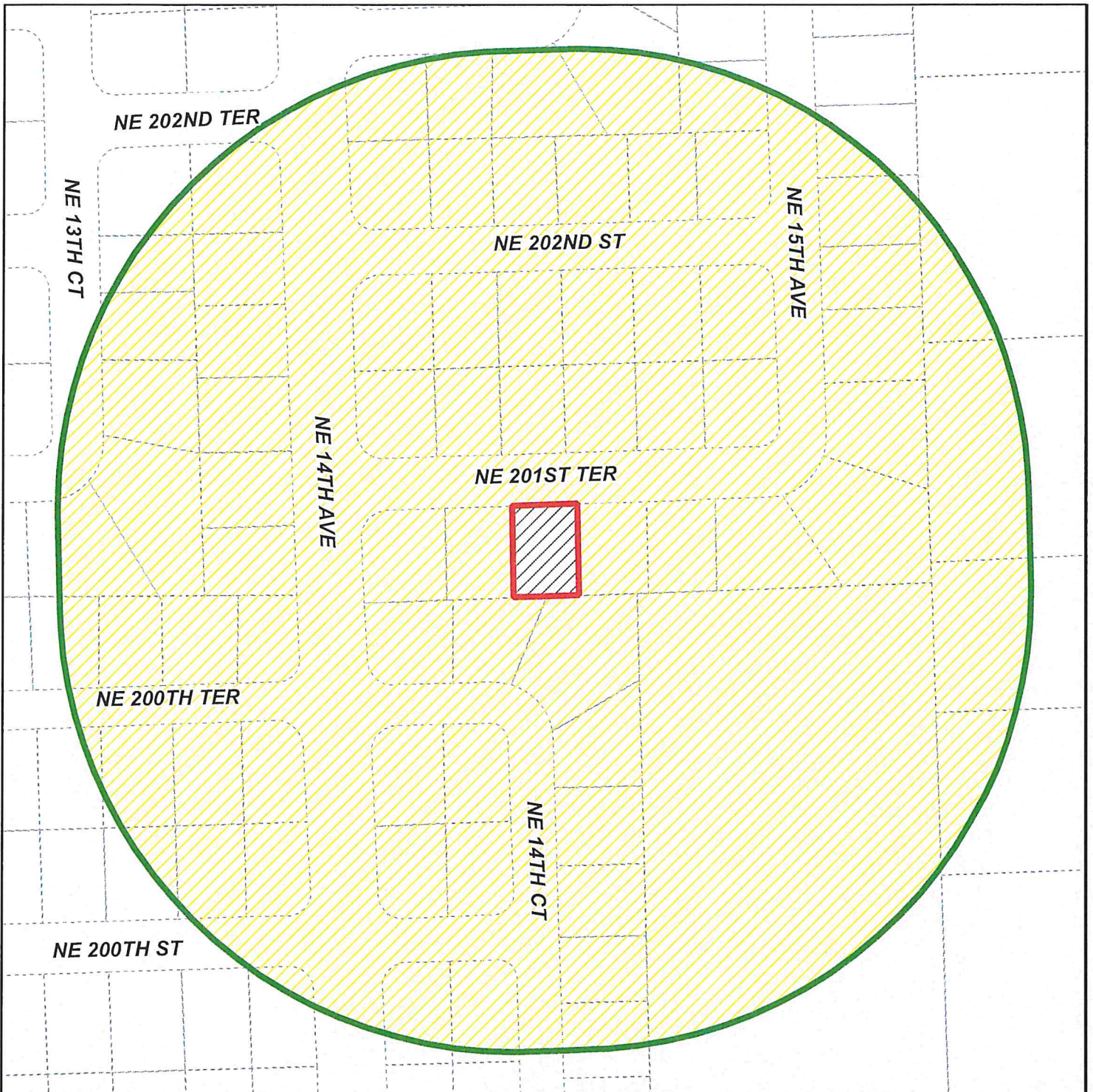


Section: 32 Township: 51 Range: 42
 Applicant: Eastern Shores House LLC
 Zoning Board: C2
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, March 29, 2024

REVISION	DATE	BY





MIAMI-DADE COUNTY
RADIUS MAP

Section: 32 Township: 51 Range: 42
 Applicant: Eastern Shores House LLC
 Zoning Board: C2
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000045
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, March 29, 2024

REVISION	DATE	BY



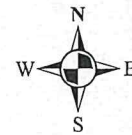
MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000045

Section: 32 Township: 51 Range: 42
 Applicant: Eastern Shores House LLC
 Zoning Board: C2
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, March 29, 2024

REVISION	DATE	BY

Process # Z2024000045

1420 NE 201st Terrace
 Miami, Florida 33179
 United States
 Miami-Dade County

LEGAL DESCRIPTION
MALVINA PARK, PB 59-41, LOT 21 BLK 1 LOT SIZE SITE VALUE OR 19632-4709 0401 1

***No changes are proposed to the existing floor plan, site layout, or lot coverage. The single-family residence remains in its current configuration.

ZONING LEGEND
FOLIO: 30-1232-002-0210 ZONING CLASSIFICATION: RU-1 : 0100 SINGLE FAMILY - GENERAL NET LOT AREA: 2500 SQFT GROSS LOT AREA: 7,500 SQFT 0.172 ACRES

PRINCIPAL BUILDING SETBACKS FOR ON OR BEFORE MARCH 8, 2002		
	REQUIRED	PROVIDED
FRONT (SOUTH)	25.00'	27.19'
BACK (NORTH)	25.00'	2.45'
SIDE (EAST)	7.00'	8.00'
SIDE (WEST)	7.00'	3.40'

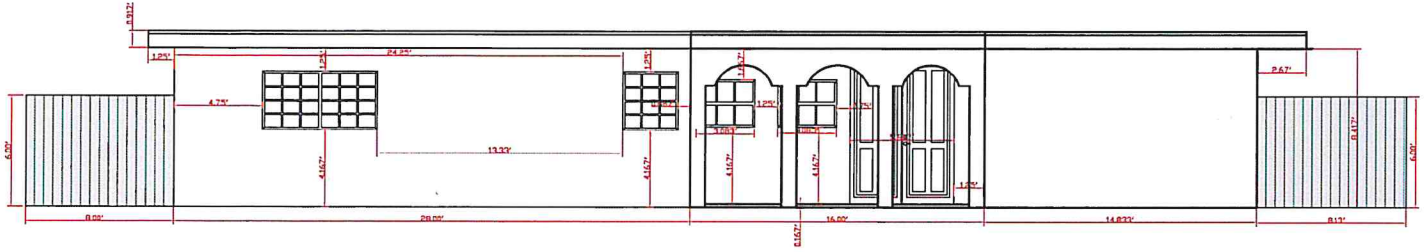
SHED SETBACK FOR SHEDS <100 SQFT AND <10FT IN HEIGHT		
	REQUIRED	PROVIDED
FRONT (SOUTH)	55.00'	84.64'
BACK (NORTH)	5.00'	4.87'
SIDE (EAST)	5.00'	5.00'
SIDE (WEST)	5.00'	61.90'

LOT COVERAGE		
		PROVIDED
MAIN BLDG.		2328 SQFT
SHED		84 SQFT
CONCRETE COVERAGE		1386 SQFT
TOTAL		4754 SQFT

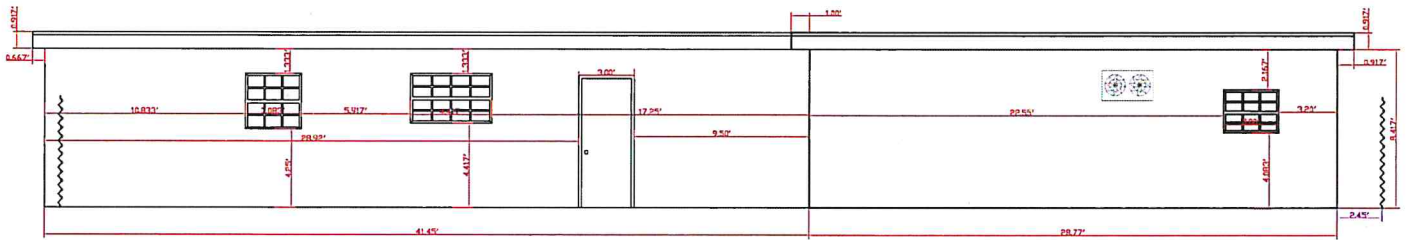
GREEN AREA (50% OF NET LOT AREA)	
MAX.	PROVIDED
1250 SQFT	1390 SQFT

FLOOD ZONE INFO.
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE: A-F BASE FLOOR ELEVATION: 8.0'

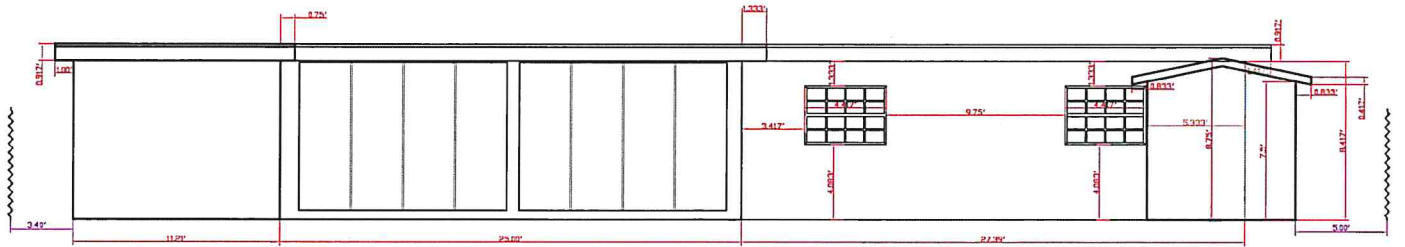
SCOPE OF WORK
PROPOSED UPDATED FLOOR PLAN OF SINGLE FAMILY HOME



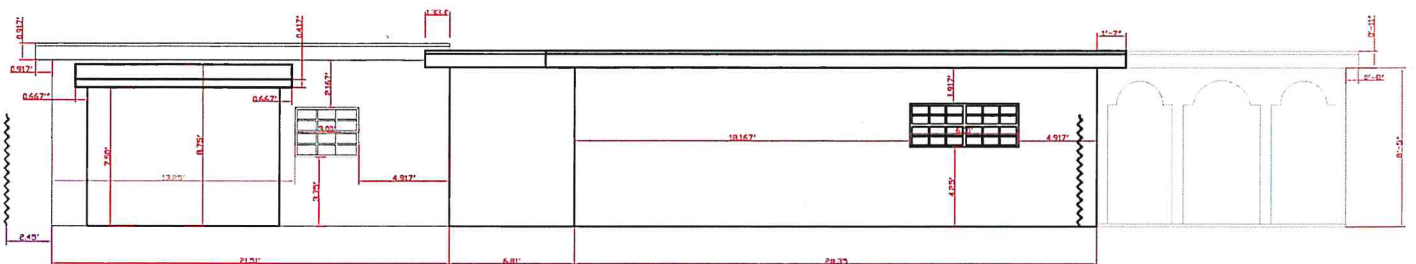
(Front) North Elevation



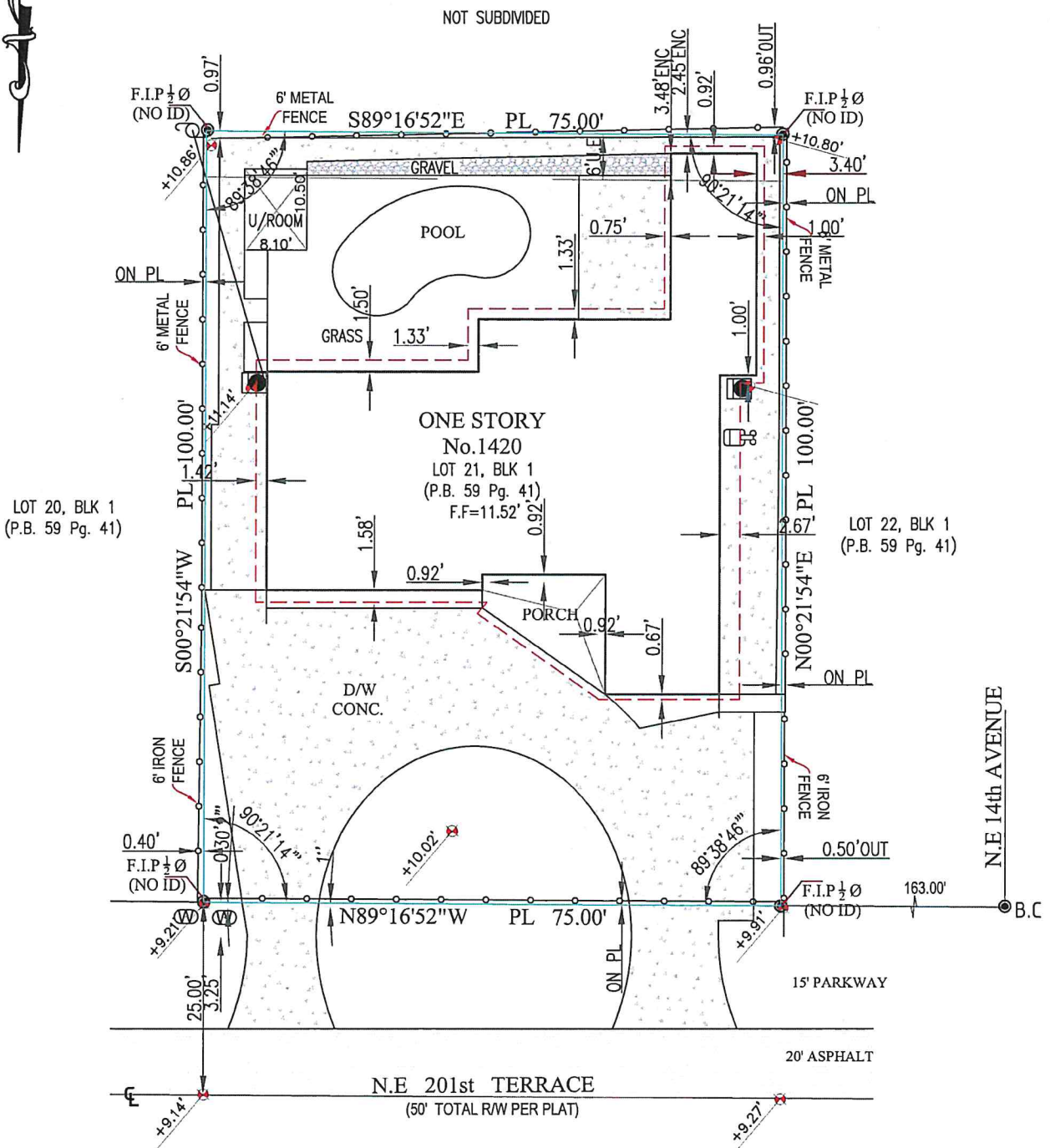
(Side) West Elevation



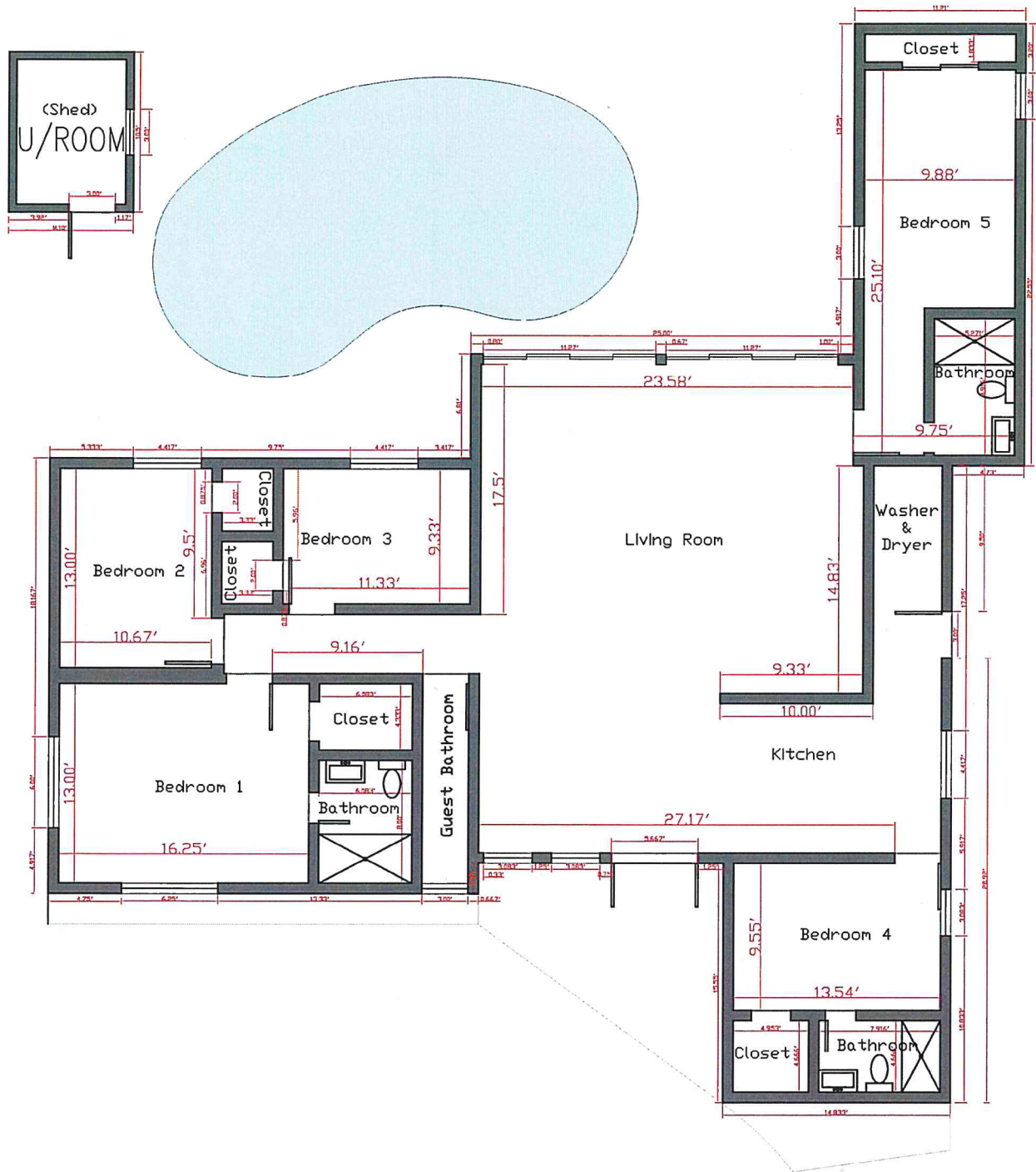
(Back) South Elevation



(Side) East Elevation



 Roof Line



RECEIVED

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

MIAMI-DADE COUNTY
PROCES NO. Z24-045
DATE: MAR 27 2024
BY: GONGOL

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

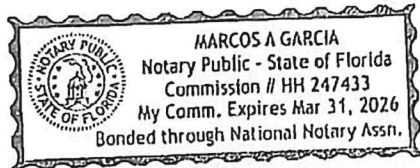
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 3 day of March, 2024. Affiant is personally known to me or has produced FLDL as identification.

(Notary Public)
My commission expires 03/31/26



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

RECEIVED

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporations, trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

DATE: MAR 27 2024

BY: GONGOL

CORPORATION NAME: EASTERN SHORES HOUSE LLC

NAME AND ADDRESS

Percentage of Stock

DVLR DERHY

99%

3280 NE 165th ST, MIAMI FL 33160

LIMOR DERHY

1%

3168 NE 211th ST, AVENTURA 33180

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS

Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percent of Ownership

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-045
DATE: MAR 27 2024
BY: GONGOL



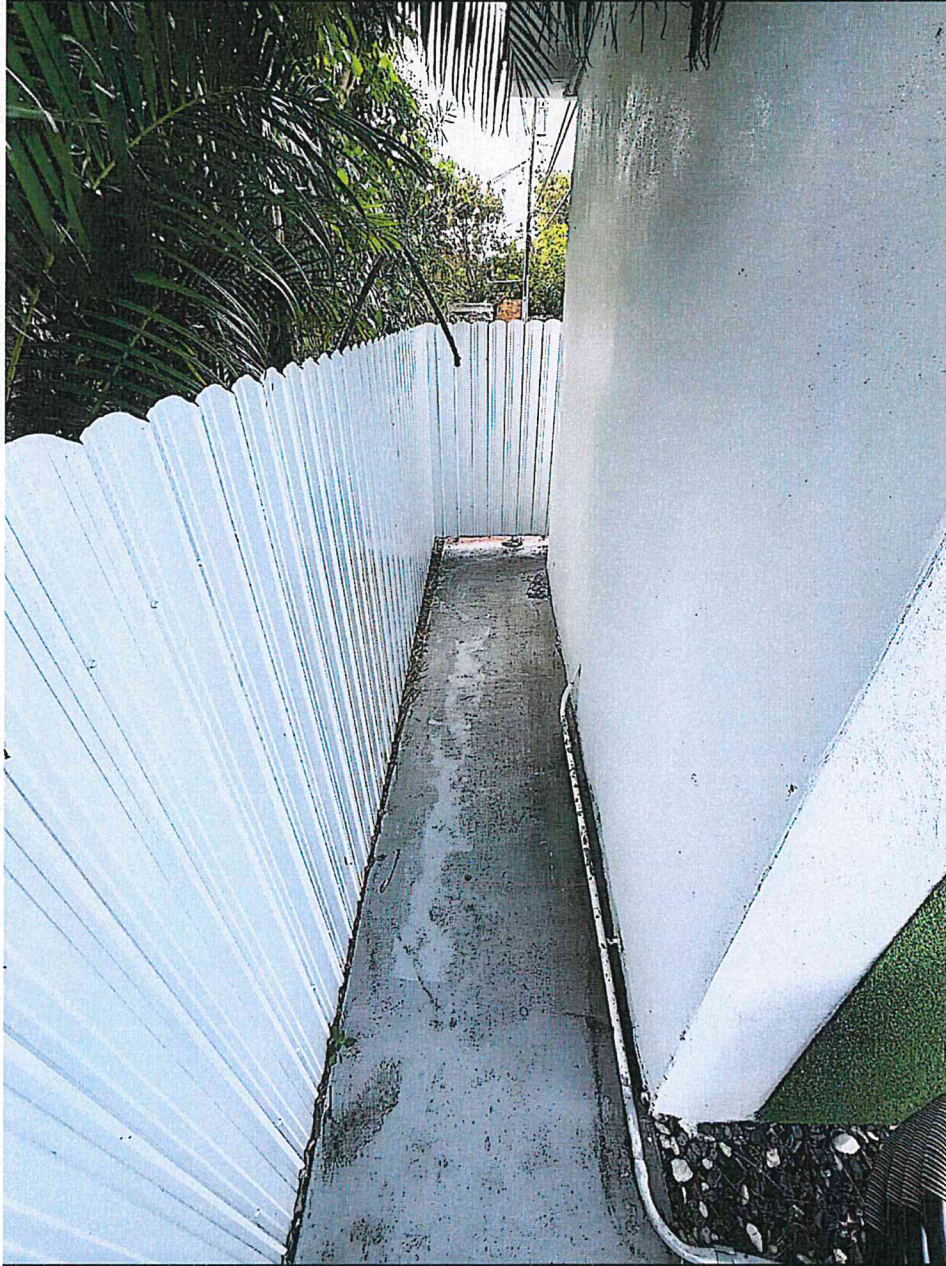
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-045
DATE: MAR 27 2024



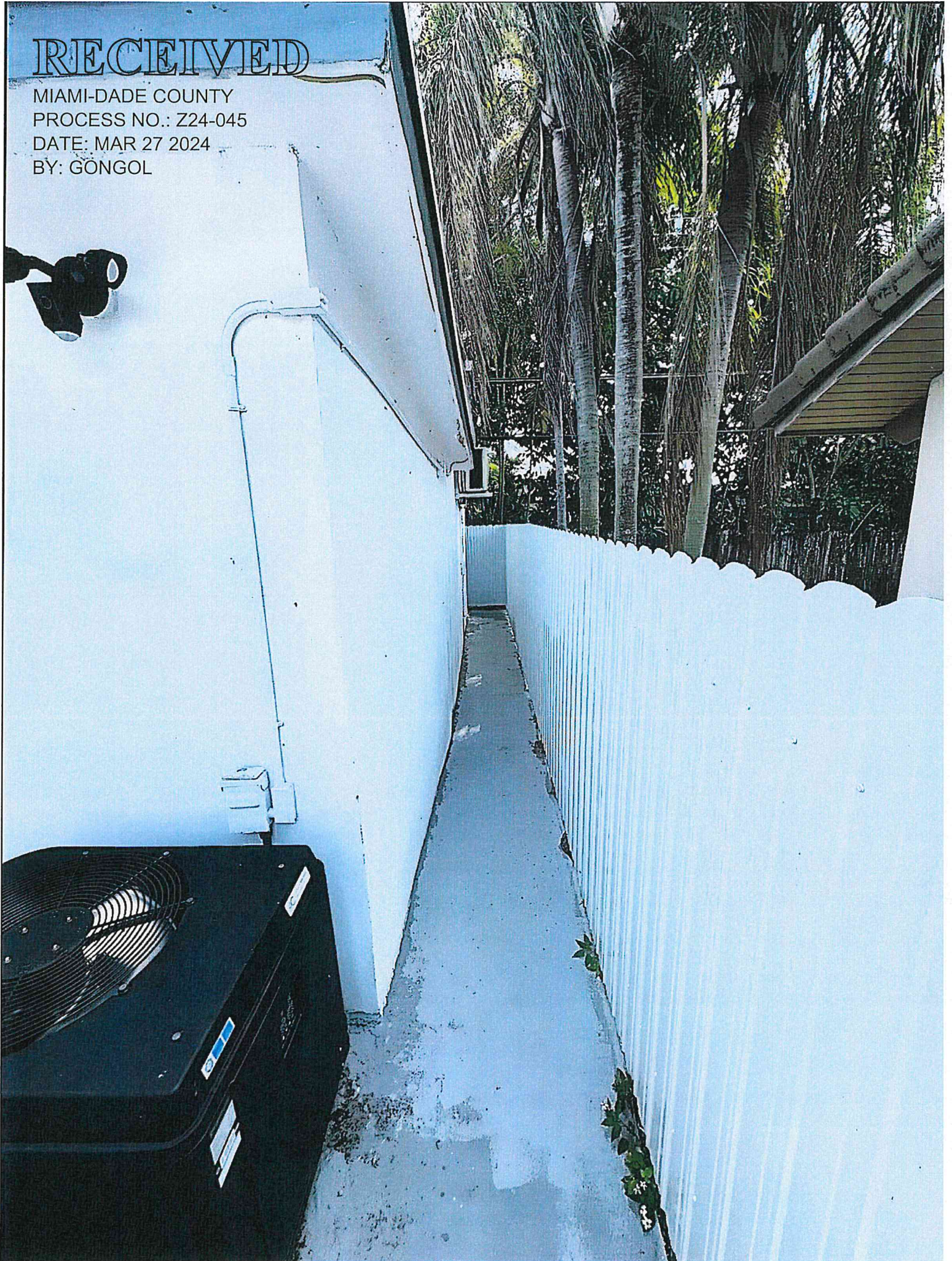
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. 224-045
DATE MAR 27 2024
BY GONGOL



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-045
DATE: MAR 27 2024
BY: GONGOL



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-045

DATE: MAR 27 2024

BY: GONGOL



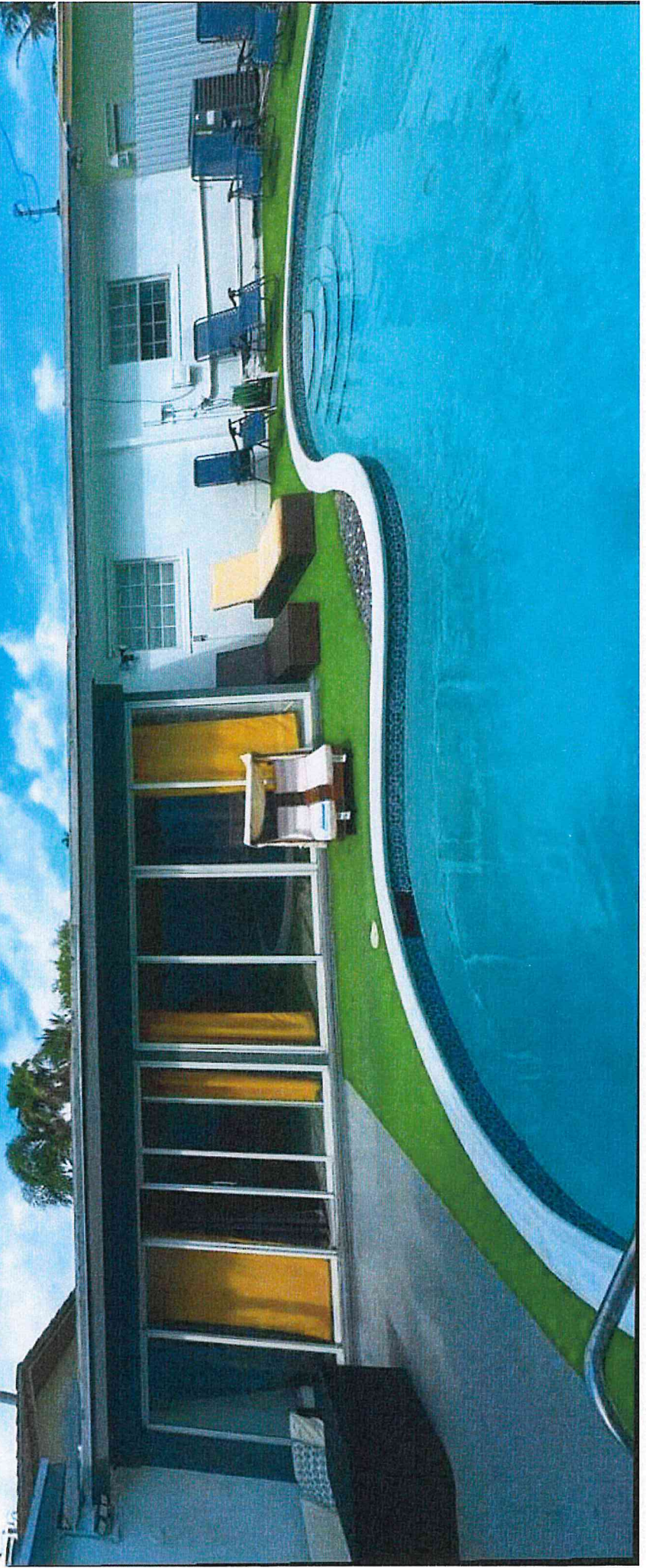
RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-045

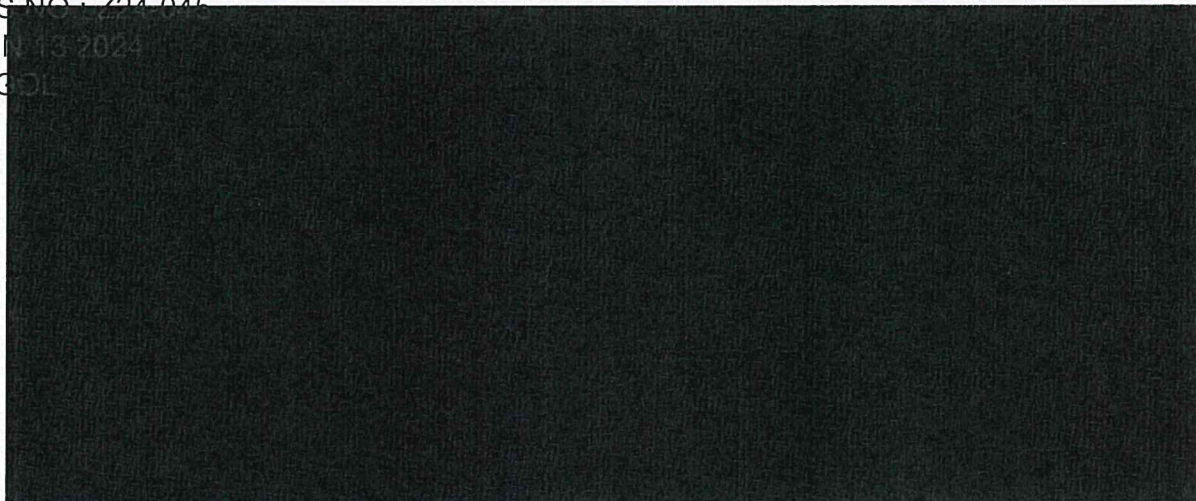
DATE: MAR 27 2024

BY: GONGOL



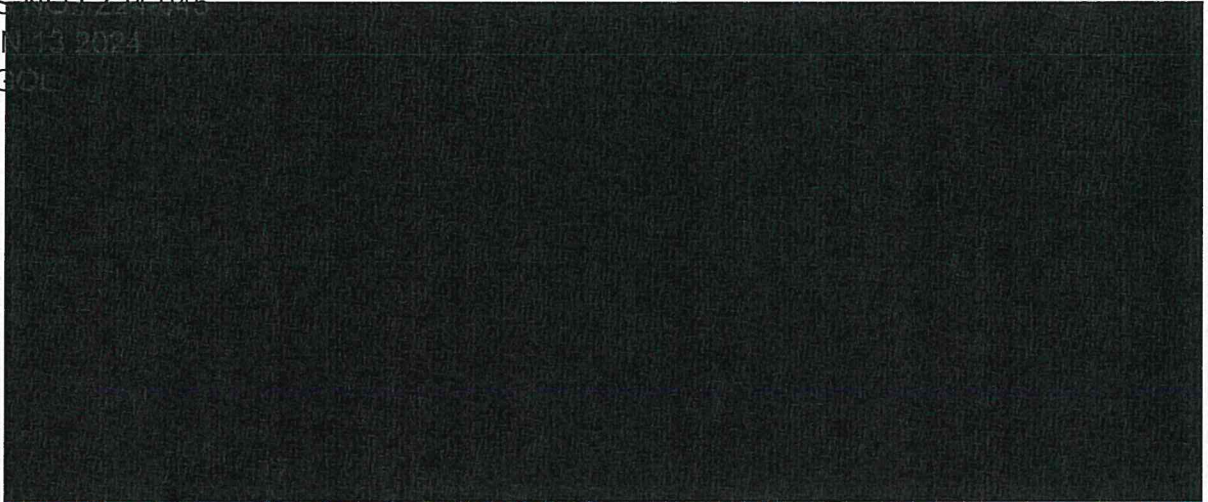
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z24-045
DATE: JUN 13 2024
BY: GONGDI



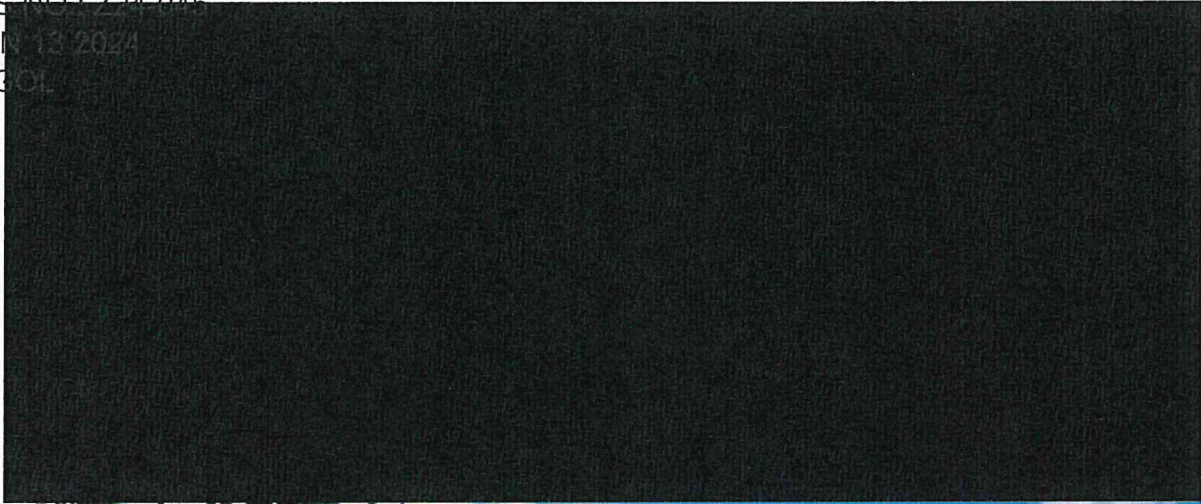
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: 724 045
DATE: JUN 13 2024
BY: GONG QI



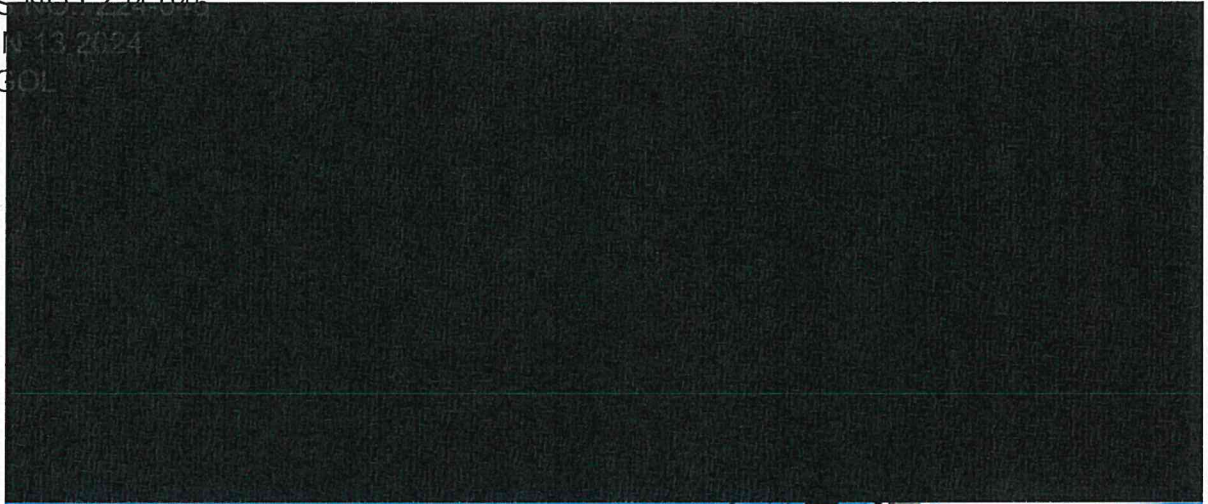
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: 724 045
DATE: JUN 13 2024
BY: GONG CL



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-045
DATE: JUN 13 2024
BY: GONGOL



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-045

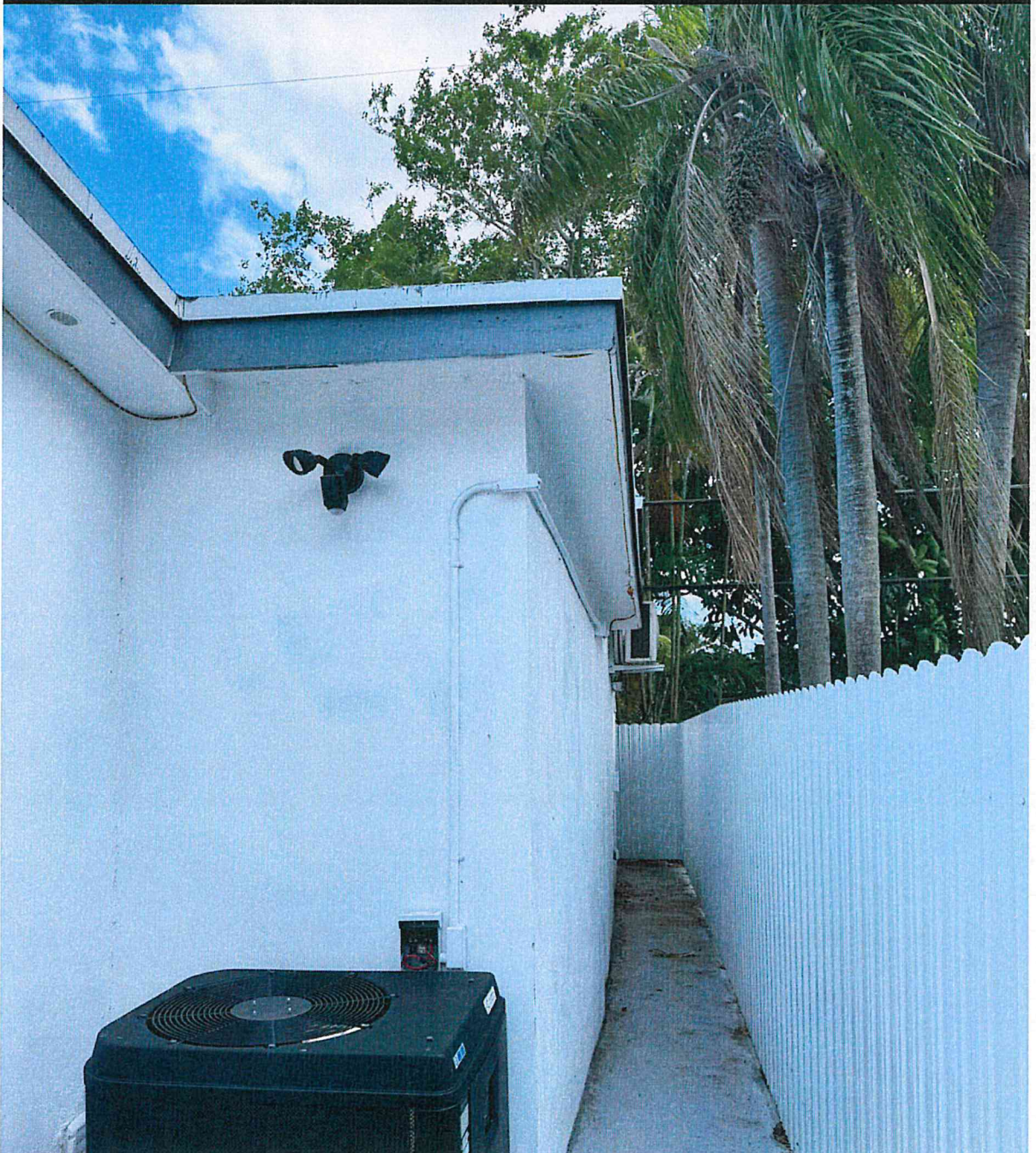
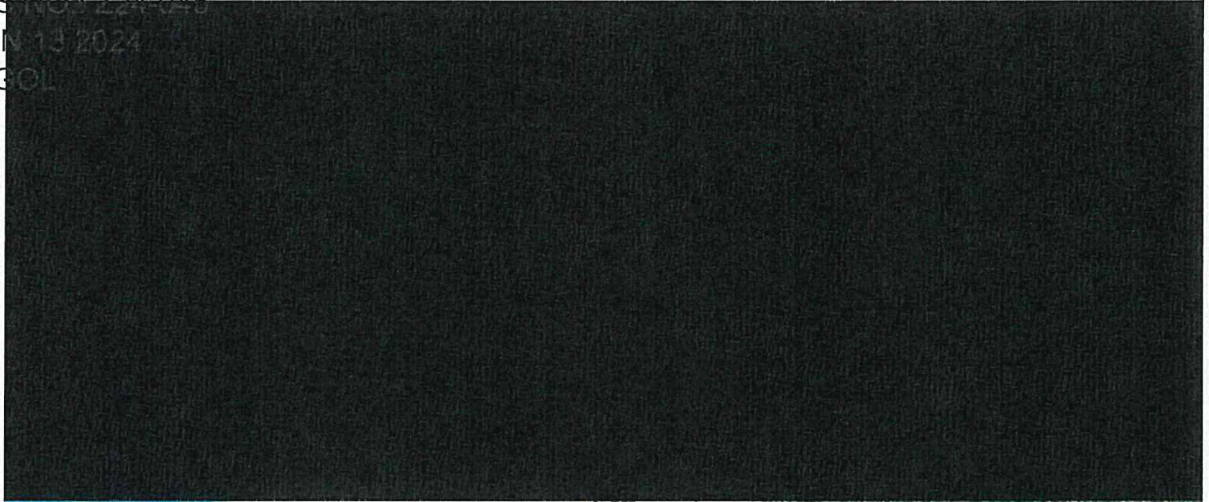
DATE: JUN 13 2024

BY: GONGOL

Photos of back room:

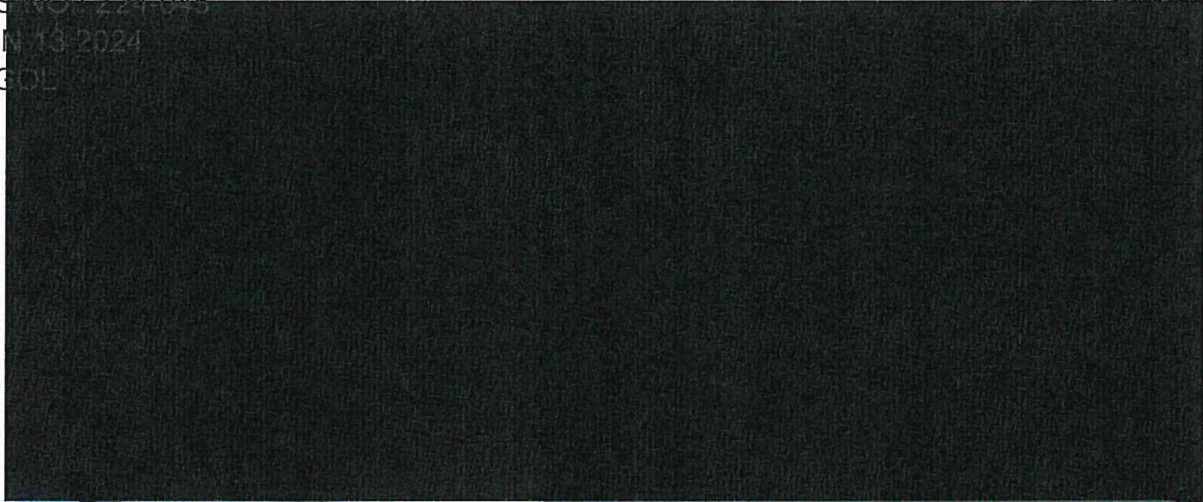
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z24-045
DATE: JUN 13 2024
BY: GONGOU



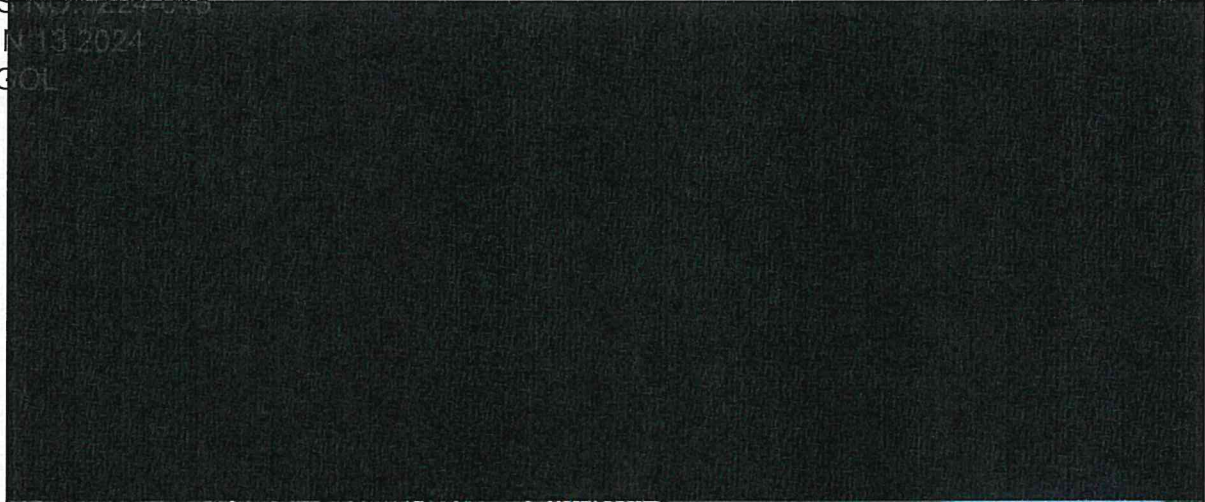
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: 224-045
DATE: JUN 13 2024
BY: GONGDE



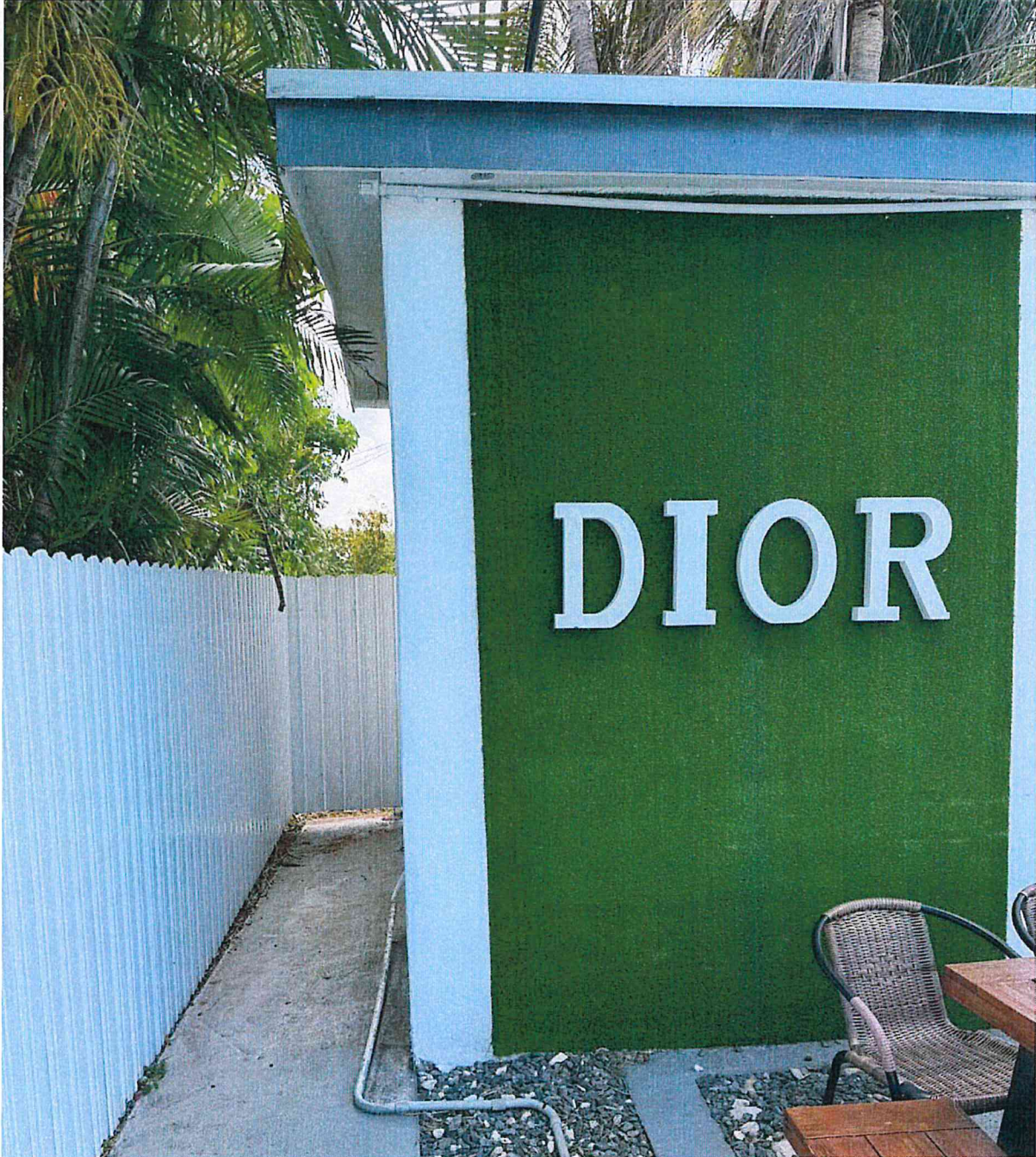
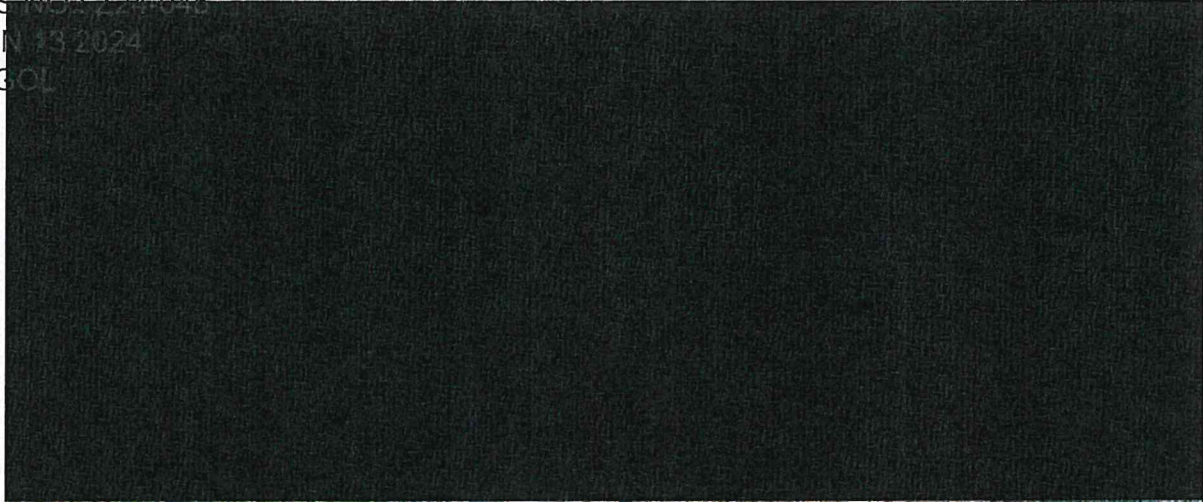
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: 724-045
DATE: JUN 13 2024
BY: GONGOL

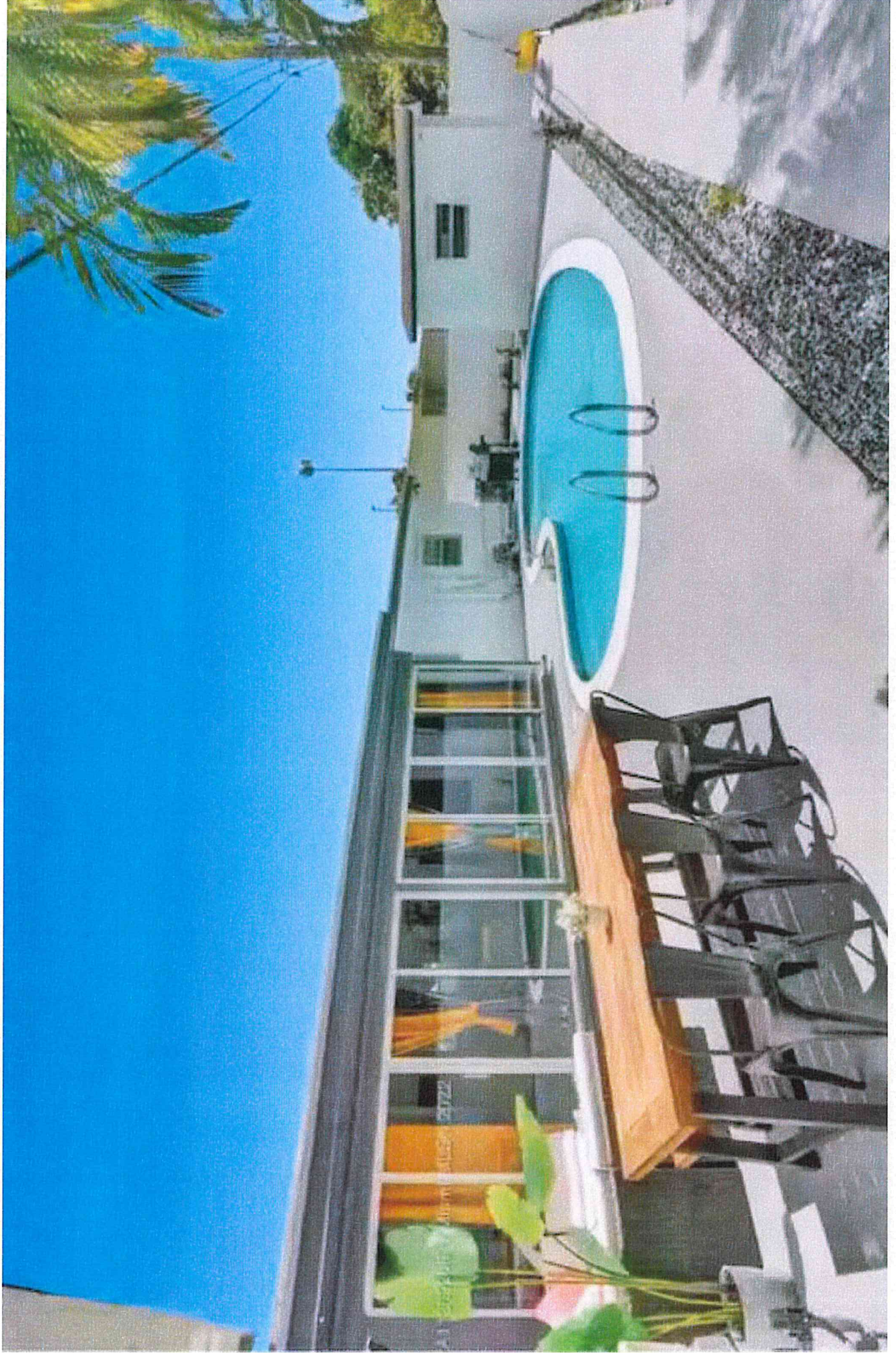


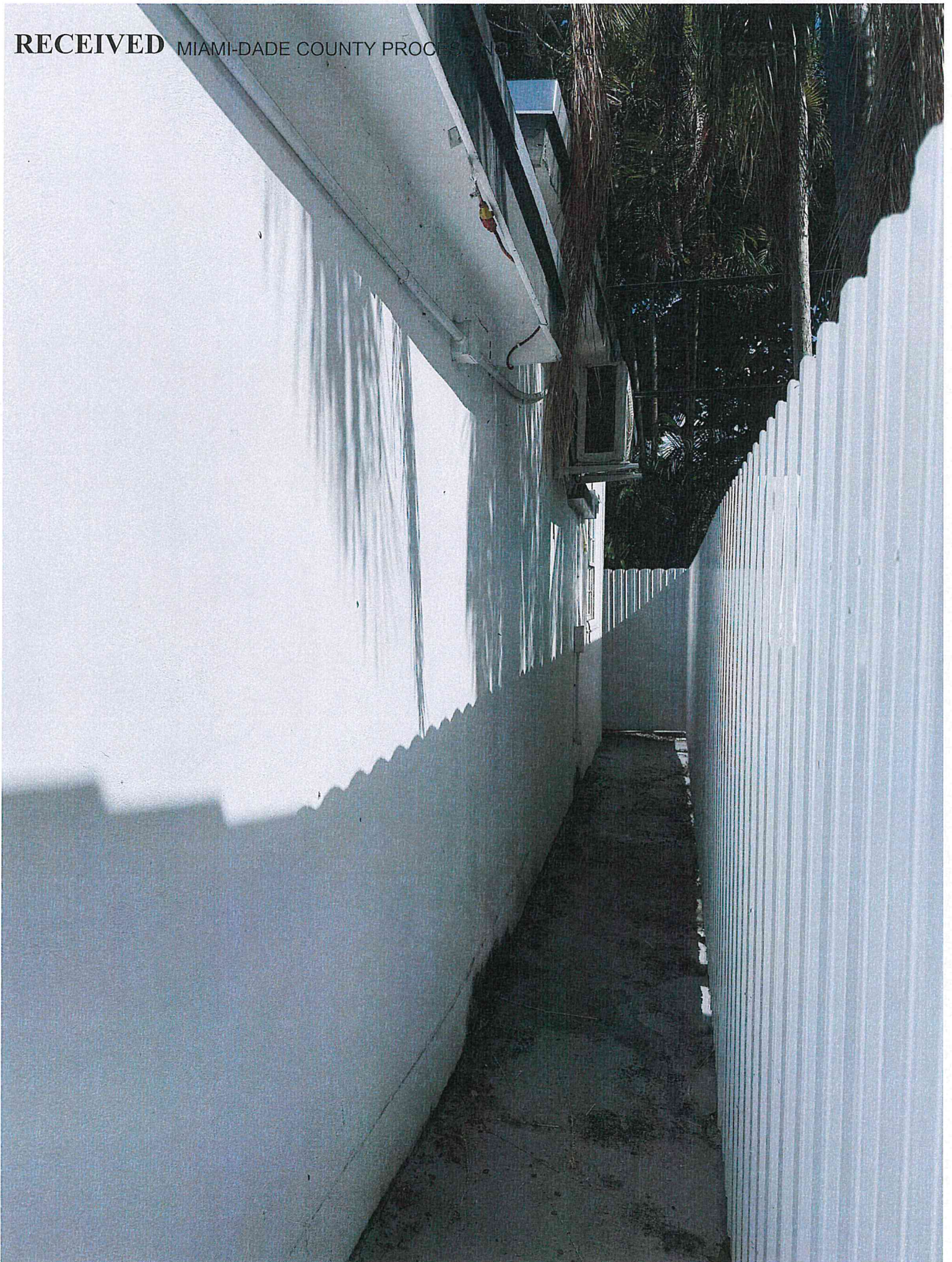
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-045
DATE: JUN 13 2024
BY: GONGOL

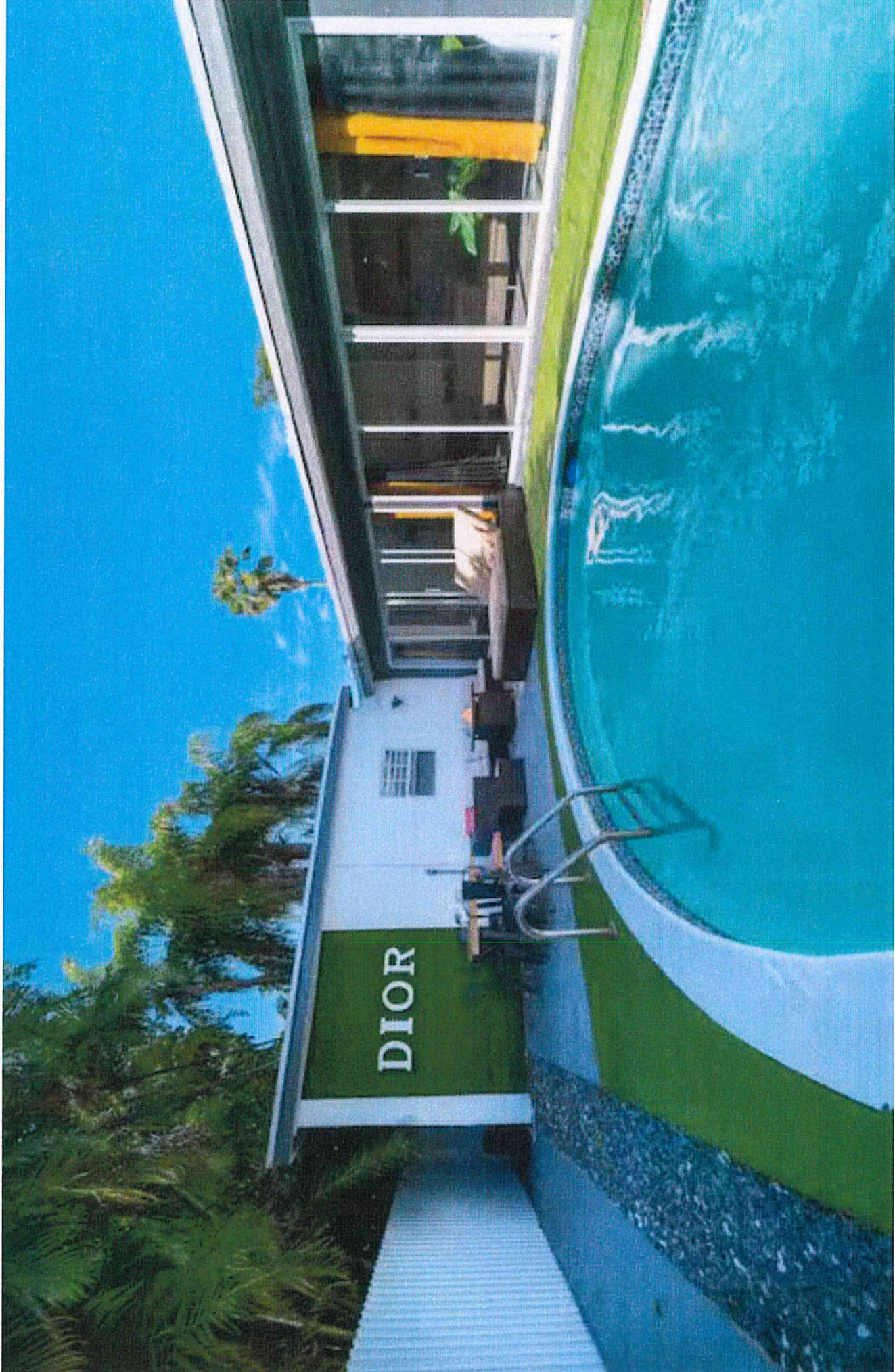


RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-045 DATE: JUL 24 2025 BY: ISA

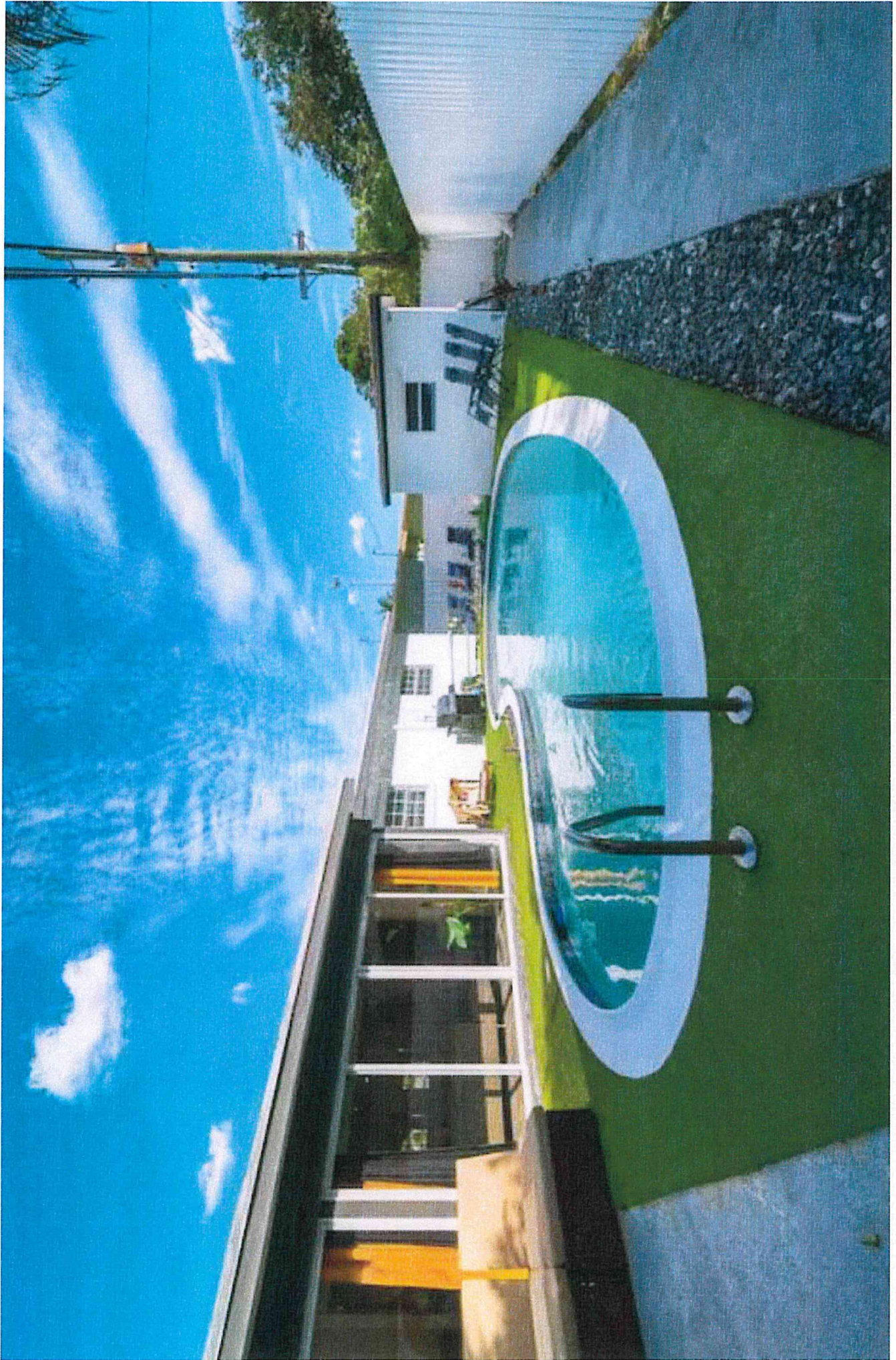




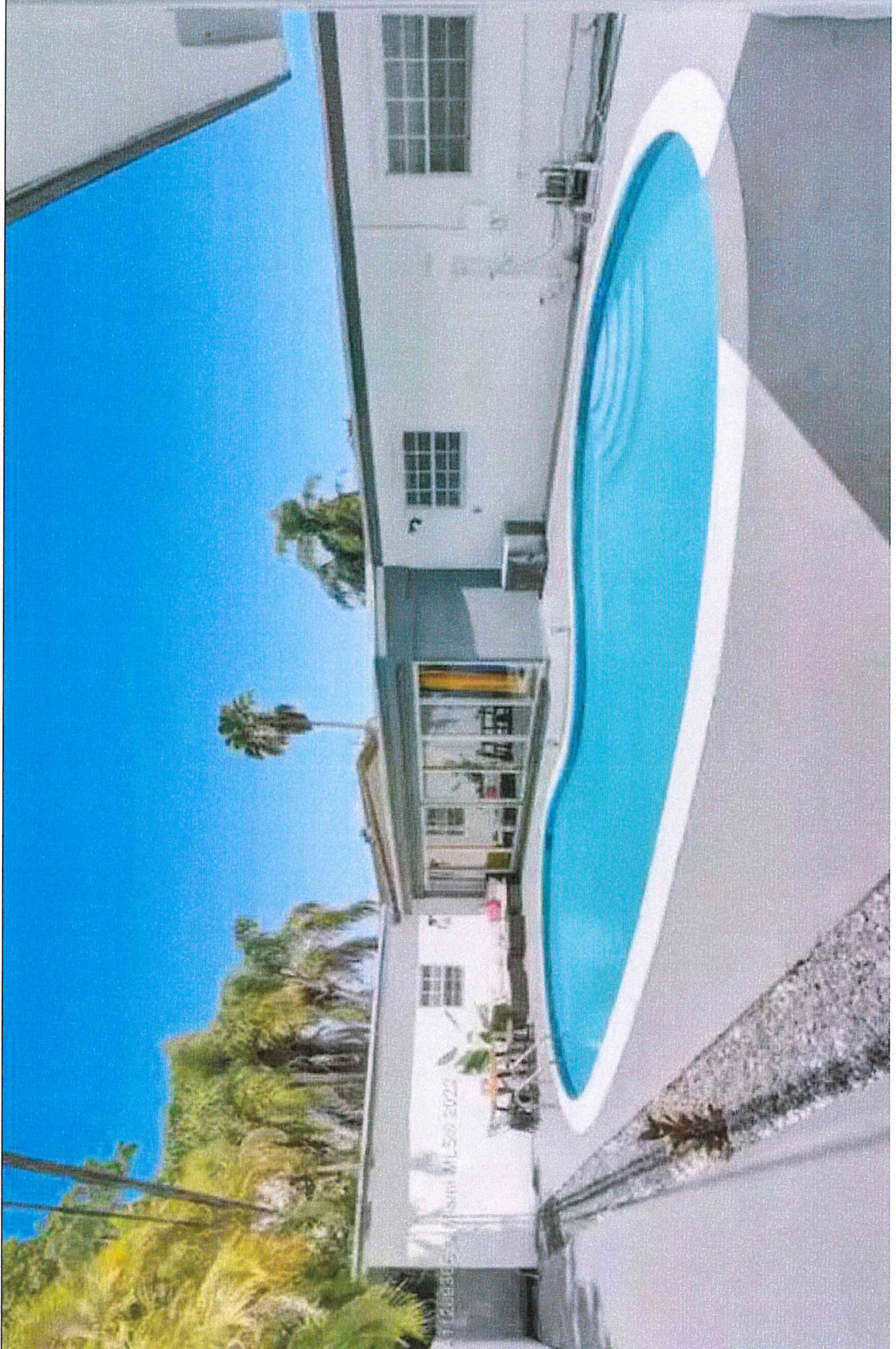
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-045 DATE: JUL 24 2025 BY: ISA



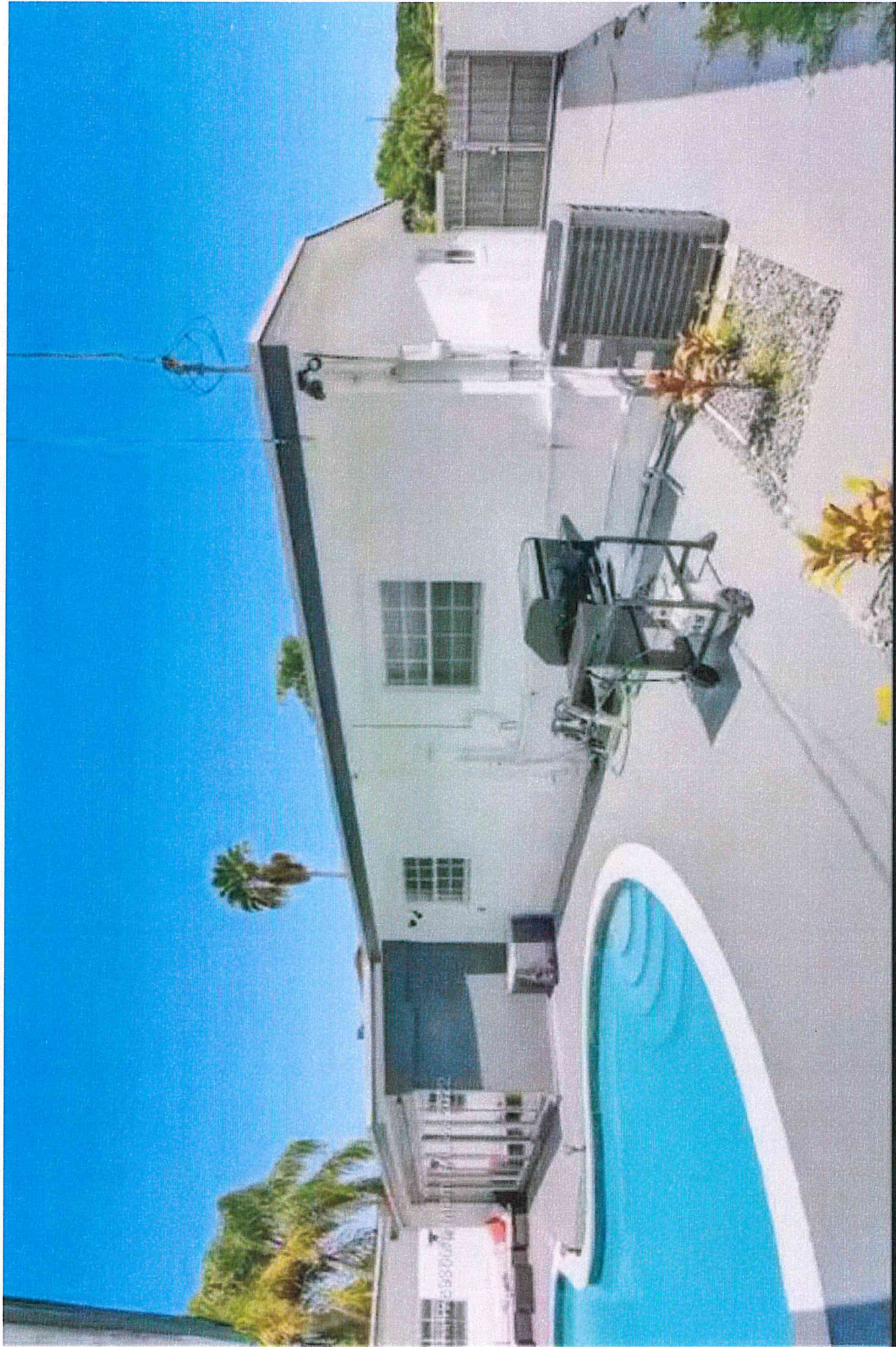
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-045 DATE: JUL 24 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-045 DATE: JUL 24 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-045 DATE: JUL 24 2025 BY: ISA



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 2**

PH: Z25-121

December 4, 2025

Item No. B

Recommendation Summary	
Commission District	4
Applicant	Bais Menachem of North Miami Beach, Inc.
Summary of Requests	The applicant seeks to modify the condition of a prior resolution in order to submit revised plans showing the proposed addition of a retractable shade roof system to the previously approved religious facility. Additionally, the applicant also seeks an ancillary non-use variance to permit the religious facility building to have a height greater than allowed by Code.
Location	17299 NE 10 Avenue, Miami-Dade County, Florida
Property Size	±0.72 Acres
Existing Zoning	RU-1, Single Family Residential District
Existing Land Use	Religious facility
2030-2040 CDMP Land Use Designation	Low Density Residential (LDR) <i>(See attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7), Generalized Modification Standards, Section 33-311(A)(4)(b) Non-Use Variances from Other Than Airport Regulations <i>(See attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This application was unable to be heard at the Community Zoning Appeals Board (CZAB) #2 meeting scheduled for November 4, 2025, due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution #5-ZAB-193-97, passed and adopted by the Metropolitan Dade County, last modified by Resolution #CZAB2-6-05, passed and adopted by the Community Zoning Appeals Board #2, reading as follows:

FROM: "2. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Bais Menachem Temple,' as prepared by Kobi Karp, consisting of 8 sheets, dated 3/1/05 and sheet LP-1 as prepared by Mariano Corral, dated 3/7/05."

TO: "2. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing with 5 sheets entitled 'Bais Menachem Synagogue,' as prepared by SKLARchitecture, consisting of Sheets A2.1, A5.0, A5.1, A5.2, A5.3, and 3 sheets entitled 'Bais Menachem Temple' as prepared by Kobi Karp, consisting of Sheets A-100, A-101, A-102, and 2 sheets entitled "Property Fence for: Bais Menachem of North Miami Beach," as prepared by SKLARArchitecture consisting of Sheet A1.00, and landscape plan as prepared by All Landscape Data Inc. consisting of Sheet L-1, all dated stamped received 10/2/2025, for a total of 10 sheets."

The purpose of request #1 is to allow the applicant to submit revised plans showing the proposed addition of a retractable shade roof system on top of the rooftop deck of the existing religious facility building.

(2) NON-USE VARIANCE to permit a proposed retractable shade roof system on top of rooftop deck of the existing religious facility building resulting in a height of 43' (35' maximum permitted, 40' previously approved).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at Public Hearing.

PROJECT HISTORY AND DESCRIPTION:

The subject property has been the subject of several zoning approvals throughout the years. In 1997, the Zoning Appeals Board granted, pursuant to Resolution #5-ZAB-193-97, a special exception to permit a religious facility on a temporary basis was granted with the condition that the use will be abated by June 2007; requests to reduce requirements pertinent to religious facility's lot area, frontage, setback spacing, and parking were also approved. In 2005, the Community Zoning Appeals Board granted, pursuant to Resolution #CZAB2-6-05, a special exception to permit the expansion of the existing religious facility onto additional property to the east and north was approved; variance of the required number of parking as well as height of the building and setbacks were also approved under same resolution. Subsequently, in 2019, pursuant Administrative Modification M2019000059, Condition #2 from Resolution CZAB2-6-05 was amended to permit the change of type of material in the perimetral fence/wall along the eastern property line. More recently, in 2021, the Community Zoning Appeals Board granted, pursuant to Resolution #CZAB2-5-21 non-use variances to permit to install two (2) wall signs over the building façade that fronts NE 10 Avenue, and to allow the two (2) wall signs to have greater square footage than permitted by Code.

Under the current zoning public hearing application, the applicant now seeks to modify the previously approved plans in order to submit revised plans showing the proposed addition of a retractable shade roof system on top of the rooftop deck of the existing religious facility building. Additionally, the application also seeks to allow the building to have a greater height than permitted by Code due to the addition of the aforementioned retractable shade roof system on top of the rooftop deck.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; religious facility	Low-Density Residential (2.5 to 6 dua)
North	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
East	RU-1, single-family residence & religious facility	Low-Density Residential (2.5 to 6 dua)
West	RU-1, religious facility	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±0.72-acre subject property is located on NE 10 Avenue and fronts on three separate streets, NE 10 Avenue, as well as NE 172 Street and NE 173 Street. The property's main frontage is oriented towards the right-of-way of NE 10 Avenue where the neighboring properties also sustain institutional uses such as religious temples. The north and south area surrounding the subject property is primarily characterized by residential uses. The properties located east and west of the subject site are also religious facilities.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to install a retractable shade roof system. The proposed retractable shade roof system will be installed on the roof deck of the existing religious facility building which would create additional usable space for the existing roof deck area. Staff notes that the Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER) indicates in their memorandum that the application does not generate any new additional daily peak hour trips. Staff opines that approval of same will not create a negative visual impact on the surrounding area since the contiguous neighborhood is also populated with other religious facilities.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Low-Density Residential** on the CDMP LUP map, which allows a range in density of 13 to 25 dwelling units per gross acre. The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments. The CDMP Land Use Element Interpretative text under Residential Communities also permits neighborhood and community services including schools, community centers, daycare centers and **houses of worship**, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. Notwithstanding, staff notes that the subject property is currently zoned RU-1, Single-Family Residential District and contains an existing previously approved religious facility.

Further, the CDMP Land Use Element interpretative text states that existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. Said text further states that all such lawful uses and zoning are deemed to be consistent with this Plan. The approval of the application will not change the existing religious facility use on the subject property. Therefore, staff opines that the approval would be **consistent** with the CDMP Land Use Element interpretative text for the Residential Communities and the CDMP Land Use Plan Map Low-Density Residential designation for the subject property.

ZONING ANALYSIS:

The applicant is seeking to modify a previously approved condition of Resolution #CZAB2-6-05 (request #1) in order to modify the previously approved plans to submit revised plans showing a proposed retractable shade roof system addition to the roof deck at the existing religious facility located on the subject property. When the aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of request #1 would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned.

The submitted plans illustrate the proposed retractable shade roof system on the roof deck area (3rd floor) of the existing religious facility building. The proposed retractable shade roof system is centrally located within the building's roof deck area and is intended to serve as protection from inclement weather. The plans depict an existing three (3)-story, 40' high building with the proposed retractable shade roof system which results in a total height of 43'. The existing religious facility is located at the intersection of NE 10 Avenue and NE 173 Street. Staff notes that the proposed retractable shade roof system is to be situated in an area that is unlikely to be perceived from the neighboring properties. For the aforementioned reason, staff opines that approval of the requested modifications of the previously approved resolutions would not have a negative visual impact on the surrounding area.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that they have no objections to the application and that the application does not generate any new additional daily peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum indicates that the application does not entail any environmental concerns. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that request #1 would be compatible with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

When the request to permit a proposed retractable shade roof system on the roof deck area of existing religious facility which results in a total height of 43' (35' maximum permitted, 40' previously approved) (request #2), are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these request would be **compatible** with the surrounding area, and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would not be detrimental to the community. The proposed retractable shade roof system is to be located centrally on the existing roof deck area of the religious facility building on the subject property, at the intersection of NE 10 Avenue and NE 173 Street. Staff further opines that considering the location of the proposed retractable shade roof system and the increase in height of three (3) feet would likely not have a significant visual impact on the adjacent properties. Additionally, staff notes that the retractable shade roof system is designed proportionate to the overall approved building. As such, staff opines that the type, scale, location, and character of the retractable shade roof system will not be obtrusive to the surrounding areas. Additionally, staff opines that the existing religious facility provides adequate buffering in the form of continuous street trees and shrubs along the front, rear and side street (north, south and west) property lines. As such, staff opines that the proposed retractable shade roof system would be adequately buffered and will not have a negative visual or aural impact on the surrounding properties or on passersby along the abutting roadways. Based on the foregoing analysis, staff opines that approval of these requests would not be an obvious departure from the aesthetic character of the immediate vicinity,

and the height increase is not likely to have a major visual impact on the abutting properties. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

Further, staff notes that based on memoranda from the departments reviewing this application, any impacts from the addition of the retractable shade roof system on top of the rooftop deck of the existing building will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the retractable shade roof system is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **As such staff recommends approval with conditions of request #1 under Section 33-311(A)(7), Generalized Modification Standards and approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution #5-ZAB-193-97, as amended by Resolution #CZAB2-6-05, remain in full force and effect, except as herein modified.
2. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Bais Menachem Synagogue,' as prepared by SKLARchitecture, consisting of Sheets A2.1, A5.0, A5.1, A5.2, A5.3, and 3 sheets entitled 'Bais Menachem

Temple' as prepared by Kobi Karp, consisting of Sheets A-100, A-101, A-102, and 2 sheets entitled "Property Fence for: Bais Menachem of North Miami Beach," as prepared by SKLARArchitecture consisting of Sheet A1.00, and landscape plan as prepared by All Landscape Data Inc. consisting of Sheet L-1, all dated stamped received 10/2/2025, for a total of 10 sheets." Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.

4. That the use be established and maintained in accordance with the approved plan.

ES:JB:SS:VM

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Bais Menachem of North Miami Beach, Inc.
PH: Z25-121

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Fire Rescue Department (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Miami-Dade County Office of Historic Preservation (OHP)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low Density (Pages 1- 31)	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Residential Communities (Pages 1-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives, and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.</i>
Policy LU-4 (Pages 1-11)	<i>Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>
Policy LU-4A (Pages 1-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Policy LU-4D (Pages 1-11)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in</i>
---	--

ZONING RECOMMENDATION ADDENDUM

Bais Menachem of North Miami Beach, Inc.
PH: Z25-121

	<i>development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

BAIS MENACHEM OF NORTH MIAMI
BEACH, INC.

17299 NE 10 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000121

DATE

HEARING NUMBER

FOLIO No: 30-2208-056-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 15, 2025

NEIGHBORHOOD REGULATIONS OPEN:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

BAIS MENACHEM OF NORTH MIAMI BEACH, INC.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: June 16, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

A handwritten signature in black ink, appearing to read "Lisa M. Spadafina". The signature is written in a cursive style and is positioned to the right of the typed name.

Subject: Z2025000121-1st Review
Bais Menachem of North Miami Beach, Inc.
17299 NE 10th Avenue
Request for modification of approved site plan, modification of
resolution 5-ZAB-193-97 and non-use variance for height
requirements for proposed construction and installation of shade
system on roof of existing building.
(RU-1) (0.72 acres)
08-52-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). DERM has no pertinent comments regarding this application since the proposed modification of approved site plan, modification of resolution 5-ZAB-193-97 and non-use variance for height requirements for proposed construction and installation of shade system on roof of existing building and does not entail any environmental concerns. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

DERM will evaluate the feasibility of connecting to the public water and sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes structures requiring public water and sanitary sewers on the subject property.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: June 13, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Bais Menachem
Application No. Z2025000121

A handwritten signature in blue ink that reads "Maria Valdes". The signature is written in a cursive, flowing style.

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Bais Menachem

Location: The proposed project is located at 17299 NE 10th Avenue with Folio No. 30-2208-056-0010, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a modification of Condition # 2 of Resolution 5-ZAB-193-97 and a non-use variance to allow the additional height of 43 feet, in order to construct a shade structure over the rooftop deck.

Please note that the subject property has a 6 feet Utility Easement within and along the northern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water: The subject property is located within the City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the Utility of North Miami Beach.

Water Conservation: All future developments will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The subject site is currently on septic. Connection to the sewer system is not proposed with this zoning application.

Zoning Application No. Z2025000121
Bais Menachem
June 13, 2025
Page 2

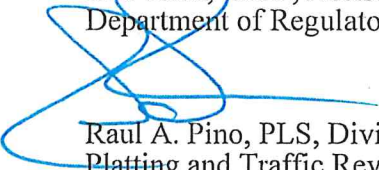
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: June 26, 2025

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000121
Name: Bais Menachem of North Miami Beach, Inc.
Location: 17299 NE 10 Avenue
Section 08 Township 53 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A, Plat Book 173, Page 19.

This application does not generate any vehicle trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: June 12, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2025000121

The Miami-Dade Fire Rescue Department has **no objection** to request for modification uploaded in "EnerGov" on 6/5/2025. Proposed scope of modification does not affect previously approved fire department access.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: June 6, 2025

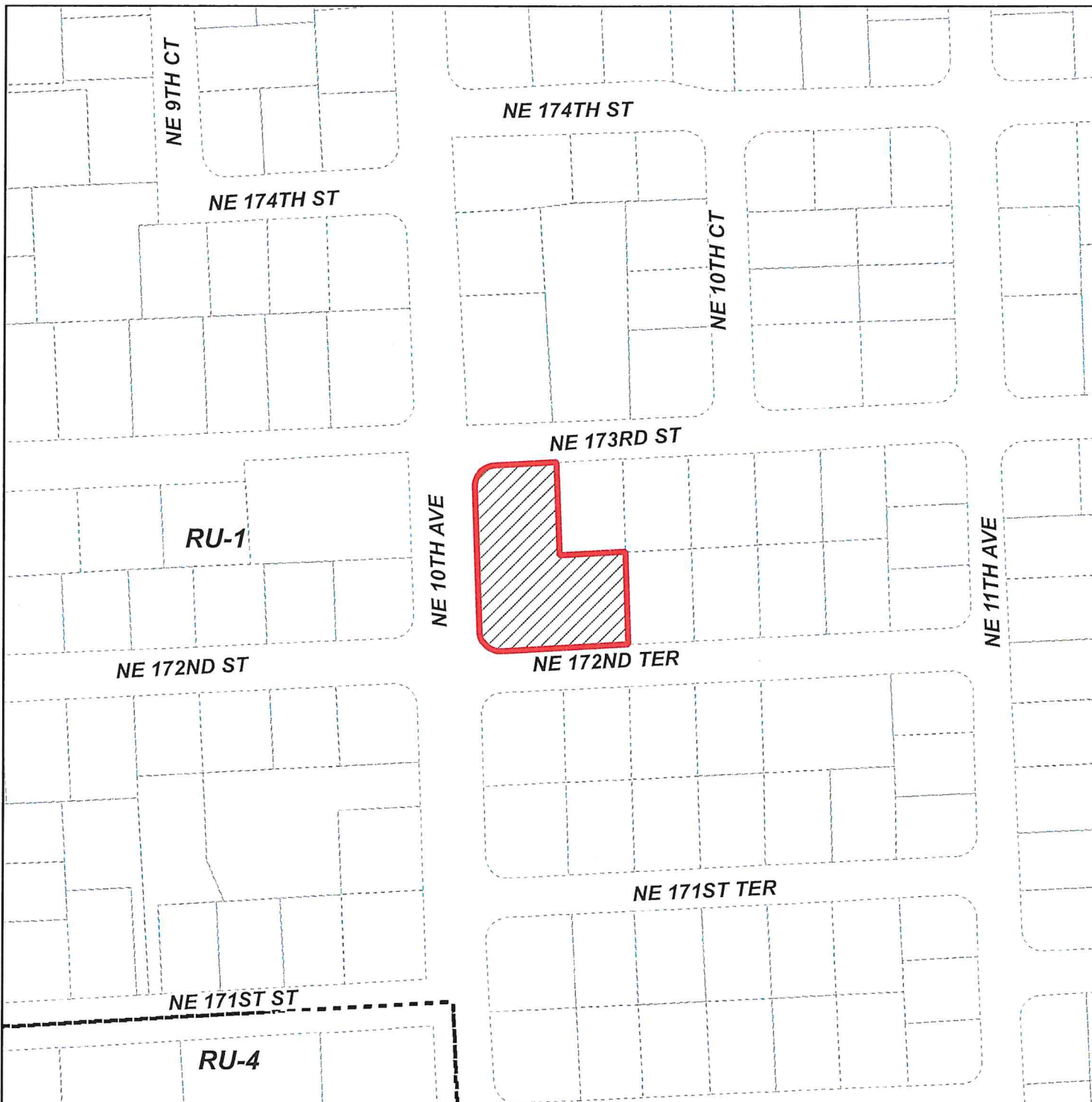
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Review Z2025 - 000121 Bais Menachem of North Miami Beach, Inc.

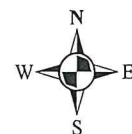
The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000121



Section: 08 Township: 52 Range: 42
 Applicant: Bais Menachem of North Miami Beach, Inc.
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

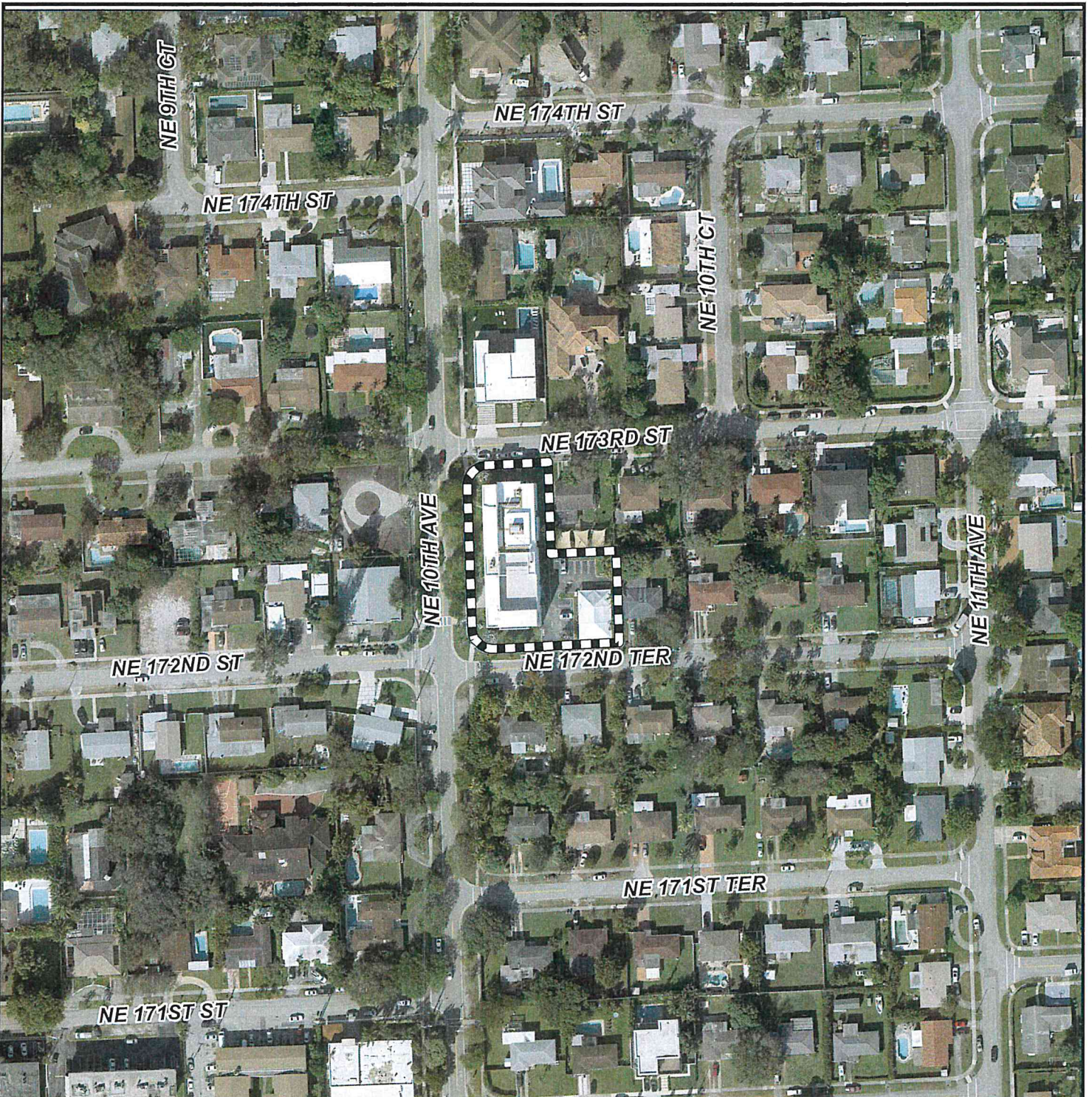
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, June 10, 2025

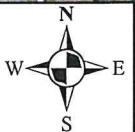
REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000121

Legend
 Subject Property

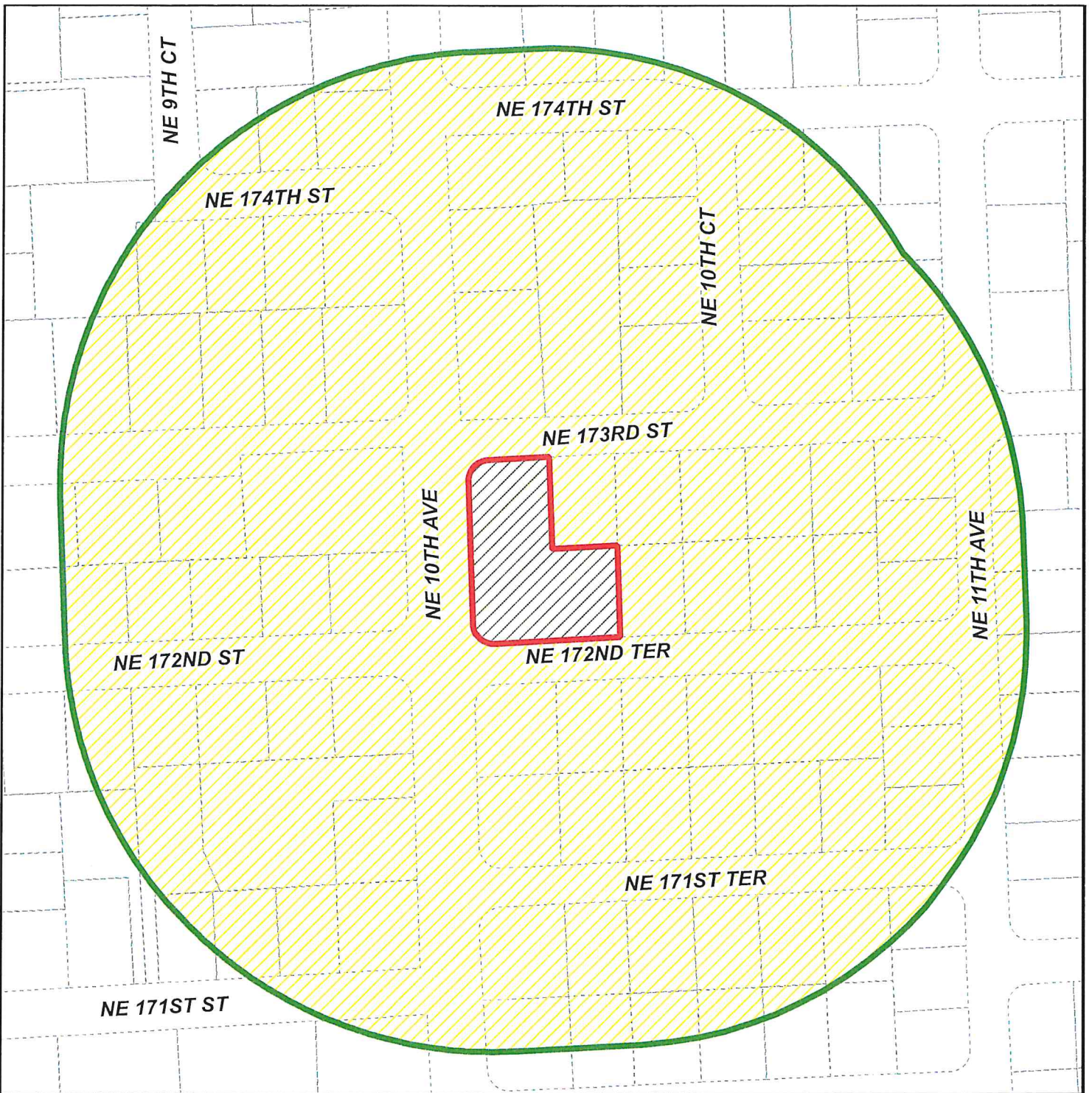


Section: 08 Township: 52 Range: 42
 Applicant: Bais Menachem of North Miami Beach, Inc.
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, June 10, 2025

REVISION	DATE	BY





**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 08 Township: 52 Range: 42
 Applicant: Bais Menachem of North Miami Beach, Inc.
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000121
 RADIUS: 500

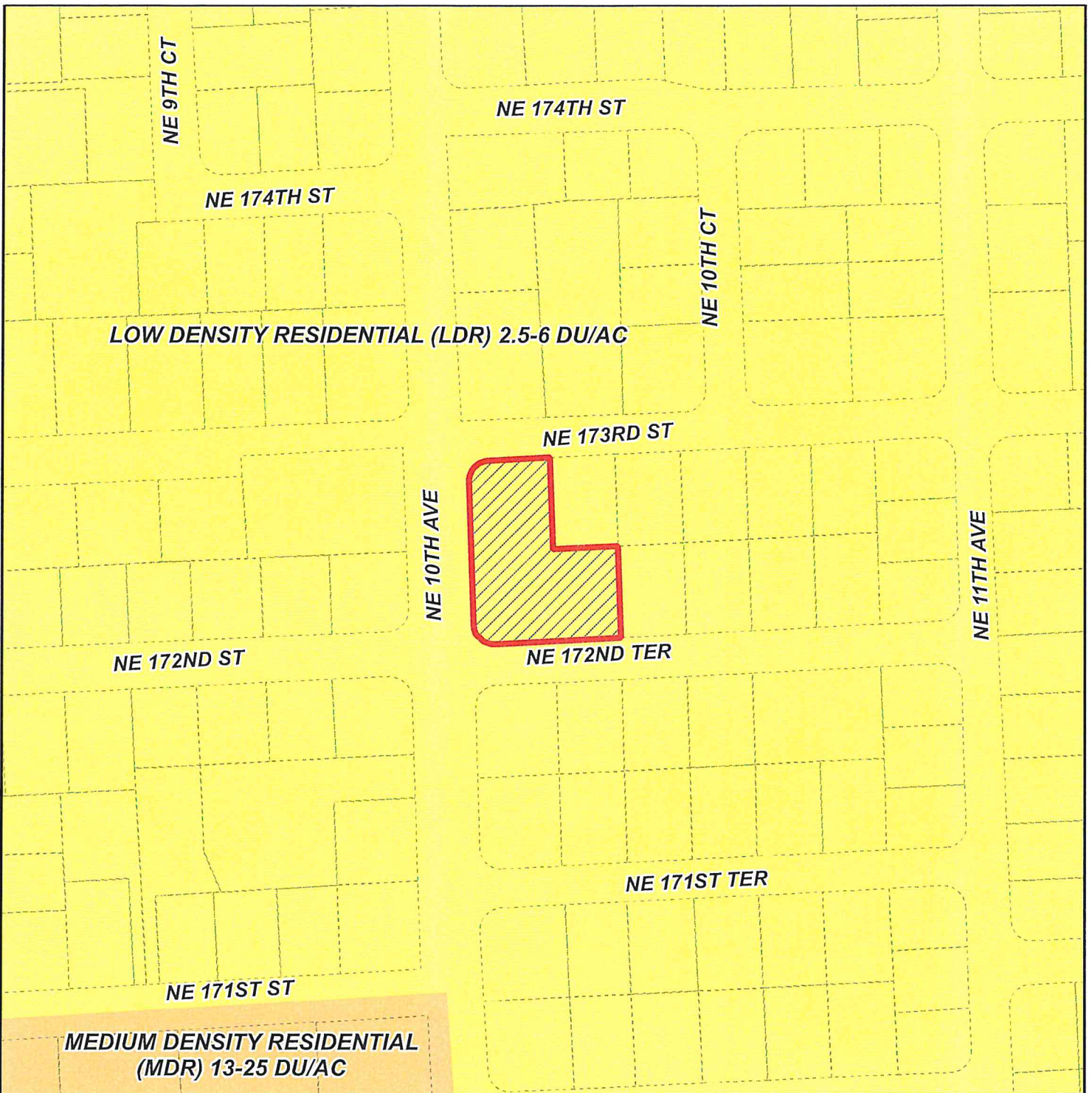
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, June 10, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000121

Section: 08 Township: 52 Range: 42
 Applicant: Bais Menachem of North Miami Beach, Inc.
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

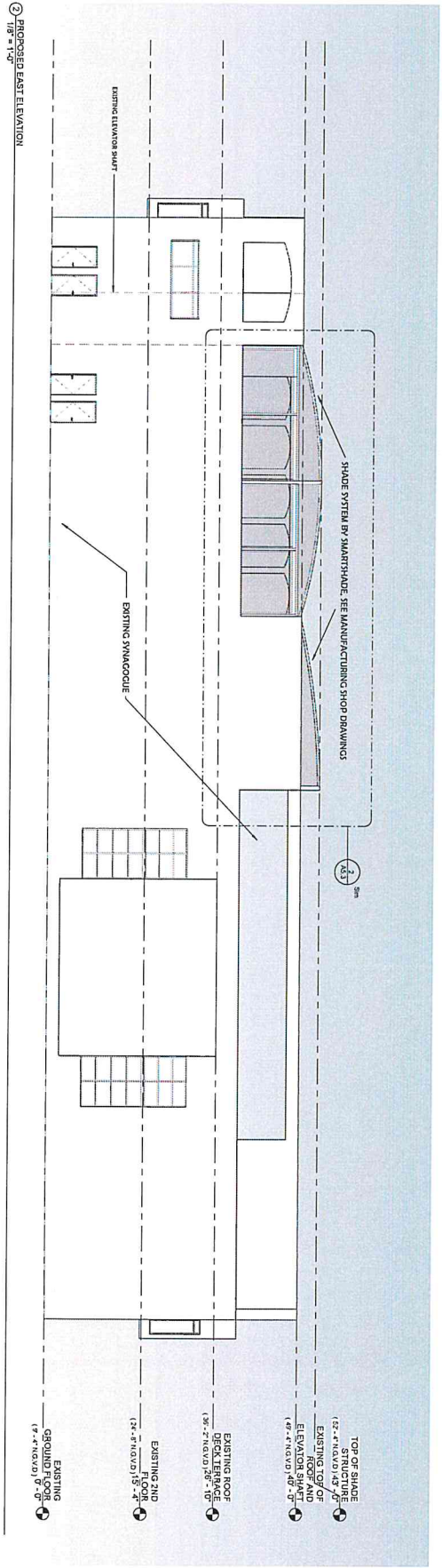
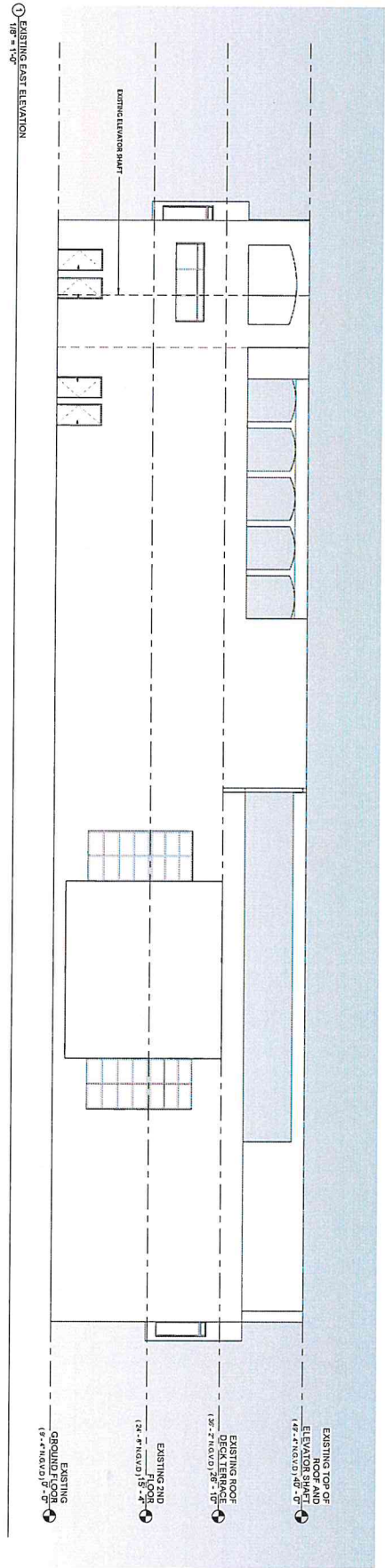
Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, June 10, 2025

REVISION	DATE	BY



SKLAR Architecture
 2301 HOLLYWOOD BLVD
 MIAMI, FL 33134
 TEL: (305) 251-9222
 FAX: (305) 251-9222
 WWW: SKLARARCH.COM
 AIA 0000448
 FLOOR CERTIFIED
 SEAL
 RAB I. SKLAR
 LICENSE #AB0172

REVISIONS

NEW AWNING FOR:
BAIS MENACHEM SYNAGOGUE
 1005 NE 172 TER, NORTH MIAMI BEACH, FL
 33162

- EXISTING
- DEMOLITION
- CONSTRUCTION
- FINISH
- EXISTING
- CONSTRUCTION

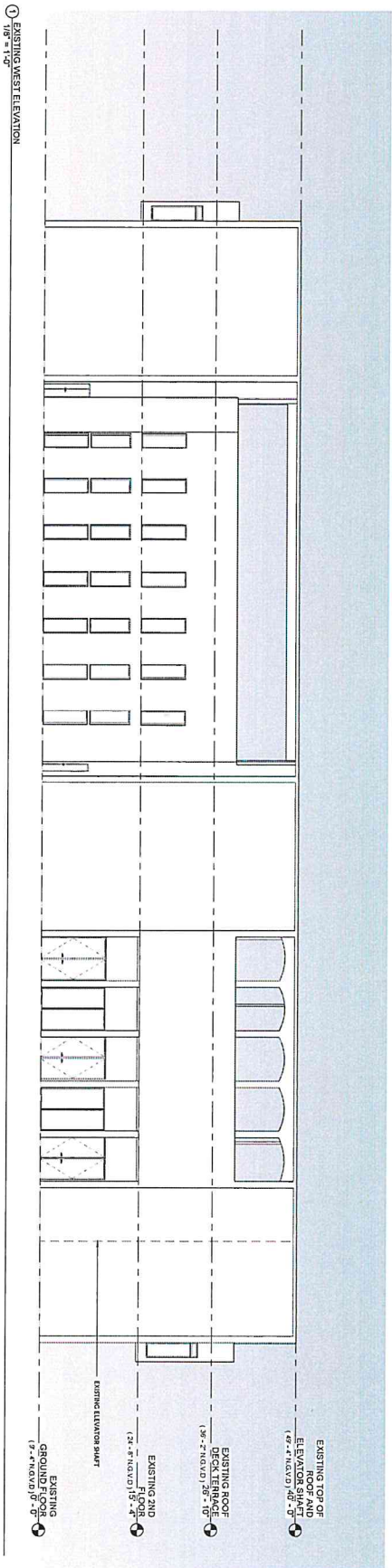
DRAWN BY:
 ADRIAN
 A.S. SKLAR

DATE ELEVATIONS

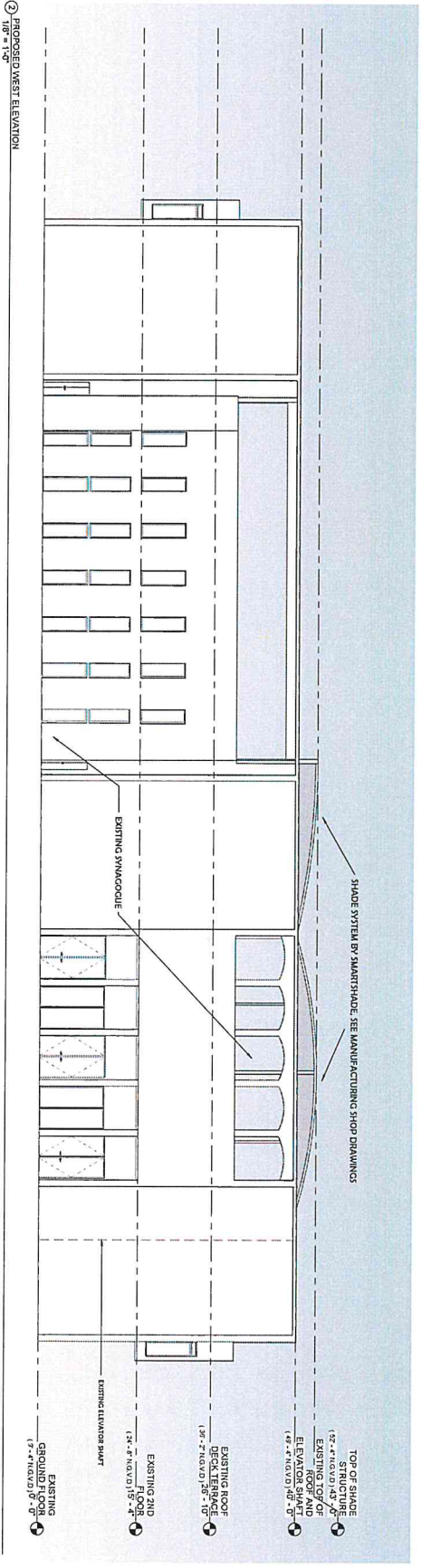
A5.1

PROJECT # ZS-008
 DATE: MAY 9, 2025

PROJECT # ZS-008: THE EXISTING EAST ELEVATION OF THE BAIS MENACHEM SYNAGOGUE. THE NEW AWNING IS SHOWN IN DASHED LINES. SEE MANUFACTURING SHOP DRAWINGS FOR AWNING DETAILS. DATE: MAY 9, 2025.



① EXISTING WEST ELEVATION
1/8" = 1'-0"



② PROPOSED WEST ELEVATION
1/8" = 1'-0"

SKLARArchitecture
 2381 HOLLYWOOD BLVD
 MIAMI, FL 33134
 TEL: (305) 574-1100
 FAX: (305) 574-1100
 WWW.SKLARARCH.COM
 AIA #000044
 FLS #00000000
 LICENSE #ABR0177

REVISIONS

NEW AWNING FOR:
BAIS MENACHEM SYNAGOGUE
 1005 NE 172 TER, NORTH MIAMI BEACH, FL
 33162

- EXISTING
- COMMISSION EXHIBIT
- PERMITTED
- CONTRACT
- CONSTRUCTION

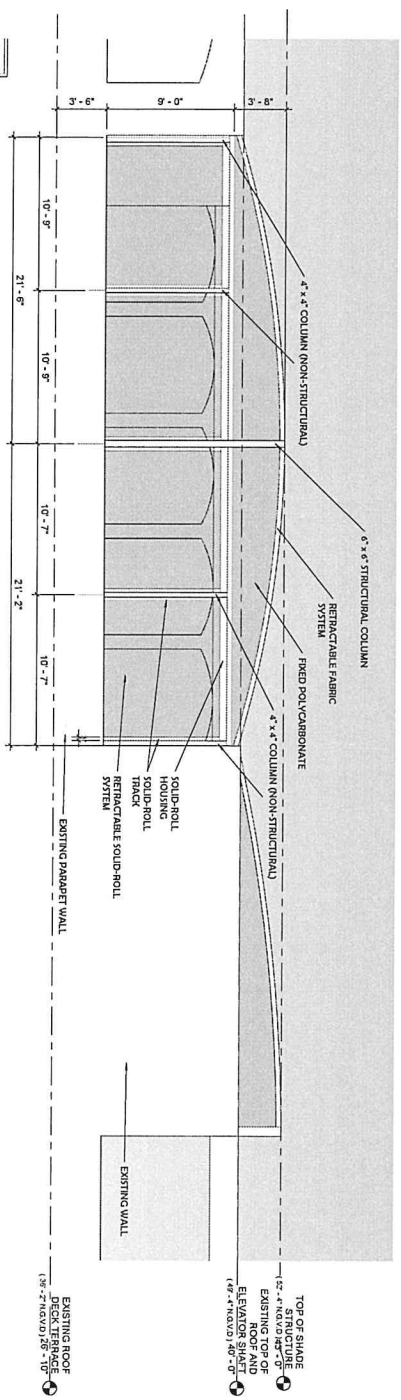
DRAWN BY:
 ADRIAN
 CHECKED BY:
 ANISKA

WEST ELEVATION

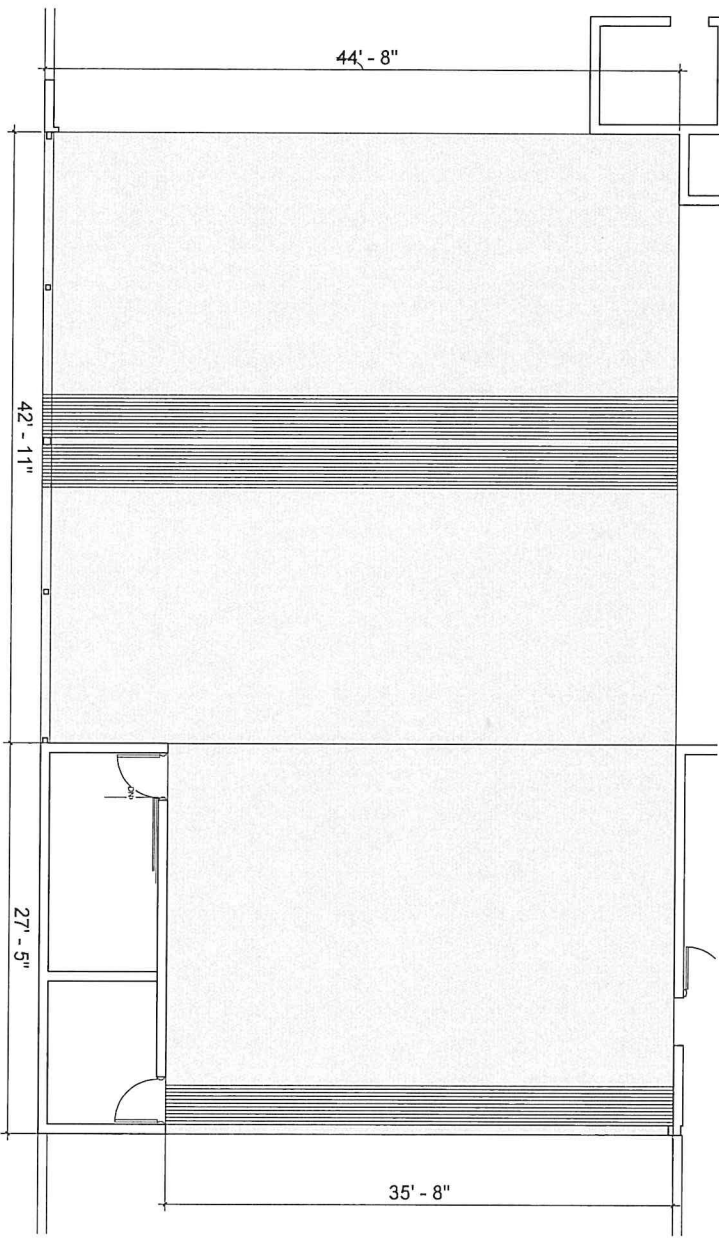
A5.2

PROJECT # 25-008
 DATE: MAY 9, 2025

NOTES: SEE THE GENERAL NOTES AND THE SPECIFICATIONS FOR A COMPLETE LIST OF MATERIALS AND FINISHES. REFER TO THE PROJECT MANUAL FOR A COMPLETE LIST OF MATERIALS AND FINISHES. SEE THE SPECIFICATIONS FOR A COMPLETE LIST OF MATERIALS AND FINISHES.



② PROPOSED SHADE SYSTEM ENLARGED
1/4" = 1'-0"



① PROPOSED SHADE SYSTEM PLAN
1/4" = 1'-0"

PROJECT NO. 202500101 - PROPOSED SHADING SYSTEM FOR BAI'S MENACHEM SYNAGOGUE, 1005 NE 172 TER, NORTH MIAMI BEACH, FL 33162. DATE: MAY 5, 2025.

SKLAR Architecture
3000 BAYVIEW BLVD
MIAMI, FL 33133
TEL: (305) 754-1000
WWW.SKLARARCHITECTURE.COM
AIA 00000004
ARCHITECT
RAB L SKLAR
LEADS ARCHITECT

REVISIONS

NEW AWNING FOR:
BAI'S MENACHEM SYNAGOGUE
1005 NE 172 TER, NORTH MIAMI BEACH, FL
33162

- DESIGN
- CONSTRUCTION ADMINISTRATION
- PERMITTING
- ARCHITECT
- CONTRACT ADMINISTRATION

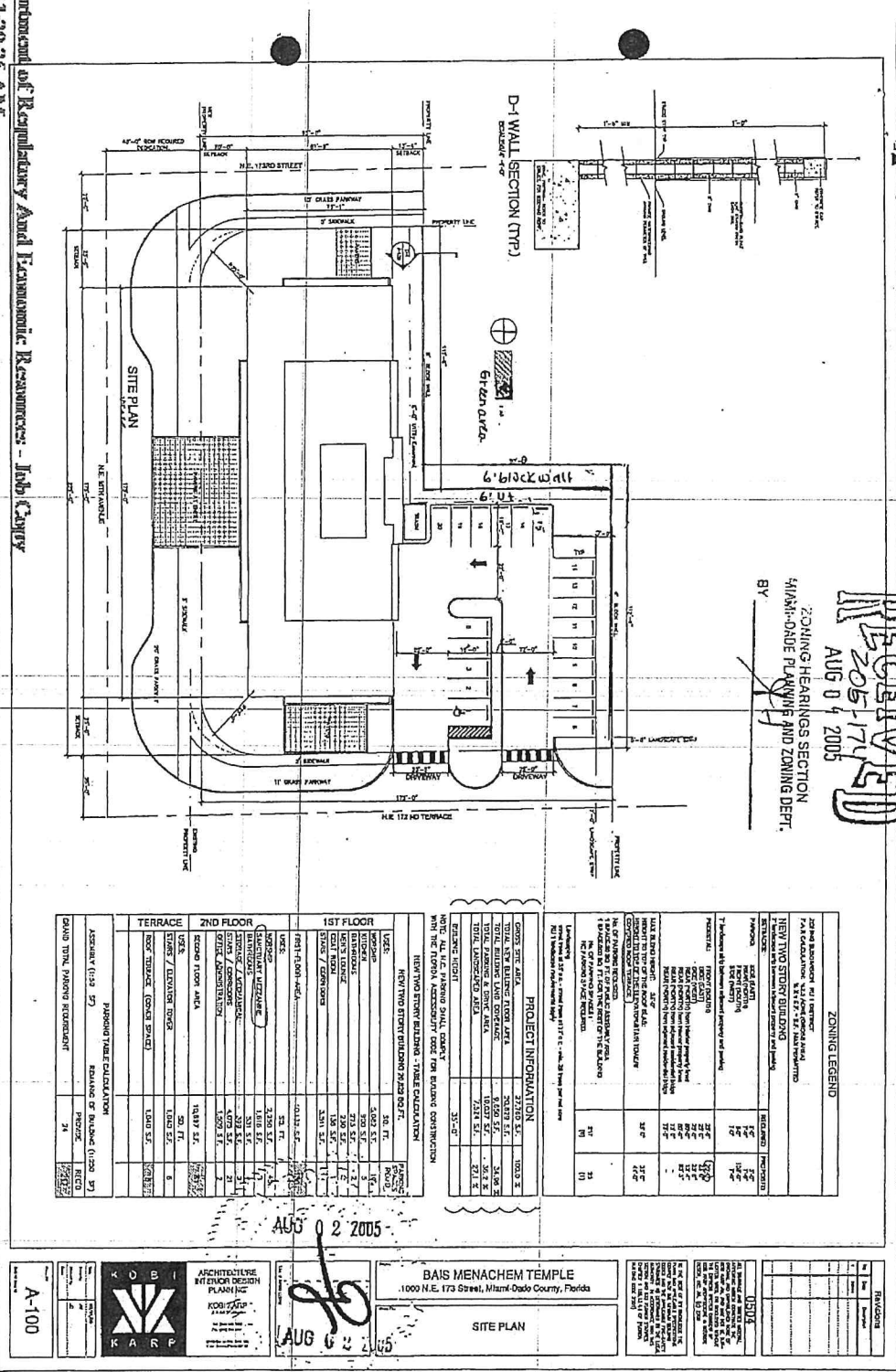
DRAWN BY:
CHECKED BY:
DATE: 05/05/2025
ABISHAR

PROPOSED SHADE SYSTEM DETAILS

A5.3
PROJECT # 25-000
DATE: MAY 5, 2025

RECEIVED
205-174
AUG 0 4 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]



ZONING LEGEND

PERMITTED USES	REQUIREMENTS	PROHIBITED
RESIDENTIAL SINGLE-FAMILY	1.5x	1.5x
RESIDENTIAL MEDIUM-DENSITY	2.0x	2.0x
RESIDENTIAL HIGH-DENSITY	3.0x	3.0x
COMMERCIAL	4.0x	4.0x
INDUSTRIAL	5.0x	5.0x
OFFICE	6.0x	6.0x
RETAIL	7.0x	7.0x
RESTAURANT	8.0x	8.0x
BAR	9.0x	9.0x
CASINO	10.0x	10.0x
THEATER	11.0x	11.0x
CONCOURSE	12.0x	12.0x
STADIUM	13.0x	13.0x
AMPHITHEATER	14.0x	14.0x
CONVENTION CENTER	15.0x	15.0x
UNIVERSITY	16.0x	16.0x
GOVERNMENT	17.0x	17.0x
RELIGIOUS	18.0x	18.0x
MEMORIAL	19.0x	19.0x
MONUMENT	20.0x	20.0x
LANDMARK	21.0x	21.0x
SCULPTURE	22.0x	22.0x
ART GALLERY	23.0x	23.0x
MUSEUM	24.0x	24.0x
LIBRARY	25.0x	25.0x
CONCOURSE	26.0x	26.0x
STADIUM	27.0x	27.0x
AMPHITHEATER	28.0x	28.0x
CONVENTION CENTER	29.0x	29.0x
UNIVERSITY	30.0x	30.0x
GOVERNMENT	31.0x	31.0x
RELIGIOUS	32.0x	32.0x
MEMORIAL	33.0x	33.0x
MONUMENT	34.0x	34.0x
LANDMARK	35.0x	35.0x
SCULPTURE	36.0x	36.0x
ART GALLERY	37.0x	37.0x
MUSEUM	38.0x	38.0x
LIBRARY	39.0x	39.0x
CONCOURSE	40.0x	40.0x
STADIUM	41.0x	41.0x
AMPHITHEATER	42.0x	42.0x
CONVENTION CENTER	43.0x	43.0x
UNIVERSITY	44.0x	44.0x
GOVERNMENT	45.0x	45.0x
RELIGIOUS	46.0x	46.0x
MEMORIAL	47.0x	47.0x
MONUMENT	48.0x	48.0x
LANDMARK	49.0x	49.0x
SCULPTURE	50.0x	50.0x
ART GALLERY	51.0x	51.0x
MUSEUM	52.0x	52.0x
LIBRARY	53.0x	53.0x
CONCOURSE	54.0x	54.0x
STADIUM	55.0x	55.0x
AMPHITHEATER	56.0x	56.0x
CONVENTION CENTER	57.0x	57.0x
UNIVERSITY	58.0x	58.0x
GOVERNMENT	59.0x	59.0x
RELIGIOUS	60.0x	60.0x
MEMORIAL	61.0x	61.0x
MONUMENT	62.0x	62.0x
LANDMARK	63.0x	63.0x
SCULPTURE	64.0x	64.0x
ART GALLERY	65.0x	65.0x
MUSEUM	66.0x	66.0x
LIBRARY	67.0x	67.0x
CONCOURSE	68.0x	68.0x
STADIUM	69.0x	69.0x
AMPHITHEATER	70.0x	70.0x
CONVENTION CENTER	71.0x	71.0x
UNIVERSITY	72.0x	72.0x
GOVERNMENT	73.0x	73.0x
RELIGIOUS	74.0x	74.0x
MEMORIAL	75.0x	75.0x
MONUMENT	76.0x	76.0x
LANDMARK	77.0x	77.0x
SCULPTURE	78.0x	78.0x
ART GALLERY	79.0x	79.0x
MUSEUM	80.0x	80.0x
LIBRARY	81.0x	81.0x
CONCOURSE	82.0x	82.0x
STADIUM	83.0x	83.0x
AMPHITHEATER	84.0x	84.0x
CONVENTION CENTER	85.0x	85.0x
UNIVERSITY	86.0x	86.0x
GOVERNMENT	87.0x	87.0x
RELIGIOUS	88.0x	88.0x
MEMORIAL	89.0x	89.0x
MONUMENT	90.0x	90.0x
LANDMARK	91.0x	91.0x
SCULPTURE	92.0x	92.0x
ART GALLERY	93.0x	93.0x
MUSEUM	94.0x	94.0x
LIBRARY	95.0x	95.0x
CONCOURSE	96.0x	96.0x
STADIUM	97.0x	97.0x
AMPHITHEATER	98.0x	98.0x
CONVENTION CENTER	99.0x	99.0x
UNIVERSITY	100.0x	100.0x

PROJECT INFORMATION

OWNER	BAIS MENACHEM TEMPLE
PROJECT ADDRESS	1000 N.E. 173 Street, Miami-Dade County, Florida
TOTAL BUILDING FLOOR AREA	10,000 S.F.
TOTAL PARKING & DRIVEWAY AREA	10,000 S.F.
TOTAL UNDEVELOPED AREA	20,000 S.F.
DATE	08/01/05

FLOOR AREA SCHEDULE

FLOOR	AREA (S.F.)	USE
1ST FLOOR	10,000	WORSHIP / COMMUNITY
2ND FLOOR	10,000	OFFICE / STORAGE
TERRACE	10,000	PARKING / DRIVEWAY
TOTAL	30,000	

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

ARCHITECTURE
KARP
K O B
K A R P

ENGINEER
K O B
K A R P

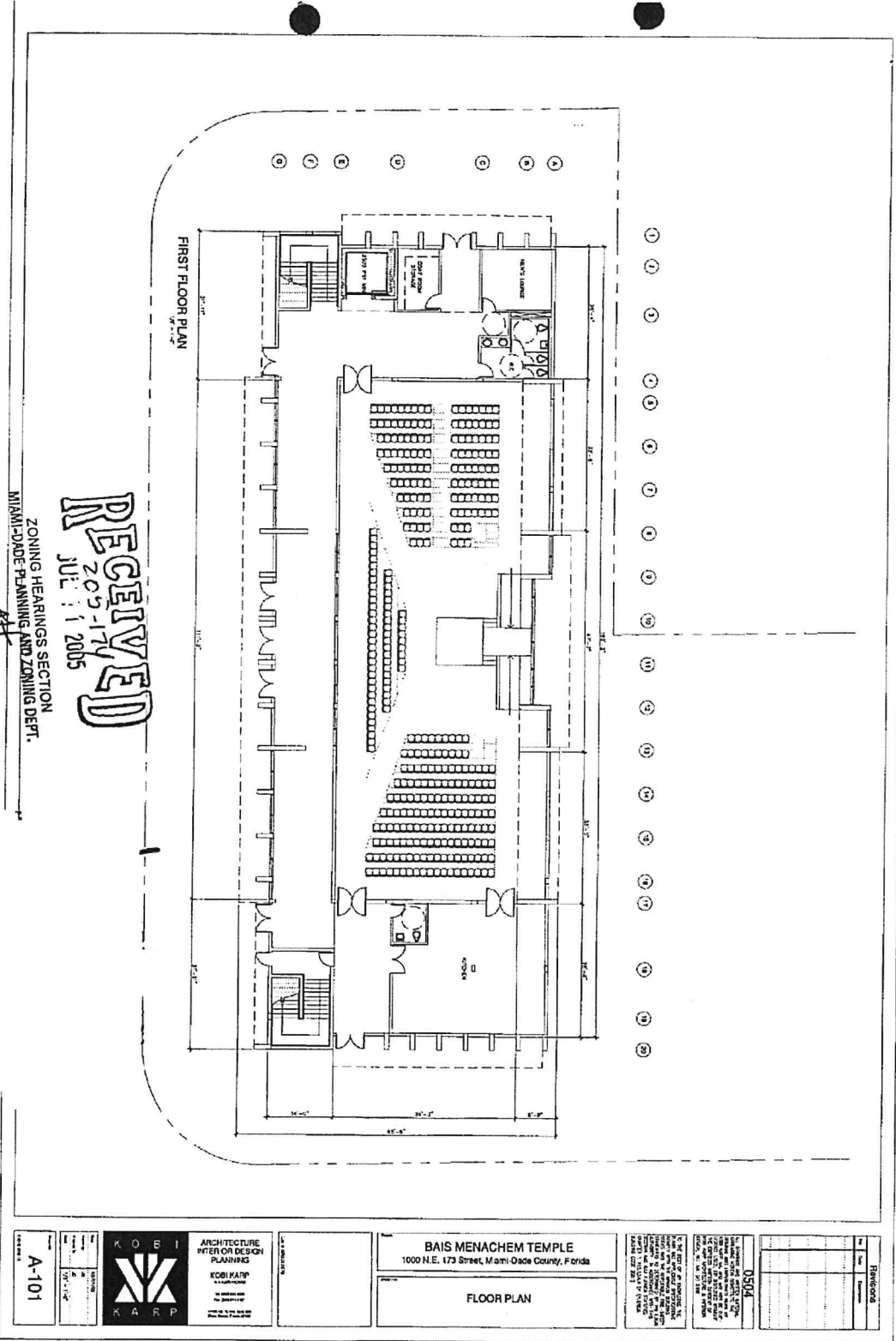
DATE
AUG 02 2005

PROJECT
BAIS MENACHEM TEMPLE
1000 N.E. 173 Street, Miami-Dade County, Florida

SITE PLAN

SCALE
1" = 10'-0"

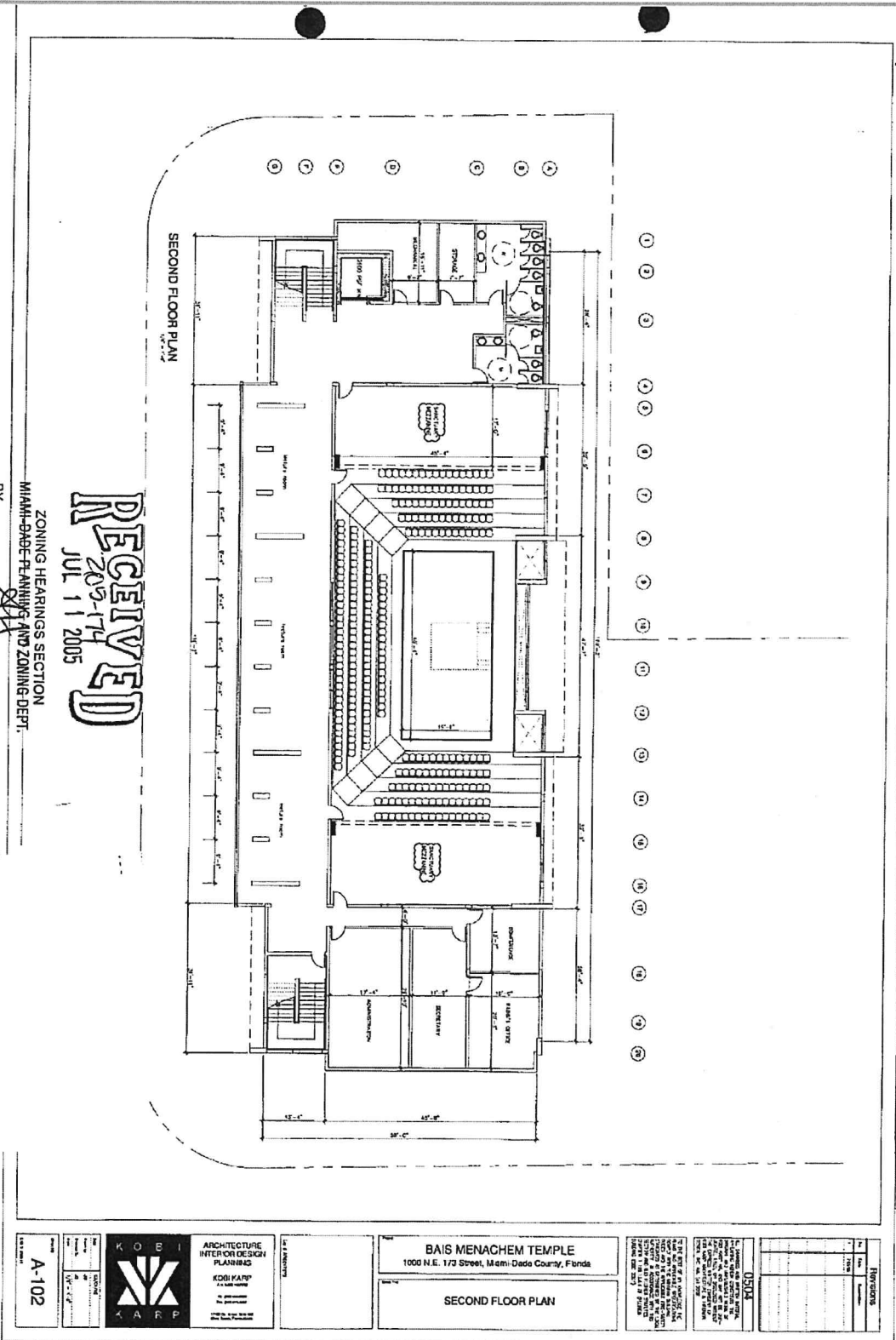
PROJECT NO.
A-100



RECEIVED
 205-171
 JUL 11 2005

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*
 3rd fl

	ARCHITECTURE INTERIOR DESIGN PLANNING	KOB I KATP KOB I ARCHITECTURE INTERIOR DESIGN PLANNING 1000 N.E. 173 STREET MIAMI, FL 33132 TEL: 305-555-1234 FAX: 305-555-1234	BAI MENACHEM TEMPLE 1000 N.E. 173 Street, Miami-Dade County, Florida	FLOOR PLAN	THE STATE OF FLORIDA DEPARTMENT OF REVENUE NOTICE: THIS DOCUMENT IS SUBJECT TO THE PROVISIONS OF CHAPTER 218, F.S., WHICH PROVIDES THAT ANY DOCUMENT WHICH IS TRANSMITTED BY ELECTRONIC MEANS SHALL BE DEEMED TO BE THE ORIGINAL FOR ALL PURPOSES. DATE: 08/20/05	USGA UNITED STATES GOLF ASSOCIATION 1900 N. MEADOWS BLVD. FORT WORTH, TX 76102 TEL: 817-744-2000 FAX: 817-744-2001
	A-101		REVISIONS			



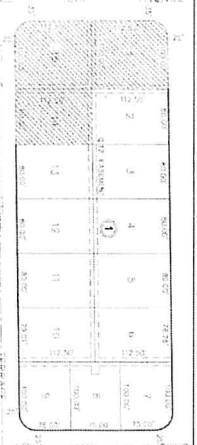
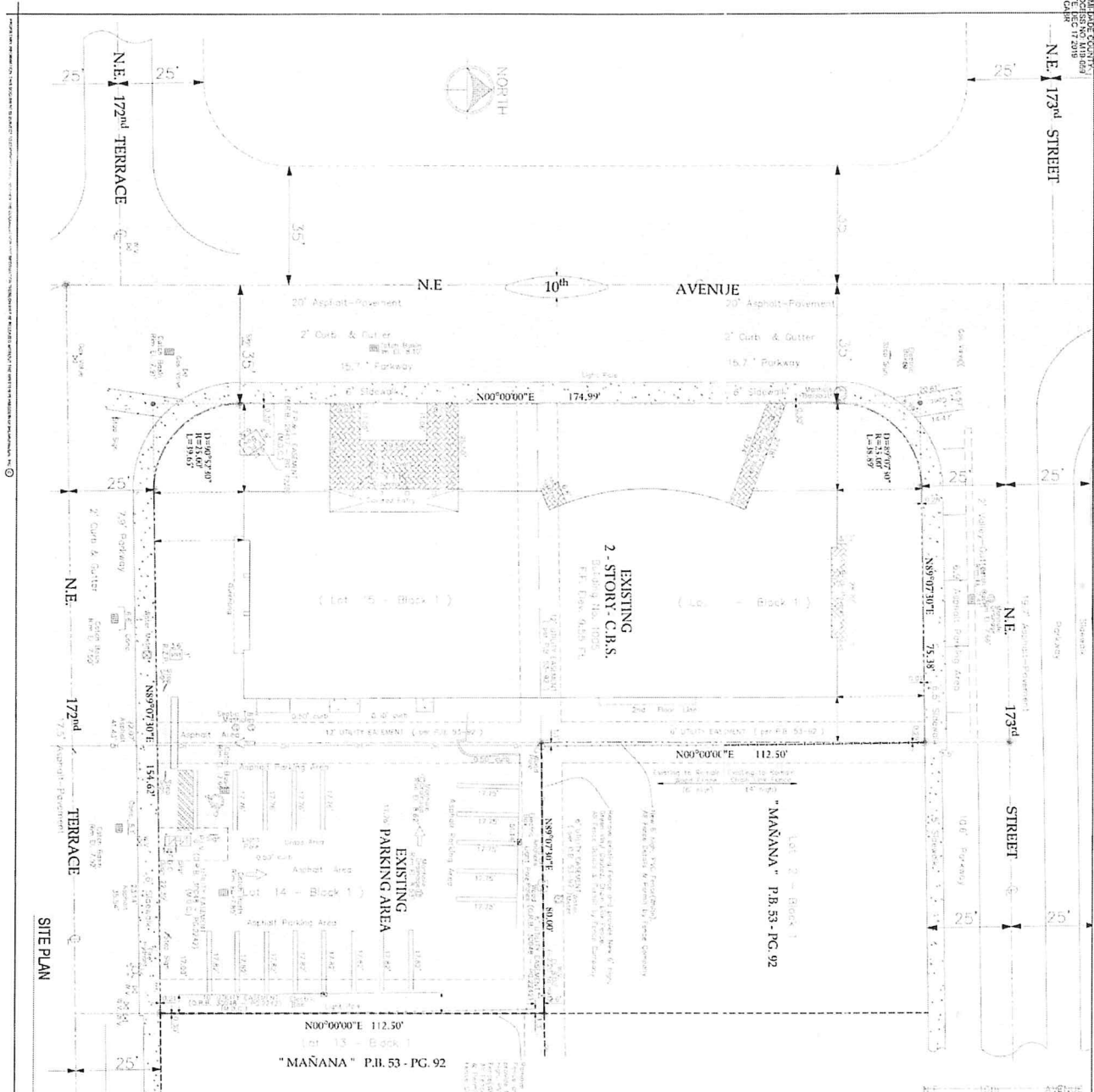
RECEIVED
2005-11-14
JUL 11 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*
3rd Bw

<p>K O B I A R C H I T E C T</p> <p>ARCHITECTURE INTERIOR DESIGN PLANNING</p> <p>KOBI KARP P.L.L.C.</p>	<p>BAIS MENACHEM TEMPLE 1000 N.E. 173 Street, Miami-Dade County, Florida</p> <p>SECOND FLOOR PLAN</p>	<p>DATE: 10/2/2005 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/8" = 1'-0"</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION							

A-102

RECEIVED
 MIAMI-DADE COUNTY
 PLANNING DEPARTMENT
 DATE REC'D: 10/2/2025
 BY: CARR



LEGAL DESCRIPTION

PT. OF 30'-220'-010'-020' LOT 1, 14 AND 15, BLOCK 1, 4, 'MAÑANA' ACCORDING TO THE PLAT THEREOF, MAP NO. 53-11-2008, IN PUBLIC RECORDS OF THE COUNTY OF MIAMI-DADE, FLORIDA.

PROPERTY ADDRESS:

"MAÑANA" P.B. 53 - PG. 92

FLOOD ZONE INFORMATION:

FLOOD ZONE: X
 FLOOD DATE: 09-11-2008
 ELEVATION: 9.0 FEET

FINAL APPROVED PLANS

1st. Dev.
 M2019-059

PROPERTY FENCE FOR:
 BAI MENACHEM OF NORTH MIAMI BEACH

DATE RECORDED: 12/20/2019
 RECORDED BY: SUFFIN-1
 ELEVATION: 9.0 FEET

SKLAR Architecture

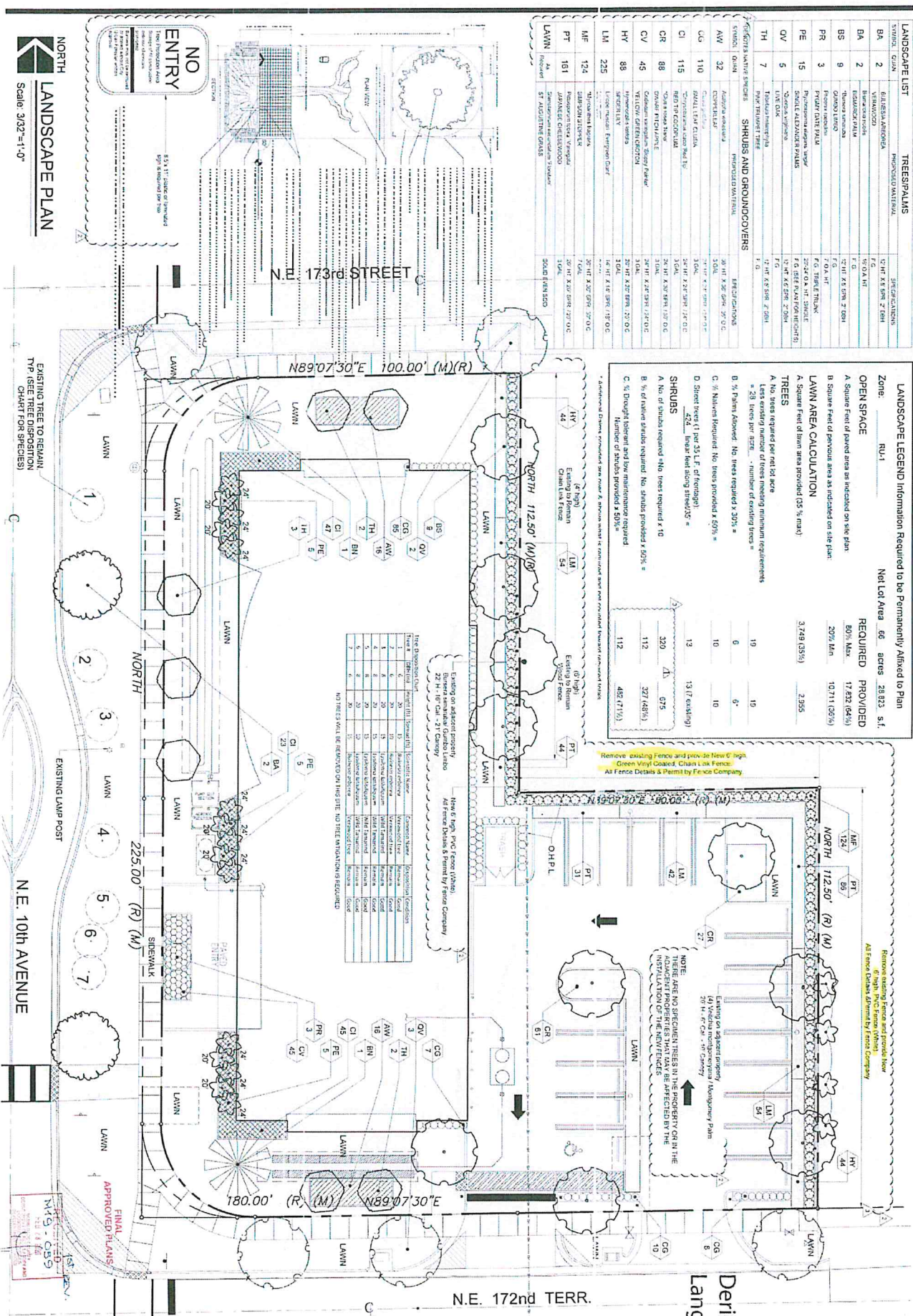
1001 N. MIAMI AVENUE, SUITE 1000, MIAMI, FL 33132
 TEL: 305.371.1111
 WWW.SKLARARCHITECTURE.COM

PROJECT # 19-200

A1.00

SITE PLAN

DATE: 09-19-19



LANDSCAPE LIST

SYMBOL	QUANTITY	DESCRIPTION	SPECIFICATIONS
BA	2	BALCONIA ARBOREA	12" HT. X 3" DIA. 7' HIGH
BA	2	BALCONIA ARBOREA	12" HT. X 3" DIA. 7' HIGH
BS	9	BALCONIA ARBOREA	12" HT. X 3" DIA. 7' HIGH
PR	3	PROSTRATA PALM	7' DIA. 10' HIGH
PE	15	PERSEA SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
TH	7	THELIDIA SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
HY	88	HYDRANGEA SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
LM	225	LEUCOMYSSUS SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
AV	32	AVICENNIA SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
CR	88	CRUCIFERAE SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
CV	45	CRUCIFERAE SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
HI	88	HYDRANGEA SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
ME	124	MELASTOMACEAE SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
PT	181	PORTULACACEAE SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH
LA	5	LEUCOMYSSUS SPERMATOPHYTES	12" HT. X 2" DIA. 2' HIGH

LANDSCAPE LEGEND INFORMATION Required to be Permanently Affixed to Plan

Zone: RU-1 Net Lot Area: 66 acres 28,823 S.F.

OPEN SPACE
 A. Square Feet of paved area as indicated on site plan: 17,822 (64%)
 B. Square Feet of porous area as indicated on site plan: 10,711 (36%)
 C. Total: 28,533 (80% Max)

LAWN AREA CALCULATION
 A. Square Feet of lawn area provided (35% max): 2,955
 B. No. trees required per net acre: 2,955
 C. Less existing number of trees meeting minimum requirements: 19
 D. Total trees required: 2,936

TREES
 A. No. trees required per net acre: 19
 B. % Palm Allowed: No trees required x 30% = 0
 C. % Native Allowed: No trees provided x 50% = 0
 D. Short trees (1' to 35' F. of height): 10
 E. Total trees required: 10

SHRUBS
 A. No. of shrubs required: No. shrubs provided x 10 = 13
 B. % of native shrubs required: No. shrubs provided x 50% = 7
 C. % Drought tolerant and low maintenance required: 6
 D. Total shrubs required: 13

Tree Disposition

Tree #	Tree ID	Tree Size	Tree Species	Tree Status
1	CG	20"	CRUCIFERAE	REMOVE
2	CG	20"	CRUCIFERAE	REMOVE
3	CG	20"	CRUCIFERAE	REMOVE
4	CG	20"	CRUCIFERAE	REMOVE
5	CG	20"	CRUCIFERAE	REMOVE
6	CG	20"	CRUCIFERAE	REMOVE
7	CG	20"	CRUCIFERAE	REMOVE
8	CG	20"	CRUCIFERAE	REMOVE
9	CG	20"	CRUCIFERAE	REMOVE
10	CG	20"	CRUCIFERAE	REMOVE
11	CG	20"	CRUCIFERAE	REMOVE
12	CG	20"	CRUCIFERAE	REMOVE
13	CG	20"	CRUCIFERAE	REMOVE
14	CG	20"	CRUCIFERAE	REMOVE
15	CG	20"	CRUCIFERAE	REMOVE
16	CG	20"	CRUCIFERAE	REMOVE
17	CG	20"	CRUCIFERAE	REMOVE
18	CG	20"	CRUCIFERAE	REMOVE
19	CG	20"	CRUCIFERAE	REMOVE
20	CG	20"	CRUCIFERAE	REMOVE
21	CG	20"	CRUCIFERAE	REMOVE
22	CG	20"	CRUCIFERAE	REMOVE
23	CG	20"	CRUCIFERAE	REMOVE
24	CG	20"	CRUCIFERAE	REMOVE
25	CG	20"	CRUCIFERAE	REMOVE
26	CG	20"	CRUCIFERAE	REMOVE
27	CG	20"	CRUCIFERAE	REMOVE
28	CG	20"	CRUCIFERAE	REMOVE
29	CG	20"	CRUCIFERAE	REMOVE
30	CG	20"	CRUCIFERAE	REMOVE
31	CG	20"	CRUCIFERAE	REMOVE
32	CG	20"	CRUCIFERAE	REMOVE
33	CG	20"	CRUCIFERAE	REMOVE
34	CG	20"	CRUCIFERAE	REMOVE
35	CG	20"	CRUCIFERAE	REMOVE
36	CG	20"	CRUCIFERAE	REMOVE
37	CG	20"	CRUCIFERAE	REMOVE
38	CG	20"	CRUCIFERAE	REMOVE
39	CG	20"	CRUCIFERAE	REMOVE
40	CG	20"	CRUCIFERAE	REMOVE
41	CG	20"	CRUCIFERAE	REMOVE
42	CG	20"	CRUCIFERAE	REMOVE
43	CG	20"	CRUCIFERAE	REMOVE
44	CG	20"	CRUCIFERAE	REMOVE
45	CG	20"	CRUCIFERAE	REMOVE
46	CG	20"	CRUCIFERAE	REMOVE
47	CG	20"	CRUCIFERAE	REMOVE
48	CG	20"	CRUCIFERAE	REMOVE
49	CG	20"	CRUCIFERAE	REMOVE
50	CG	20"	CRUCIFERAE	REMOVE
51	CG	20"	CRUCIFERAE	REMOVE
52	CG	20"	CRUCIFERAE	REMOVE
53	CG	20"	CRUCIFERAE	REMOVE
54	CG	20"	CRUCIFERAE	REMOVE
55	CG	20"	CRUCIFERAE	REMOVE
56	CG	20"	CRUCIFERAE	REMOVE
57	CG	20"	CRUCIFERAE	REMOVE
58	CG	20"	CRUCIFERAE	REMOVE
59	CG	20"	CRUCIFERAE	REMOVE
60	CG	20"	CRUCIFERAE	REMOVE
61	CG	20"	CRUCIFERAE	REMOVE
62	CG	20"	CRUCIFERAE	REMOVE
63	CG	20"	CRUCIFERAE	REMOVE
64	CG	20"	CRUCIFERAE	REMOVE
65	CG	20"	CRUCIFERAE	REMOVE
66	CG	20"	CRUCIFERAE	REMOVE
67	CG	20"	CRUCIFERAE	REMOVE
68	CG	20"	CRUCIFERAE	REMOVE
69	CG	20"	CRUCIFERAE	REMOVE
70	CG	20"	CRUCIFERAE	REMOVE
71	CG	20"	CRUCIFERAE	REMOVE
72	CG	20"	CRUCIFERAE	REMOVE
73	CG	20"	CRUCIFERAE	REMOVE
74	CG	20"	CRUCIFERAE	REMOVE
75	CG	20"	CRUCIFERAE	REMOVE
76	CG	20"	CRUCIFERAE	REMOVE
77	CG	20"	CRUCIFERAE	REMOVE
78	CG	20"	CRUCIFERAE	REMOVE
79	CG	20"	CRUCIFERAE	REMOVE
80	CG	20"	CRUCIFERAE	REMOVE
81	CG	20"	CRUCIFERAE	REMOVE
82	CG	20"	CRUCIFERAE	REMOVE
83	CG	20"	CRUCIFERAE	REMOVE
84	CG	20"	CRUCIFERAE	REMOVE
85	CG	20"	CRUCIFERAE	REMOVE
86	CG	20"	CRUCIFERAE	REMOVE
87	CG	20"	CRUCIFERAE	REMOVE
88	CG	20"	CRUCIFERAE	REMOVE
89	CG	20"	CRUCIFERAE	REMOVE
90	CG	20"	CRUCIFERAE	REMOVE
91	CG	20"	CRUCIFERAE	REMOVE
92	CG	20"	CRUCIFERAE	REMOVE
93	CG	20"	CRUCIFERAE	REMOVE
94	CG	20"	CRUCIFERAE	REMOVE
95	CG	20"	CRUCIFERAE	REMOVE
96	CG	20"	CRUCIFERAE	REMOVE
97	CG	20"	CRUCIFERAE	REMOVE
98	CG	20"	CRUCIFERAE	REMOVE
99	CG	20"	CRUCIFERAE	REMOVE
100	CG	20"	CRUCIFERAE	REMOVE

LANDSCAPE PLAN
BAIS MENACHEM TEMPLE
 17299 NE 10TH AVENUE
 NORTH MIAMI BEACH, FLORIDA 33162

Scale: 3/32"=1'-0"

Project Number: 1708
 Drawing Number: L-1
 SHEET 1 OF 2

ALL LANDSCAPE DATA INC.
 Landscape Architecture
 8215 N.W. 12th Ave.
 (305) 303-0909 / 445-1100
 www.alllandscapeata.net

Digitally signed by Derick Langel
 Date: 15-08-25 15:48:47 -0500

RECEIVED

DISCLOSURE OF INTEREST"

MIAMI-DADE COUNTY
PROCESS NO.: Z25-121

If a **LIMITED LIABILITY COMPANY** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

DATE: Jun 5 2025
BY: GONGOL

LIMITED LIABILITY COMPANY NAME: Bais Menachem of North Miami Beach, Inc.*

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
Rabbi Yosef Marlow, 645 NE 173rd Terrace, Miami, FL 33162	
Chana Marlow, 645 NE 173rd Terrace, Miami, FL 33162	
Menachem M. Marlow, 645 NE 173rd Terrace, Miami, FL 33162	
Chaim Brody, 645 NE 173rd Terrace, Miami, FL 33162	
Musia Laufer, 645 NE 173rd Terrace, Miami, FL 33162	

*A Florida non-profit corporation; no percentage of interest required.

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: 225-121
DATE: 5/15/2025
FILE NO: 2025-121
OFFICE: CONGOL

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other entities, further disclosure shall be made to identify natural persons having ultimate ownership interest.]

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) Percentage of Interest

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

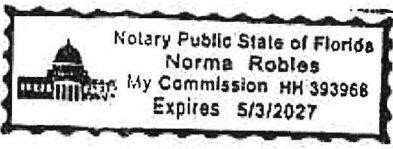
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature]
Rabbi Yosef Marlow, as President on behalf of Bais Menachem of North Miami Beach, Inc.

Sworn to and subscribed before me this 24 day of April 2025. Affiant is personally known to me or has produced _____ as identification.

[Signature] NORMA ROBLES
(Notary Public)



My commission expires 5/3/27

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z25-121
DATE: JUN 5 2025
BY: GONGOL

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR NOT FOR PROFIT CORPORATION

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Rabbi Yosef Marlow, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president of BAIS MENACHEM OF NORTH MIAMI BEACH, INC., with the following address: 17299 NE 10th Avenue, North Miami Beach, FL 33162.
2. The not for profit corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: Tract A of BAIS MENACHEM TRACT, according to the plat thereof, as recorded in Plat Book 173 at Page 19 of the public records of Miami-Dade County, Florida.
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

[Signature page follows]

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-121

DATE: JUN 5 2025

BY: GONGOL

Witnesses:

Signature

Print Name

Address

Signature

Print Name

Address

Affiant's Signature

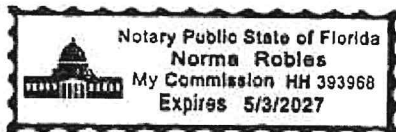
Rabbi Yosef Marlow

Print Name

[Handwritten Signature]

Sworn to and subscribed before me on the 24 day of April, 2025.

Affiant is personally known to me or has produced _____ as identification.



Notary Public Signature

Print Name

[Handwritten Signature]

NORMA ROBLES

State of FLORIDA

My Commission Expires: 5/3/27

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: 725-121

NE 10th Avenue facing east:

DATE: JUL 30 2025

BY: GONGOL



Intersection of NE 10th Avenue and NE 172 Terrace facing east:



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: 725-121

NE 172 Terrace facing west:

DATE: JUL 30 2025

BY: GONGOL



RECEIVED

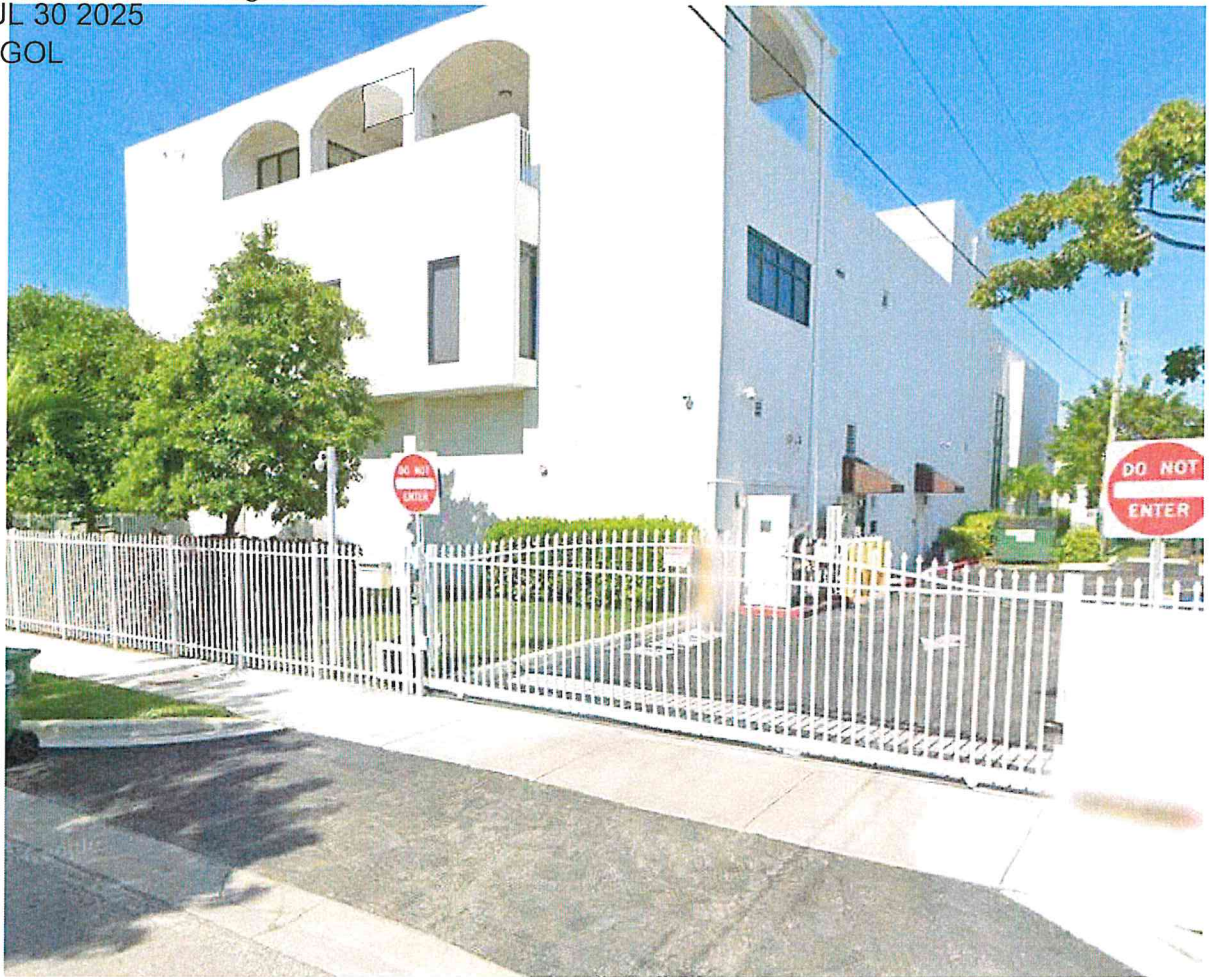
MIAMI-DADE COUNTY

PROCESS NO: 725-121

NE 172 Terrace facing north:

DATE: JUL 30 2025

BY: GONGOL



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: 725-121

View of 172 Terrace facing north:

DATE: JUL 30 2025

BY: GONGOL



RECEIVED

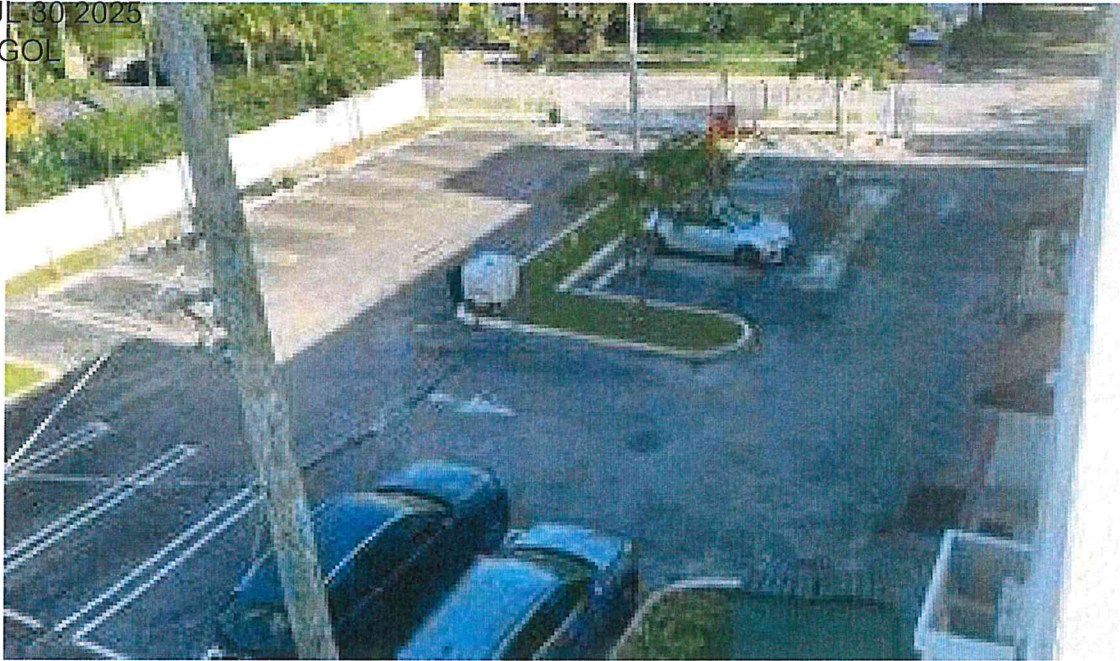
MIAMI-DADE COUNTY

PROCESS NO: 725-121

View of NE 172 Terrace facing south:

DATE: JUL 30 2025

BY: GONGOL



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO : 225-121
View of NE 173 Street facing south:

DATE: JUL 30 2025

BY: GONGOL



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 2**

PH: Z25-118

December 4, 2025

Item No. 1

Recommendation Summary	
Commission District	4
Applicant	Alex and Christina Duenas
Summary of Requests	The applicants seek to allow an oversized recreational vehicle (RV), which is larger than permitted, to be parked on a single-family residential lot, and for it to be setback less than required from the side street. Additionally, the applicants seek to allow an existing detached accessory shed structure to setback less than required from the rear and interior side property lines.
Location	601 NE 177 Street, Miami-Dade County, Florida
Property Size	0.19 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit a recreational vehicle (RV) on a single-family residential lot that is 40' long (maximum 30' long permitted) and 11'-4" high (maximum 10' high permitted).
- (2) NON-USE VARIANCE to permit the recreational vehicle (RV) to setback a minimum of 8.5' (15' required) from the side street (west) property line.
- (3) NON-USE VARIANCE to permit an existing detached shed to setback 1' (5' required) from the rear (north) property line, and to setback 1' (7.5' required) from the interior side (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing to legalize RV and Shed", as prepared by Unknown, dated stamped received 6/27/2025, consisting of a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 2,044 sq. ft. single-family residence located on a corner lot that fronts along both NE 177 Street and NE 6 Avenue roadways. The plans indicate an existing detached accessory use (storage) shed structure located towards the rear of

the 8,704 sq. ft. subject property, and that a recreational vehicle (RV) shall be parked on the street side (west) setback area of the principal residence.

Under this zoning application, the applicants seek to allow said recreational vehicle (RV) to be larger in its size proportions than is otherwise permitted, and also to allow for it to be parked on the property setback 8.5' from the side street (west) property line, where 15' is required as the minimum setback for such vehicles. Additionally, the applicants seek to allow the existing detached accessory shed structure to be situated 1' from the rear (north) property line where a minimum of 5' is required, and setback 1' from the interior side (east) property line where 7.5' is otherwise required by code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate that an existing 6' high chain link fence is located all along the rear, side street and interior side property lines of the subject parcel.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	City of North Miami Beach; single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 0.19-acre subject property consists of an existing single-family residence located at 601 NE 177 Street on a RU-1 zoned corner lot, lying on the northeast corner of the intersection of NE 177 Street and NE 6 Avenue. The areas to the north, south and east are characterized by existing single-family residences and developed under the RU-1, Single-Family Residential District regulations. The properties to the west fall within the jurisdiction of the City of North Miami Beach and also consist of existing single-family residences.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for an existing detached accessory use (storage) shed, and allow a larger recreational vehicle to be located on the property. Staff opines that since the rear yard area is enclosed with a 6' high chain link fence and there are existing trees and hedges on the subject property, together with the additional separation provided by the NE 6 Avenue right-of-way, any visual impact that the detached shed and recreational vehicle may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.19-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests sought in the application to allow a larger recreational vehicle (RV) on the property, and for reduced setbacks for the RV and an existing detached storage shed, will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to allow a recreational vehicle (RV) that is 40' long (maximum 30' long permitted) and 11'-4" high (maximum 10' high permitted) to be located on the single-family lot (request #1), and to allow the RV to setback 8.5' (15' required) from the side street (west) property line (request #2), and to permit an existing detached accessory use (storage) shed to setback 1' (5' required) from the rear (north) and 1' (7.5' required) from the interior side (east) property lines (request #3), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on a corner lot, with an existing storage shed structure towards the rear of the property of the subject property. The detached storage shed encroaches into the rear and interior side setback areas and the recreational vehicle (RV) is longer in length and taller in height than what is otherwise permitted by code for such vehicles that are allowed on single-family residential lots. Additionally, when located under this designated parking space on the property, the RV would be located closer to the street side property line than allowed by code. Staff supports the aforementioned requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high chain link and landscaping located along the property lines of the subject property which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties. Staff further opines that although the recreational vehicle (RV) is taller than the existing chain link fence and hedge, it is not significantly taller and would be enclosed from view from the outside by the aforementioned fence as well existing landscaping in the form of a tree and hedges and would not have any significant visual impacts on the single-family residence to the west which is further separated by the NE 6 Avenue right-of-way. Similarly,

in regards to the requested variance of a reduced setbacks for the existing detached shed structure located on the property (request #3), staff has no objections to the request and opines that although the shed is also encroaching towards the rear and interior side property lines, it's internal to the site and is enclosed from view from the outside by the existing chain link fence and hedges. Staff recommends as a condition for approval that the said chain link fence located along the property lines of the subject site be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Although Staff's research of the surrounding area and did not find similar approvals within the neighborhood, staff opines that the oversized recreational vehicle (RV) and the detached accessory use shed structure are arranged on the subject property in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled "Zoning Hearing to legalize RV and Shed", as prepared by Unknown, dated stamped received 6/27/2025, consisting of a total of 5 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

4. That the 6' chain link and hedges fence along the rear, side street and interior side property lines of the subject property be maintained as a visual buffer, and if the fence is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.
5. That the applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) of the Department of Regulatory and Economic Resources as indicated in the memorandum.

ES:JB:SS:JH

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Alex and Christina Duenas
PH: Z25-118

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low Density Residential (Pg. I-31)	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
---	--

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>					
Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

DUENAS, ALEX

601 NE 177 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000118

DATE

HEARING NUMBER

FOLIO: 30-2207-025-0390

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 17, 2025

NEIGHBORHOOD REGULATIONS:

Case No. 202504000869 was opened on 02/24/2025. Warning Notice **W460592** was issued on 02/25/2025 for "UNLAWFUL PARKING OR STORAGE OF CATEGORY 1, 2, OR 3 COMMERCIAL VEHICLES IN RESIDENTIAL ZONES, TO WIT: UNLAWFULLY STORING OR MAINTAINING TWO CATEGORY 2 COMMERCIAL VEHICLES (WHITE VAN & BLACK TRAILER) BEYOND THE FRONT BUILDING LINE AND UNOBSCURED BY AN OPAQUE BARRIER." A compliance inspection conducted on 02/28/2025 revealed that the violation was corrected. **Case is closed.**

Case No. 202504001565 was opened on 04/07/2025. Warning Notice **W468372** was issued on 04/07/2025 for "UNAUTHORIZED USE IN A SINGLE FAMILY RESIDENTIAL DISTRICT (RU-1), TO WIT: ILLEGAL USE INCONSISTENT WITH 33- 199 OF MIAMI-DADE COUNTY ORDINANCES TO WIT; UNLAWFULLY PAINTING A VEHICLE ON A RESIDENTIAL PROPERTY." A compliance inspection conducted on 04/23/2025 revealed that the violation was corrected. **Case is closed.**

Case No. 202504001566 was opened on 04/07/2025. Warning Notice **W463868** was issued on 04/07/2025 for "FAILURE TO OBTAIN A ZONING IMPROVEMENT PERMIT AS STATED IN 33-8.1, TO WIT: CHAIN LINK FENCE/GATES UNLAWFULLY ERECTED WITHOUT FIRST OBTAINING A ZONING IMPROVEMENT PERMIT." A compliance inspection conducted on 08/04/2025 revealed that the violation was corrected. **Case is closed.**

Case No. 202504001567 was opened on 04/07/2025. Warning Notice **W463876** was issued on 04/07/2025 for *"ILLEGAL ARTICLES/OBJECTS IN THE PUBLIC RIGHT-OF-WAY, TO WIT: UNLAWFULLY PLACING UNAPPROVED ARTICLES (BRICKS/BOLLARDS) ON THE PUBLIC RIGHT OF WAY."* A compliance inspection conducted on 04/23/2025 revealed that the violation was corrected. **Case is closed.**

Case No. 202504001568 was opened on 04/07/2025. Warning Notice **W463879** was issued on 04/07/2025 for *"RECREATIONAL VEHICLE OR EQUIPMENT THAT IS STORED ON THE PROPERTY THAT EXCEEDS THE HEIGHT AND/OR LENGTH AS STATED IN 33-20(F)(8), TO WIT: UNLAWFULLY STORING OR MAINTAINING A CAMPER/RV EXCEEDING 10 FEET IN HEIGHT."* This case is pending a compliance inspection.

Case No. 202504001571 was opened on 04/07/2025. Warning Notice **W463882** was issued on 04/07/2025 for *"RECREATIONAL VEHICLE OR EQUIPMENT BEING USED FOR LIVING OR SLEEPING QUARTERS AS STATED IN 33-20(F)(7), TO WIT: UNLAWFULLY USING CAMPER/RV FOR SLEEP OR LIVING QUARTERS."* A compliance inspection conducted on 04/23/2025 revealed that the violation was corrected. **Case is closed.**

Case No. 202504001572 was opened on 04/07/2025. Warning Notice **W463884** was issued on 04/07/2025 for *"MAINTAINING RAZOR WIRE AS STATED IN 33-11(G), TO WIT: WHITE PRIVACY MESH AFFIXED TO CHAIN LINK FENCE. RU AND EU DISTRICTS SHALL NOT HAVE THE APPLICATION OF CLOTH, FABRIC, CANVASS, SILT SCREENS, MESH, PLASTIC CROSS MATS OR OTHER SUCH MATERIAL; AND IF REQUIRED BY LAW, SUCH MATERIAL SHALL NOT BE AFFIXED WITHOUT FIRST OBTAINING A BUILDING PERMIT."* A compliance inspection conducted on 04/23/2025 revealed that the violation was corrected. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

Case No. 202500237932B was opened on 04/10/2025. A Notice of Violation was issued on 04/10/2025 for *"Failure to obtain required building permit(s) prior to commencing work on: impact windows, expansion of front door opening to double door and detached structure on North East corner."* **Compliance inspection delayed by extension until 10/08/2025.**

VIOLATOR:

DUENAS, ALEX

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: July 10, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management



Subject: Z2025000118-1st Review
Alex Christina Duenas
NE corner of NE 177th Street and NE 6th Avenue
NUV for setbacks to legalize existing shed & RV
(RU-1) (0.199 Acres)
07-52-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Service and Wastewater Disposal

According to DERM records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Pursuant to the Code, the structures to be legalized are required to connect to public water and to the OSTDS to the extent that it will have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Stormwater Management

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan dated as received by Miami-Dade County on June 17, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed.

Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Date: August 4, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department

Subject: Zoning Application Comments - Recreational Vehicle / Shed
Application No. Z2025000118 - Revision No. 1



The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

The subject application is within North Miami Beach's water service area and WASD's sewer service area. At the time of development, the applicant is advised to consult with the Utility of North Miami Beach for any infrastructure that they may have within their service area and WASD to finalize points of connection and capacity approval for the proposed project.

Application Name: Recreational Vehicle / Shed

Location: The proposed project is located at 601 NE 177th Street with Folio No. 30-2207-025-0390, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking to legalize a plastic shed and a recreational Vehicle (RV) parked in the property. Per Property appraiser the existing single family residence has a living area of 2,044 square feet.

Please note that there is a 12 feet Utility Easement centered on the northern and eastern property line of the subject site (6-feet within the subject property). The site plan and survey for the subject application shows that the existing plastic shed located at the northeastern corner of the property is encroaching on said Utility Easement. At the present time, WASD does not have water/sewer facilities in said Utility Easement. **Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).**

Water: The proposed development is located within the City of North Miami Beach's (NMB) water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. In addition, a Water Supply Certification (WSC) is not required from WASD, as the project is located entirely within the City of NMB's water service area and the water supply will be provided by the NMB utility.

Water Conservation: All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84,

18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The subject property is currently on septic. There is no sanitary sewer connection in close proximity to this property at the present time.


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: September 2, 2025

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000118
Name: Alex and Christina Duenas
Location: Northeast Corner of NE 177 Street and NE 6 Avenue
Section 07 Township 52 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 25, Block S, Plat Book 61, Page 61.

This application does not generate any vehicle trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: July 24, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

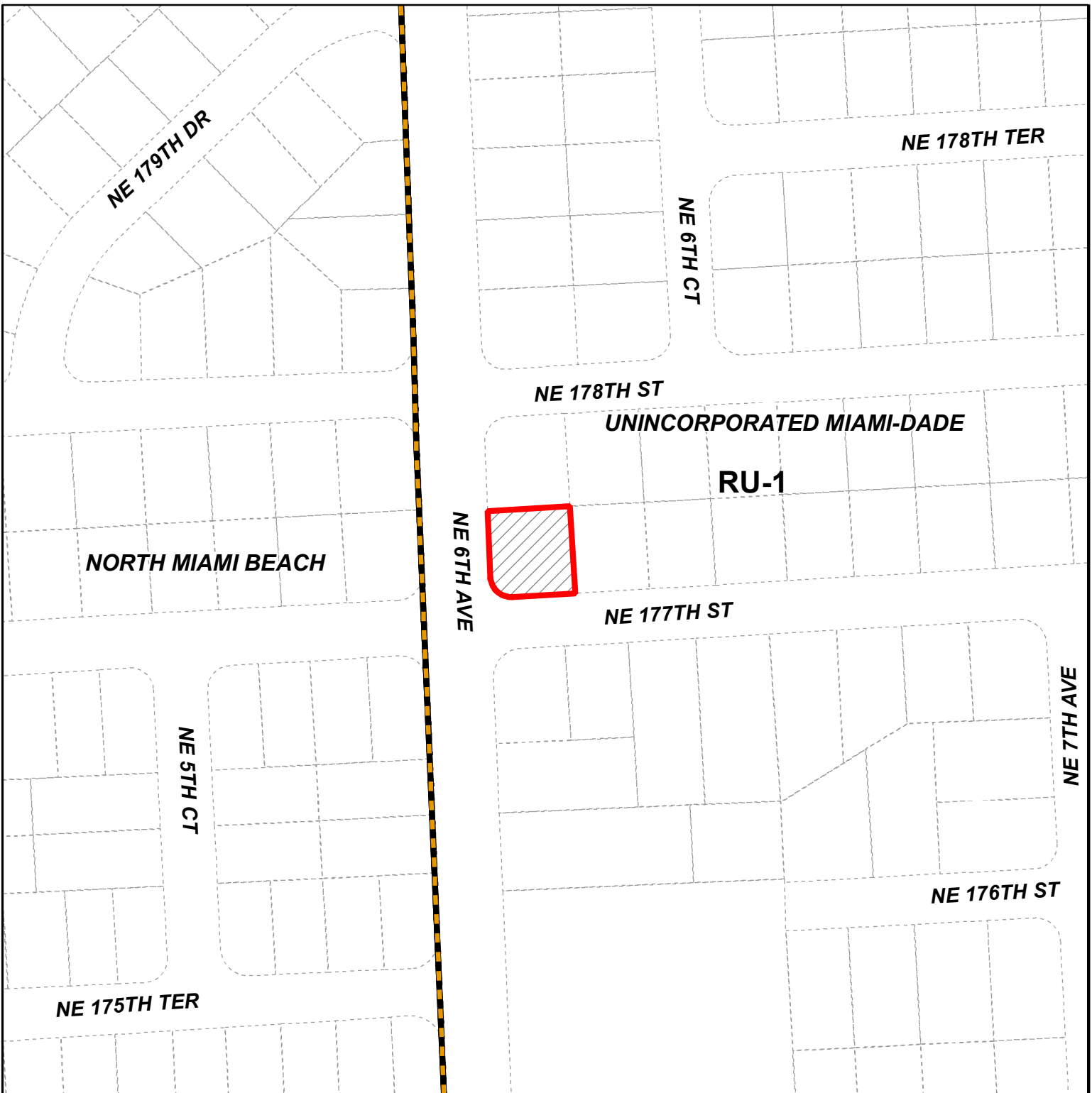
Subject: Z2025000118

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 7/16/2025. Single Family home.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000118



Section: 07 Township: 52 Range: 42
 Applicant: Christina Duenas
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

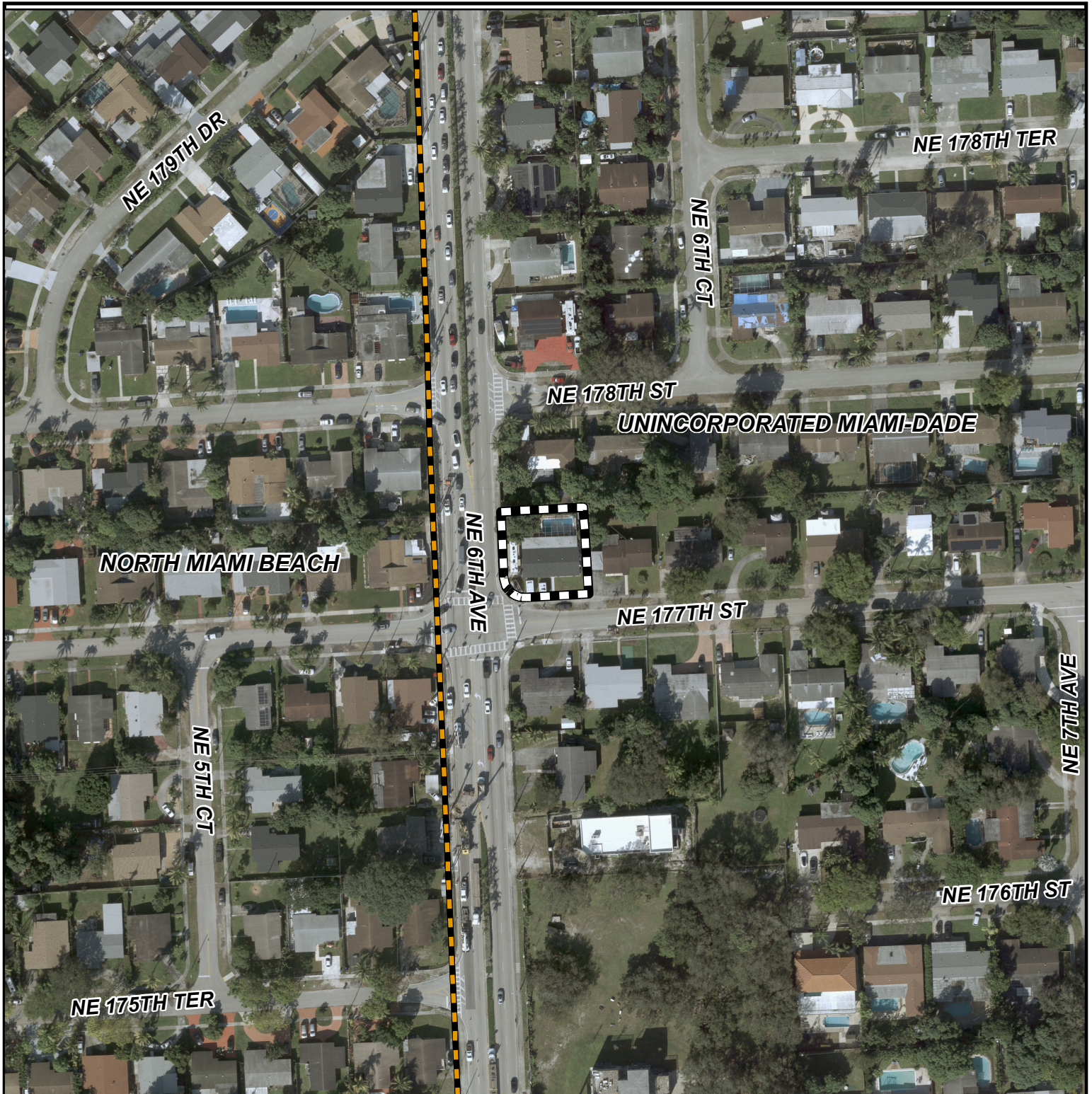
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, June 23, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000118

Legend
 Subject Property
 Municipalities

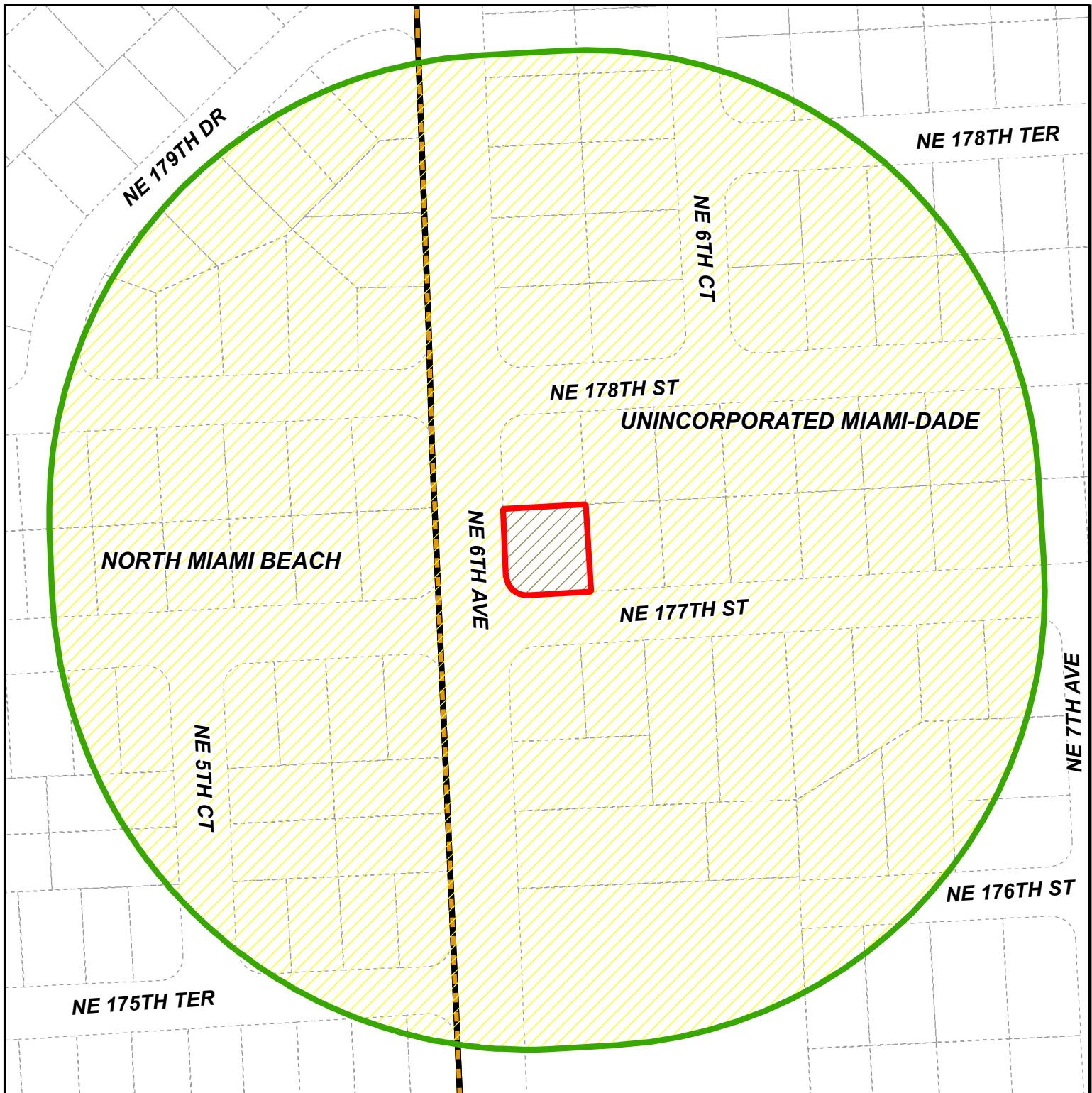


Section: 07 Township: 52 Range: 42
Applicant: Christina Duenas
Zoning Board: C2
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, June 23, 2025

REVISION	DATE	BY







MIAMI-DADE COUNTY
RADIUS MAP

Section: 07 Township: 52 Range: 42
Applicant: Christina Duenas
Zoning Board: C2
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2025000118
RADIUS: 500

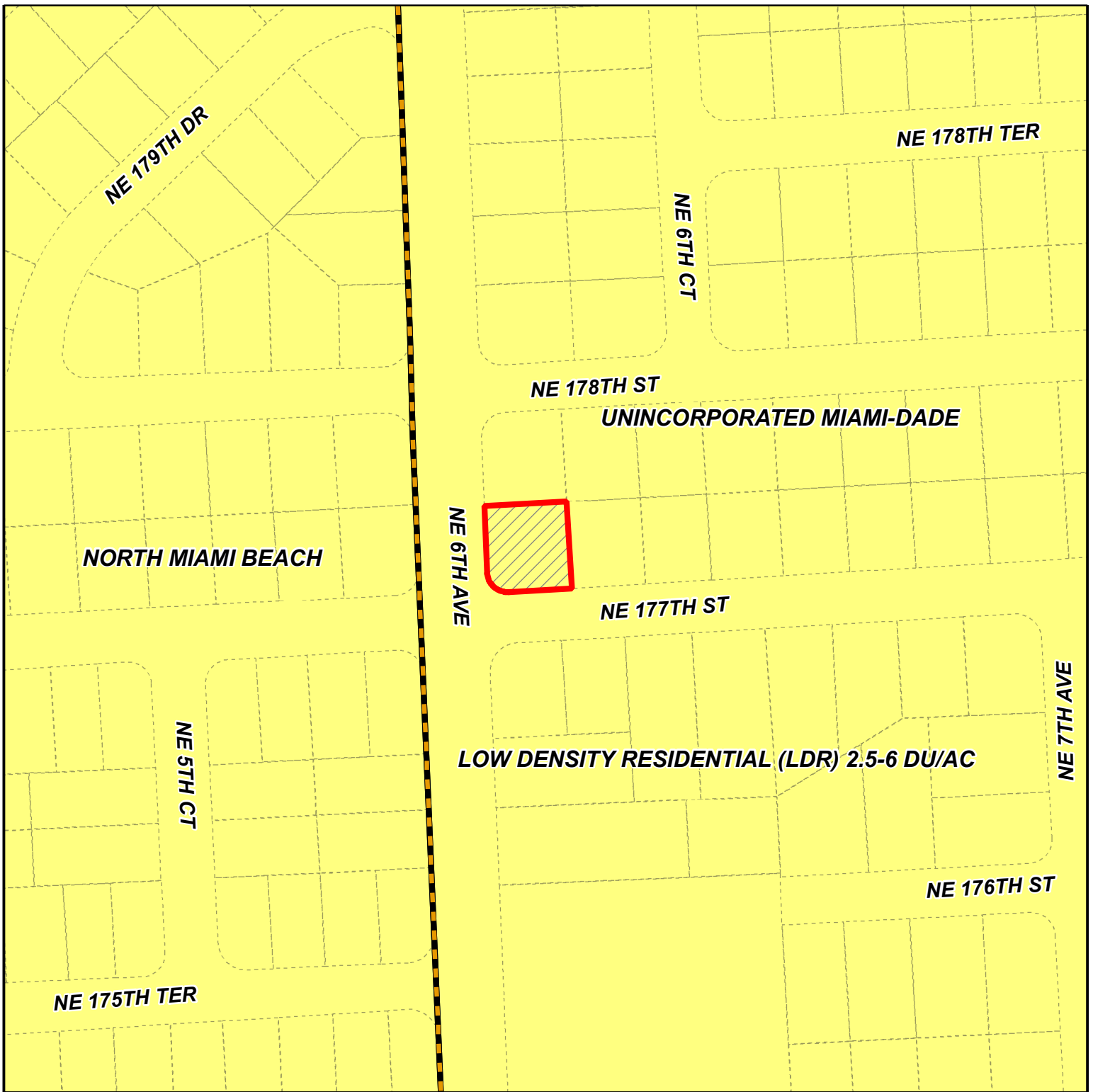
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Monday, June 23, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000118

Section: 07 Township: 52 Range: 42
 Applicant: Christina Duenas
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



Legend

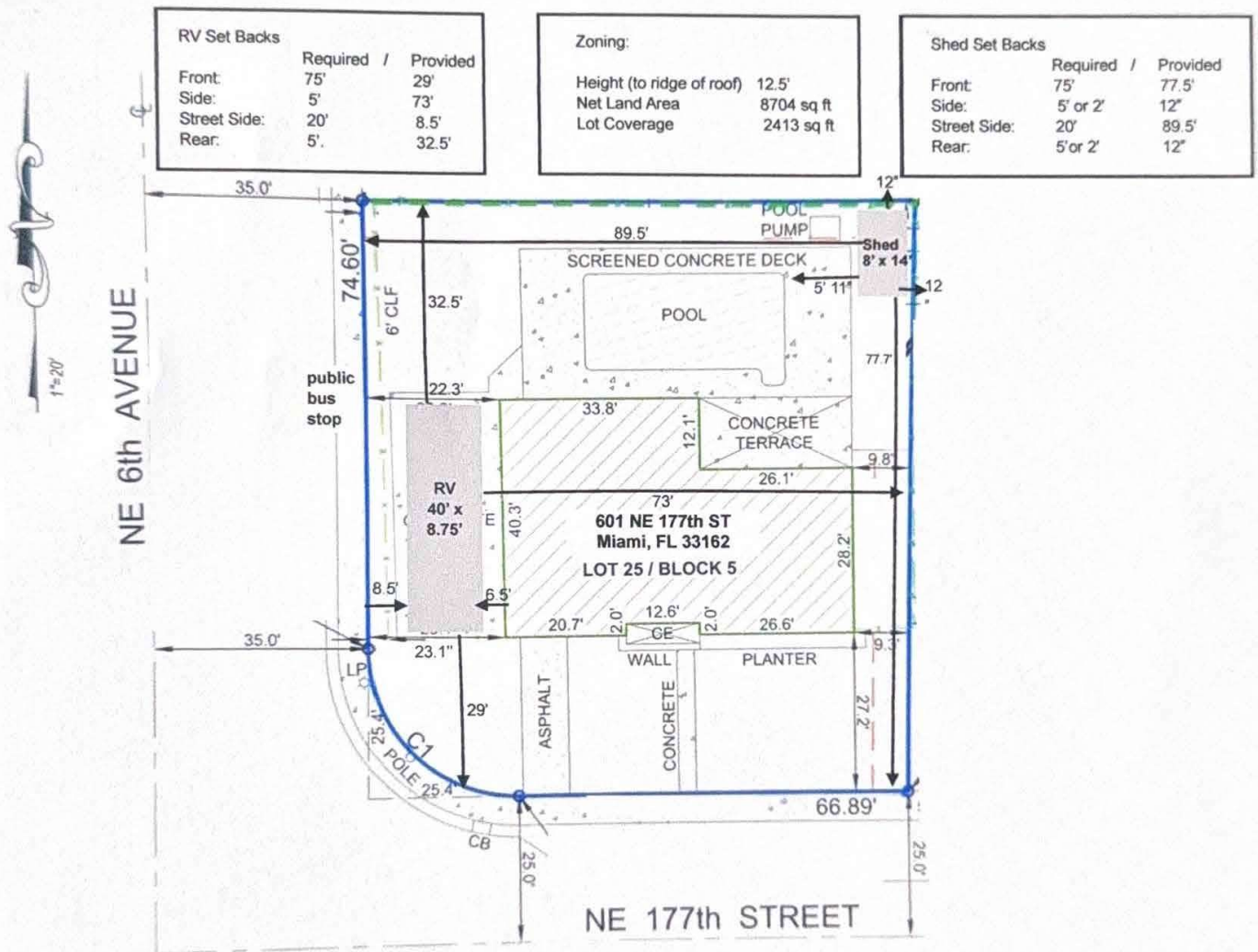
 Subject Property Case



SKETCH CREATED ON: Monday, June 23, 2025

REVISION	DATE	BY

Zoning hearing to legalize shed and RV



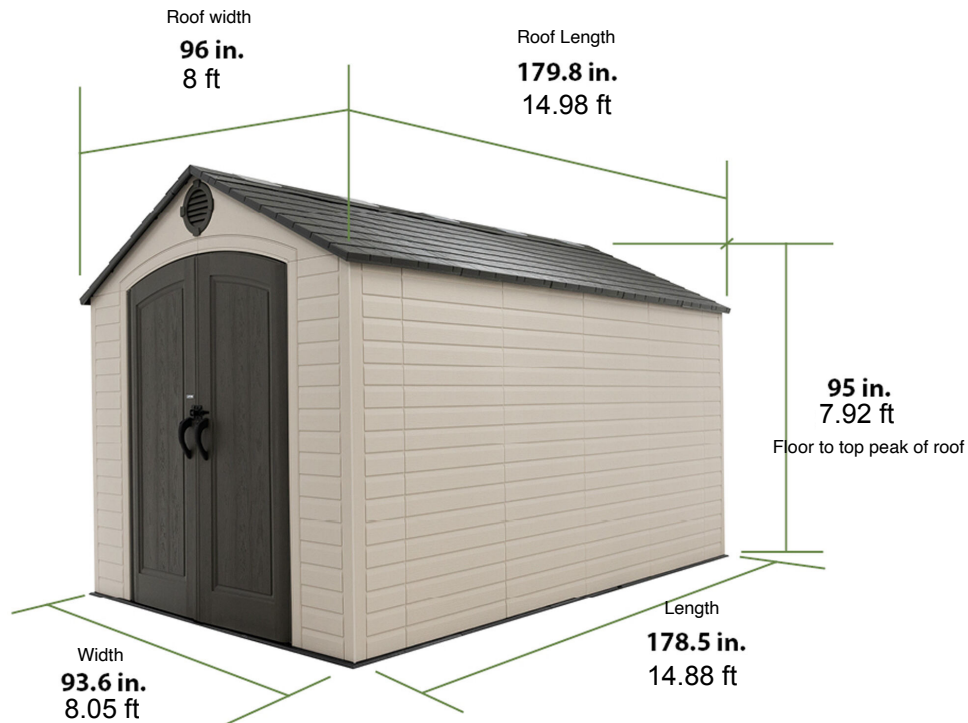
Created by Christina Duenas 6.13.2025

Christina Duenas
6.13.25

Zoning Hearing to legalize RV and shed

Lifetime Shed 8x14 – This is our current shed but we are requesting setback exemptions because this shed NOA is expired.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-118 DATE: JUN 27 2025 BY: ISA



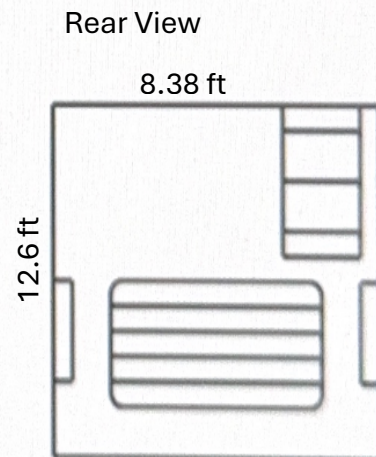
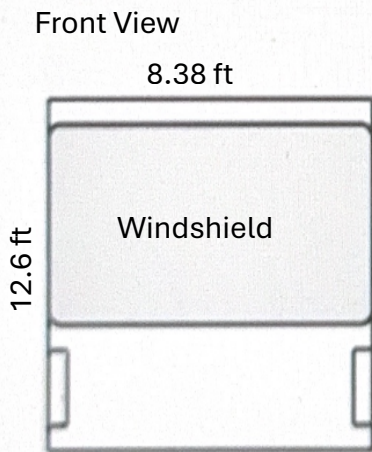
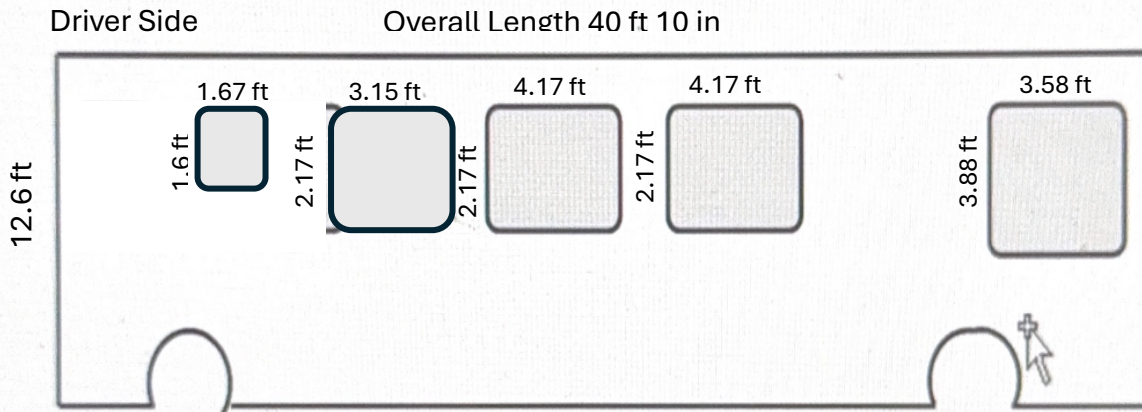
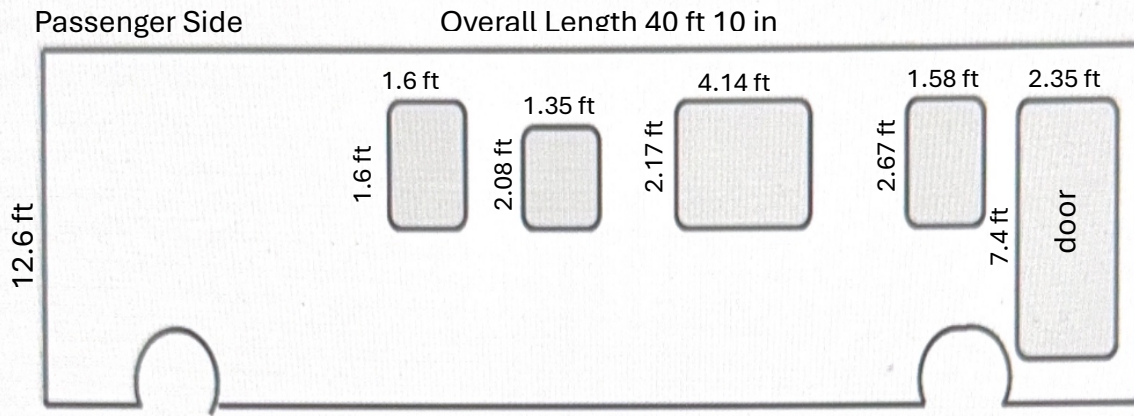
SHED DIMENSIONS

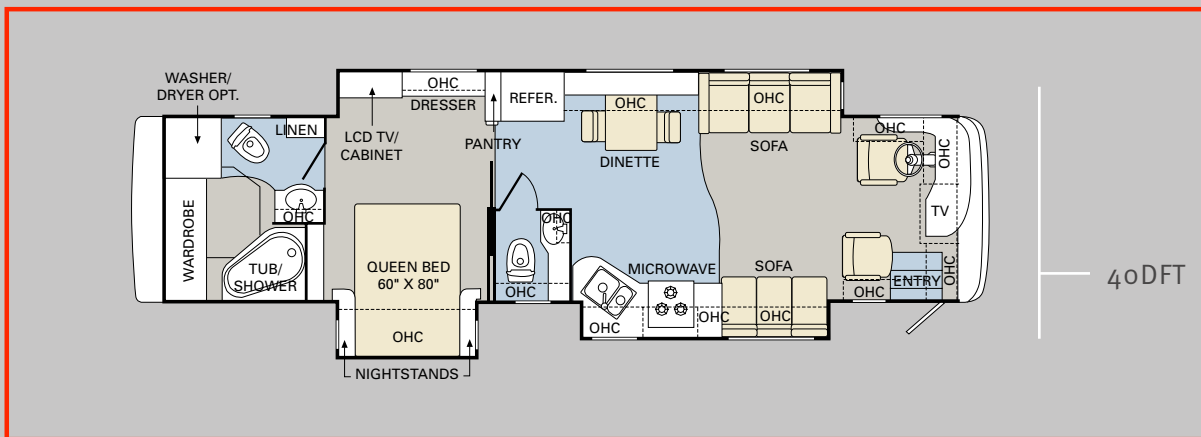
Specifications

- Footprint Dimensions (W x D): 7.96 ft x 15.03 ft.
- Total Exterior Width: 7.79 ft.
- Side Wall Height: 6.23 ft.
- Overall Height: 7.94 ft.
- Door Opening Dimensions: 4.68 ft. W x 6.23 ft. H
- Window: 2 decorative, shatter-proof
- Material: UV-protected polyethylene with steel reinforcement
- Roof Style: High-pitched gable with ridge vent

*Minimum High-Velocity Wind Rating in Florida is 15 psf. When paired with the Lifetime Wind Kit, Lifetime Sheds meet a wind rating of 20 psf (~118 mph).

- Lifetime NOA Number: 17-0426.06





ALL ROADS LEAD TO WWW.MONACOCOACH.COM.

Wherever the road takes you, you're never more than a click away from your friends at Monaco. Just go to www.monacocoach.com for all the latest product news, club dates and destinations, a dealer locator function, and factory tour information. You can also e-mail us directly through the site at any time.



Zoning Hearing to legalize RV and shed

Shed Floor Plan

