



NORTH BAY VILLAGE
EST. 1945

**NORTH BAY VILLAGE
PLANNING & ZONING BOARD
PUBLIC MEETING NOTICE**

**Wednesday, July 1, 2026 at 6:00 PM
1666 Kennedy Causeway, #101
North Bay Village, FL 33141**

The meeting agenda is available online at:
<https://northbayvillage-fl.gov/agendas-minutes>

Elected Officials and Village staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:

The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited.

Doors will open 30 minutes prior to the meeting start time.
The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.

Watch the Public Meeting:

<https://northbayvillage-fl.gov/videos>

TV Channel 661

Facebook Live

Participate in the meeting via Zoom:

Meeting ID: 858 3784 9219

Listen via telephone to the Virtual Public Meeting:

1-305-224-1968 or 1-929-205-6099

For technical support during the meeting, please contact:

(786) 309-4991

PUBLIC COMMENTS

Public comments will be accepted by the following means:

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

VIRTUAL COMMENTS: *Public comments will also be accepted during the meeting using the virtual meeting platform.*

VIA E-MAIL TO: publiccomment@nbvillage.com

Interested parties or their authorized representatives may address the Commission and/or Board via written or electronic commentary ("e-comments") by emailing the Village Clerk at least two (2) hours prior to the commencement of the meeting. E-comments will not be read during the meeting but will be distributed to the Village Commission or Board prior to the commencement of the meeting. You may send your concerns with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or Village Employee, and/or if you are engaged in lobbying activities and/or representing an organization.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. Minutes of the meeting will be taken and will be made available.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

LOBBYING ACTIVITIES

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. ""Lobbyist"" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term ""lobbyist"" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex -parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

Have questions or need additional information?

E-mail: villageclerk@nbvillage.com

Call: 305-756-7171



NORTH BAY VILLAGE
EST. 1945

North Bay Village

OFFICIAL AGENDA

PLANNING AND ZONING BOARD MEETING

1666 Kennedy Causeway, #101 North Bay Village, FL 33141 Meeting ID: 858 3784 9219

Wednesday, July 1, 2026

6:00 PM

Decorum: Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the board shall be barred from further appearance before the board by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

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1. Call to Order/Roll Call

2. Approval of Meeting Minutes

2.A. [Approval of the May 6, 2026 Meeting Minutes](#)
[05.06.2026 Draft Minutes.pdf](#)

3. Public Hearings (Quasi-Judicial) *Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.*

- 3.A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY JONATHAN OFFERMAN TO PERMIT A CARPORT AT THE PROPERTY LOCATED AT 1441 S TREASURE DR (FOLIO NO. 23-3209-009-0610) WITH A FRONT SETBACK OF NINETEEN (19) FEET WHERE TWENTY (20) FEET IS REQUIRED AND WITH A SIDE (INTERIOR) SETBACK OF THREE (3) FEET ONE (1) INCH WHERE SEVEN AND ONE-HALF (7.5) FEET IS REQUIRED; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

Based on the above, Staff finds that the variance request does not meet all seven criteria required under Sec. 7.3.C and recommends **denial** of the variance.

[Staff Report_1441 S Treasure Drive Carport Setbacks .docx](#)

[1 - Boundary Survey.pdf](#)

[2 - Applicant Responses to Variance Criteria.pdf](#)

[3 - Current Condition Photographs.pdf](#)

[4 - Examples of Existing Carports.pdf](#)

[5 - Proof of Mailed Notice - 1441 S Treasure Dr.pdf](#)

[6 - Resolution - 1441 S Treasure Dr_Carport Variance.docx](#)

[Notice of Public Hearing - MDC Legal Ads 06.15.2026.pdf](#)

[Notice of PH- 1441 S Treasure Dr 6.12.26.pdf](#)

4. Applications

5. Ordinances

6. Discussion Items

7. Public Comments

8. Adjournment

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TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).



NORTH BAY VILLAGE
EST. 1945

North Bay Village Recommendation Memorandum

ITEM NO. 2.A

DATE: July 1, 2026
TO: Planning and Zoning Board
FROM: Alba L. Chang, Village Clerk
SPONSORED BY:
SUBJECT: Approval of the May 6, 2026 Meeting Minutes

RECOMMENDATION

BACKGROUND AND ANALYSIS

A Meeting was held on May 6, 2026, and Minutes have been provided for the Planning & Zoning Board's consideration and approval.
It is recommended that the Board approve the meeting minutes as presented.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

None

ATTACHMENT(S):

[05.06.2026 Draft Minutes.pdf](#)



PLANNING AND ZONING BOARD MEETING MINUTES
MAY 6, 2026 | 6:00 PM
1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141
MEETING ID: 858 3784 9219

1. Call to Order/Roll Call

Chair Ryan Shaw called the Planning & Zoning Board Meeting to order at 6:05 p.m.

The following Board Members were present:

- Chair Ryan Shaw
- Board Member Sherry Abramson
- Board Member Joelyn Losada (Via Zoom)
- Board Member Paul Murphy

Absent

- Vice Chair Jorge Gonzalez
- Board Member Max Turbines

2. Approval of Meeting Minutes

2.A Approval of the March 31, 2026 Meeting Minutes

ACTION: Board Member Murphy made a motion to approve the March 31, 2026, meeting minutes. Board Member Abramson seconded the motion, and it passed by unanimous voice vote.

3. Public Hearings (Quasi-Judicial)

Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.

4. Ordinances

4.A AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 8.11, "USE EXCEPTIONS" OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO PROVIDE FOR TEMPORARY USE SETBACK

MODIFICATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

This item was taken out of order.

Village Attorney Haydee Sera read the title of the ordinance into the record and provided a brief overview of the proposed ordinance, which was presented to the Commission on first reading and is now before the Board for consideration.

The Ordinance would allow temporary uses, such as construction trailers, to encroach into required setback areas. This provision could be applied Village-wide, except within the T6 Zoning District, where approval would be at the discretion of the Village Manager.

Board Member Abramson expressed concern about the potential impact of construction activities on neighboring properties and emphasized the importance of minimizing nuisance-related issues.

ACTION: Board member Murphy made a motion to approve the proposed ordinance with the condition that boundaries re set with the neighbors. Board member Losada seconded the motion.

Upon roll call vote, the motion passed 4-0, with Board Member Murphy, Board Member Losada, Board Member Abramson, and Chair Shaw voting for.

3.A A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY PACIFIC & ORIENT PROPERTIES LLC TO PERMIT A TEMPORARY SALES CENTER TRAILER AT THE PROPERTY LOCATED AT 7918 WEST DRIVE WITH A FRONT SETBACK OF ZERO (0) FEET WHERE TWENTY-FIVE (25) FEET ARE REQUIRED AND A SIDE SETBACK OF ZERO (0) FEET WHERE FIFTEEN (15) FEET IS REQUIRED; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

Village Attorney Sera read the resolution title into the record.

Village Planner Pinder presented the proposed application. The request seeks approval to reduce the required side setback from 15 feet to 0 feet and the front setback from 25 feet to 0 feet. The proposed reductions represent the minimum necessary to accommodate construction activities. The temporary trailer would be located on the southeast side of the property.

The proposed sales center would encroach on the public right-of-way and occupy existing parking spaces. Village Manager Rollason expressed support for the request, subject to approval by both

the Board and the Village Commission. Staff recommended approval of the application, contingent upon the adoption of the proposed ordinance. Staff further noted that the approval would be temporary in nature and would remain valid only while active construction is underway.

Loran Kia, of 1450 Brickell Avenue, representing the applicant, requested approval for the temporary sales center.

Board Member Abramson suggested implementing a strike system to address any nuisance issues that may arise from the temporary use. However, no consensus was reached by the Board on that suggestion.

Board Member Murphy suggested that signage be placed on the trailer clearly identifying it as a sales center.

Attorney Brian Givner addressed the issue of signage and explained that no signage may be placed on the temporary trailer.

Board Member Murphy suggested using a decorative screen or fabric covering to improve the trailer's appearance and make it more visually appealing. Mr. Givner responded that the Board could provide directions to staff regarding restrictions, including prohibiting smoking in the vicinity of the trailer. He also noted that police personnel are present on-site.

ACTION: Board Member Murphy made a motion to approve the proposed application. Board member Losada seconded the motion.

Upon roll call vote, the motion passed 4-0, with Board Member Murphy, Board Member Losada, Board Member Abramson, and Chair Shaw voting for.

3.B A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING / APPROVING WITH CONDITIONS / DENYING] AN APPLICATION BY 7940 NBV PARTNERS LLC TO PERMIT A TEMPORARY SALES CENTER TRAILER AT THE PROPERTY LOCATED AT 7938 AND 7940 WEST DRIVE WITH A REAR SETBACK OF FIFTEEN (15) FEET WHERE TWENTY-FIVE (25) FEET ARE REQUIRED AND A SECOND SIDE SETBACK OF ZERO (0) FEET WHERE FORTY-EIGHT (48) FEET IS REQUIRED; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

Village Attorney Sera read the resolution title into the record.

Village Planner Pinder summarized the proposed application for a temporary sales center at 7938–7940 West Drive. The applicant is requesting a reduction of the required rear setback from 25 feet to 15 feet. Staff recommended approval of the request, subject to the adoption of the proposed ordinance regarding setback modifications.

Applicant’s attorney, Graham Penn, addressed the Board and provided a brief presentation. He explained that the sales center would be relocated further from the property line and requested that the approval remains valid for up to two years or until completion of unit sales, whichever occurs first.

Discussion followed regarding the approval period. It was noted that Condition No. 5 of the staff report could be revised to extend the approval period to 24 months, with an expiration date of May 2028, or upon completion of sales, whichever occurs first.

ACTION: Board Member Abramson made a motion to approve the applicant’s request, subject to the following conditions:

- The use exception approval period shall be extended to a maximum of 24 months; or
- The approval shall expire upon completion of project sales, whichever occurs first.

Board Member Losada seconded the motion.

Upon roll call vote, the motion passed 4-0, with Board Member Abramson, Board Member Losada, Board Member Murphy, and Chair Shaw voting for.

5. Discussion Items - None

6. Public Comments - None

There being no further business to discuss, the meeting was adjourned at 6:52 p.m.

Accepted this 1st day of July 2026.

Respectfully Submitted,

Alba L. Chang, CMC
Village Clerk

Ryan Shaw
Chair



NORTH BAY VILLAGE
EST. 1945

North Bay Village Recommendation Memorandum

ITEM NO. 3.A

DATE: July 1, 2026
TO: Planning and Zoning Board
FROM: Craig Pinder, Village Planner
SPONSORED BY: Frank Rollason, Village Manager

SUBJECT: A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY JONATHAN OFFERMAN TO PERMIT A CARPORT AT THE PROPERTY LOCATED AT 1441 S TREASURE DR (FOLIO NO. 23-3209-009-0610) WITH A FRONT SETBACK OF NINETEEN (19) FEET WHERE TWENTY (20) FEET IS REQUIRED AND WITH A SIDE (INTERIOR) SETBACK OF THREE (3) FEET ONE (1) INCH WHERE SEVEN AND ONE-HALF (7.5) FEET IS REQUIRED; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE - VILLAGE MANAGER, FRANK ROLLASON

RECOMMENDATION

Based on the above, Staff finds that the variance request does not meet all seven criteria required under Sec. 7.3.C and recommends **denial** of the variance.

BACKGROUND AND ANALYSIS

See the attached staff memo.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ATTACHMENT(S):

[Staff Report_1441 S Treasure Drive Carport Setbacks .docx](#)

1 - Boundary Survey.pdf
2 - Applicant Responses to Variance Criteria.pdf
3 - Current Condition Photographs.pdf
4 - Examples of Existing Carports.pdf
5 - Proof of Mailed Notice - 1441 S Treasure Dr.pdf
6 - Resolution - 1441 S Treasure Dr_Carport Variance.docx
Notice of Public Hearing - MDC Legal Ads 06.15.2026.pdf
Notice of PH- 1441 S Treasure Dr 6.12.26.pdf



MEMORANDUM

1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: July 1, 2026

To: Planning and Zoning Board

From: Craig Pinder, AICP, Village Planner

Case: VAR2026-001

Subject: Request for Variances from the Front Setback and Side (Interior) Setback Requirements to Legalize an Existing Carport Structure at 1441 S Treasure Drive.

1. General Information

Owner:	Jonathan Offerman
Applicant Address:	1441 S Treasure Dr, North Bay Village, FL 33141
Site Address:	1441 S Treasure Dr, North Bay Village, FL 33141
Site Acreage	0.164 Acres (7,140 sf)
Folio Number	23-3209-009-0610
Contact Person/Owner Representative:	Jonathan Offerman

2. Legal Description of Subject Property

LOT 15, BLOCK 2, TREASURE ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

3. Property Future Land Use Map and Zoning Designations

Future Land Use	Single Family Residential
Zoning District	RS-2 Medium Density Single-Family Residential District.
Existing Land Use	Single Family Residential

4. Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	Single-Family Residential
	Zoning District	RS-2 Medium Density Single Family Residential District
	Existing Land Use	Single-Family Residential
East	Future Land Use	Single Family Residential
	Zoning District	RS-2 Medium Density Single-Family Residential District
	Existing Land Use	Single Family Residential
South	Future Land Use	Single Family Residential
	Zoning District	RS-2 Medium Density Single-Family Residential District.
	Existing Land Use	Single Family Residential
West	Future Land Use	Single Family Residential
	Zoning District	RS-2 Medium Density Single-Family Residential District.
	Existing Land Use	Single Family Residential

5. Background

The subject property, located at 1441 S Treasure Drive (Folio No. 23-3209-009-0610), is a 7,140-square-foot corner lot in the RS-2 Single-Family Residential District with frontage on W Treasure Dr. The property contains a fabric half-moon shaped canopy roof, supported by columns, creating a carport installed in portions of the front and side yard areas without the required permits. On December 29, 2025, the Village issued a civil citation to the property owner for commencing work without permits. The citation was subsequently paid on January 14, 2026, however, the violation remained uncorrected. On April 29, 2026, a notice to appear before the Code Enforcement

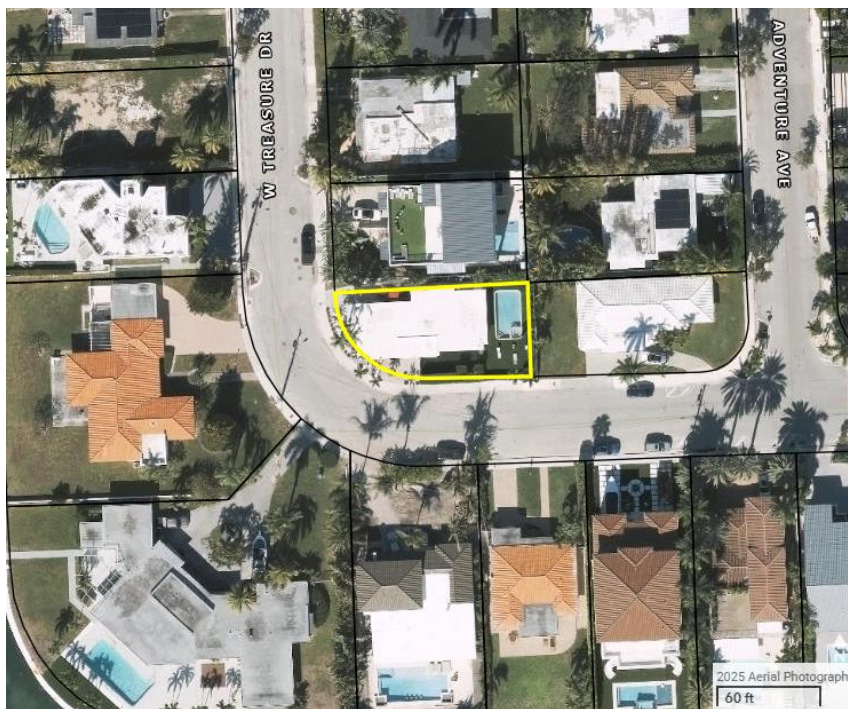
Special Master was mailed to the property owner and posted on the property. The Special Master ordered the property owner to obtain building permits to comply with the violation and no fines were imposed. The property owner is required to return before the Special Master to provide a status update at the August hearing.

Pursuant to Section 8.10.B.5.b. of the Unified Land Development Code (ULDC), structures such as carports must maintain a minimum front setback of twenty (20) feet from the front property line and a minimum side (interior) setback of seven and one-half (7.5) from the side (interior) property line.

As constructed, the carport is set back approximately nineteen (19) feet from the front property line along W Treasure Drive, encroaching approximately one (1) foot into the required twenty (20) foot setback. Additionally, the carport is set back approximately 3 feet 1 inch from the side (interior) property line, encroaching approximately four (4) feet five (5) inches into the required seven and one-half (7.5) foot setback.

The applicant seeks variances to allow the reduced front and side (interior) setbacks in order to legalize the carport.

Figure 1 – Aerial Photo



Source: Miami-Dade County Property Appraiser.

6. Description of Applicant's Request

The Applicant is requesting approval for a variance in accordance with the provisions of Sec. 7.3, Procedure for Consideration of a Hardship Variance, of the Unified Land Development Code (ULDC), to allow a carport to remain within the required front and side (interior) setbacks. Sec.

8.10.B.5.b. of the ULDC requires a minimum front setback of twenty (20) feet and side (interior) setback of seven and one-half (7.5) feet.

The applicant is requesting a reduced front setback of nineteen (19) feet, where twenty (20) feet is required, and a side (interior) setback of approximately three (3) feet one (1) inch, where 7.5 feet is required. The request is intended to legalize an existing carport installed without permits.

7. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

This application is deemed consistent with aspects of the Livability pillar of the NBV100 Master Plan Vision. The applicant's stated intent is to legalize a carport that serves as an accessory to the principal structure, preserving the property's use and character within the RS-2 Single Family Residential District. The request does not alter the site's land use or density and maintains the neighborhood's established single-family pattern. By resolving the permitting and compliance issues, the proposal supports the Comprehensive Plan's emphasis on improving quality of life and maintaining attractive residential environments.

The application is also generally consistent with the Comprehensive Plan's Livability and Housing goals, and does not alter the land use or density.

Supporting Policies:

- **NBV100 Vision** – Livability Pillar emphasizes “improving quality of life” and maintaining attractive residential environments (p. 13). Legalizing the carport could preserve an existing residential accessory structure without detracting from neighborhood character.
- **Housing Element** – Goal calls for providing “an attractive, safe... place to live and still maintain the Village's present residential character” (p. 39). Bringing the carport into compliance aligns with preserving property value and residential quality.
- **Objective 2.2 & Policy 2.2.5** – Encourage land use development that emphasizes livability and overall acceptability to residents (p. 20–21).

8. Compliance with Variance Criteria

The proposed variance to reduce the required front and side (interior) setbacks is being requested pursuant to the provisions of Sec. 7.3 of the ULDC. The proposed deviation is from the requirements of Sec. 8.10.B.5.b., which establishes a minimum front setback of twenty (20) feet and a minimum side (interior) setback of seven and one-half (7.5) feet. The subject property is located in the RS-2 zoning district.

Pursuant to Sec. 7.3.C, for the Planning and Zoning Board to recommend approval of a hardship variance, and for the Village Commission to grant approval, both must make an affirmative finding with respect to all seven (7) of the following criteria:

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

Applicant's Remark: The lot is narrow 60 feet wide and 119 feet in length with only one parking area to park a car.

Staff Evaluation:

The 7,140-square-foot corner lot, which is comparable in size to other properties within the RS-2 zoning district, is developed with a 1,999-square-foot principal structure located between 5.6 feet and 19 feet from the front property line and 8.1 feet from the interior side property line. The requested 1-foot encroachment into the required front setback aligns with the structure's existing nonconforming front setback condition. However, the principal structure complies with, and exceeds, the minimum required side setback by approximately seven inches.

Although the curvilinear configuration along the western and southwestern portions of the property creates certain dimensional limitations, similar lot characteristics are present on other properties within the RS-2 zoning district. Furthermore, the area where the carport was constructed is not affected by these site constraints. The property also maintains a compliant 60-foot lot width, satisfying the minimum frontage requirement established by the Unified Land Development Code (ULDC). As such, the site does not exhibit a unique physical condition or circumstance that would distinguish it from other similarly zoned properties under this criterion.

Does not Comply.

2. *The special circumstances and conditions were not self-created by any person having an interest in the property.*

Applicant's Remark: North Bay Village was established in 1945 and 80 years ago, I don't believe modern cars were taken in for consideration with the need for protection from construction & weather debris.

Staff Evaluation: The configuration of the lot and the placement of the existing principal structure are pre-existing conditions that were not created by the current property owner. As such, the dimensional limitations associated with the property's layout are not considered self-imposed hardships. However, the subject carport was constructed without the required permits and was installed in a location that does not comply with the setback requirements established by the Unified Land Development Code (ULDC).

While the physical constraints of the property may impose certain limitations, the stated hardship presented by the applicant is not solely attributable to those constraints. Rather, the need for the requested relief arises from constructing the carport in its current location without first obtaining the necessary approvals to ensure compliance with the zoning regulations. Consequently, the circumstances necessitating the variance are, at least in part, the result of actions taken by or on behalf of the property owner.

Furthermore, the applicant has stated that the carport is needed to protect vehicles from weather-related debris, however, exposure to adverse weather conditions is a circumstance commonly experienced by all properties throughout the area and does not constitute a unique or special circumstance specific to this property. In addition, the applicant has not provided supporting documentation, photographs, or other evidence demonstrating the extent of the alleged construction related debris issues. As a result, existence of a special circumstance that

warrants deviation from the ULDC's setback requirements was not demonstrated. **Does not Comply.**

3. *Strict application of the provision of this chapter would deprive the Applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the Applicant.*

Applicant's Remark: The current zoning with a 7.5-foot setback from the neighboring lot line would not allow space enough for a canopy to cover a regular size car. The Carport canopy cover is needed to protect car from flying objects from construction materials, debris during storms and from the sun.

Staff Evaluation: Strict application of the ULDC setback requirements would require removal of the existing carport, which may result in additional costs to the property owner. However, any financial impacts associated with correcting a noncompliant structure would not deprive the applicant of reasonable use of the land/structure and does not constitute an unnecessary hardship.

The applicant asserts that the required setback limits the ability to install a canopy large enough to protect a standard-sized vehicle from sun exposure, storms, and debris associated with the neighboring construction activity. While staff acknowledges the benefits of covered parking, the absence of a carport does not prevent the reasonable use of the property as a single-family residence and does not preclude the property owner from parking a vehicle on the property. The principal structure remains fully functional, and the existing driveway continues to provide adequate off-street parking for personal vehicles without the need for a setback encroachment, albeit, uncovered. Furthermore, as stated previously, protection from weather conditions, sun exposure, and windborne debris are concerns commonly experienced by all properties, and evidence of construction debris was not provided.

Staff finds that strict application of the ULDC setback requirements would not deprive the applicant of the reasonable use of the land, structure, or building, nor would it create an unnecessary hardship. **Does not Comply.**

4. *Granting the variance requested will not confer on the Applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.*

Applicant's Remark: There are many homes in the Village of North Bay that have the same condition and have parking canopy's to cover cars. Four examples with address & see attached photos: 7552 Buccaneer Avenue, 7513 Hispanola Avenue, 7553 Cutlass Avenue, 1509 Mutiny Avenue.

Staff Evaluation: Granting the variance would permit the retention of the existing carport that encroaches into the required front and side setback areas, thereby allowing a development condition that is not otherwise permitted under the site development standards applicable to the RS-2 zoning district. All properties within the district are subject to the same dimensional requirements.

The applicant has identified several nearby properties that appear to contain similar carport or canopy structures. However, the existence of similar conditions on neighboring properties does not create a justification for the granting of this variance request. Variances are evaluated on a case-by-case basis and must be supported by the specific facts, physical conditions and hardships associated with each respective property. The approval of a variance based primarily on the existence of other apparent encroachments could undermine the criteria which variances are reviewed against and effectively grant relief that would not otherwise be granted to other properties with similar conditions.

While approval of this request would be limited to this particular property and does not amend the regulations applicable to other properties within the zoning district, staff finds that approving the variance could be perceived as granting a benefit or special privilege that is denied by the ULDC to other properties within the RS-2 zoning district. **Does not Comply.**

5. *The Variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.*

Applicant's Remark: I am asking for a 3.5 foot encroachment into setback that is the absolute least amount needed to allow for clearance for a canopy, and it does not affect any current landscaping on the property and 6 inches. See attached photo of Carport at the subject address 1441 South Treasure Drive Carport.

Staff Evaluation: The variance request seeks approval for the carport that has already been constructed, with a front setback of 19 feet where 20 feet is required, and a side setback of approximately 3.1 feet where 7.5 feet is required, representing an encroachment of 1 foot in the front yard and 4.4 feet in the side (interior) yard. The applicant states that the encroachment represents the minimum necessary.

The criterion requires a demonstration that the requested variance is the minimum necessary to enable the reasonable use of the property. While the applicant asserts that the setback encroachments are necessary, the submitted documents do not provide evidence demonstrating that alternative options were evaluated prior to construction to reduce or eliminate the need for the requested setback encroachments. Without evidence demonstrating that feasible alternative solutions were considered, staff cannot conclude that the requested variance represents the minimum variance necessary to permit the reasonable use of the land.

Does not Comply.

6. *Granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Applicant's Remark: The carport canopy structure has no negative impact to the one neighbor or to public safety. The carport canopy does not block neighbors light, it's a positive for the neighbor as it allows for an additional layer of privacy besides the existing wooden fence separating the properties.

Staff Evaluation:

Granting the variance would not appear to be injurious to the neighborhood or detrimental to the public welfare. The carport canopy is accessory to an existing single-family residence and its continued presence would not alter the residential character, use, or intensity of development on the property. The structure is located entirely within the subject property and does not encroach onto adjacent properties or the public rights-of-way.

The visual impacts of the structure on neighboring properties appear to be limited due to the existing fencing and landscaping along the shared property line that provide a degree of screening and reduces the visibility from the adjacent property. The carport structure does not create adverse impacts related to light, air, and public safety.

The requested setbacks are below those required by the ULDC, and while granting the variance would not be injurious to adjacent properties or the neighborhood, the request nevertheless deviates from the setback standards established by the code. As such, approval of the variance would only partially advance the general intent of the ULDC. **Partially complies.**

7. *The variance request is not based exclusively upon a desire to reduce the cost of development.*

Applicant's Remark: As to the physical constraints of the land, this is the only location for a carport cover canopy to protect the one parking space.

Staff Evaluation: The variance is being sought to bring an existing, unpermitted condition into compliance with the ULDC. While avoiding the cost of removal is a likely factor, the record indicates the purpose of the request is to legalize the existing structure rather than to obtain additional development rights or an unfair advantage. **Complies.**

9. Recommendation

Pursuant to Sec. 7.3.C of the ULDC, the Planning and Zoning Board and the Village Commission must make affirmative findings for all seven hardship variance criteria in order to recommend or grant approval. Based on the application materials, applicant remarks, and staff's independent review, the request does not satisfy several of the required criteria, including the demonstration of unique site conditions, proof that the condition was not self-created, and evidence that the relief requested is the minimum necessary.

Although the proposed variance is not anticipated to be injurious to the neighborhood, the carport's location was selected and constructed without the benefit of first obtaining a building permit. As such, the applicant has submitted a variance application to attempt to bring the carport into conformance as constructed.

Based on the above, Staff finds that the variance request does not meet all seven criteria required under Sec. 7.3.C and recommends **denial** of the variance.

10. Conditions

If the Planning and Zoning Board decides to recommend approval, staff advises incorporating the following conditions into any final action by the Village Commission:

1. The granting of these variances shall be limited to the legalization of the existing carport as constructed, with a reduced front setback of 19 feet and a side (interior) setback of 3.1 feet. No additional encroachment or further reduction of required setbacks shall be permitted.
2. Permit Compliance. All required after-the-fact building permits shall be obtained, and the carport shall be inspected and approved in compliance with the Florida Building Code, the ULDC, and any other applicable regulations.
3. The property to which the variance applies shall be in strict conformance with the documentation submitted as part of the variance application, subject to any modifications required by these conditions.
4. No Expansion. Approval is limited to the existing carport and its current location. Any future enlargement or modification within the setback areas shall require separate review and approval.
5. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
6. Pursuant to Section 7.4 of the ULDC, the variance shall expire two (2) years from the date of final action by the Village Commission if no substantial construction has occurred in accordance with the approved plans.
7. The outstanding code enforcement case shall be resolved and all accrued fines and associated costs shall be paid in full.

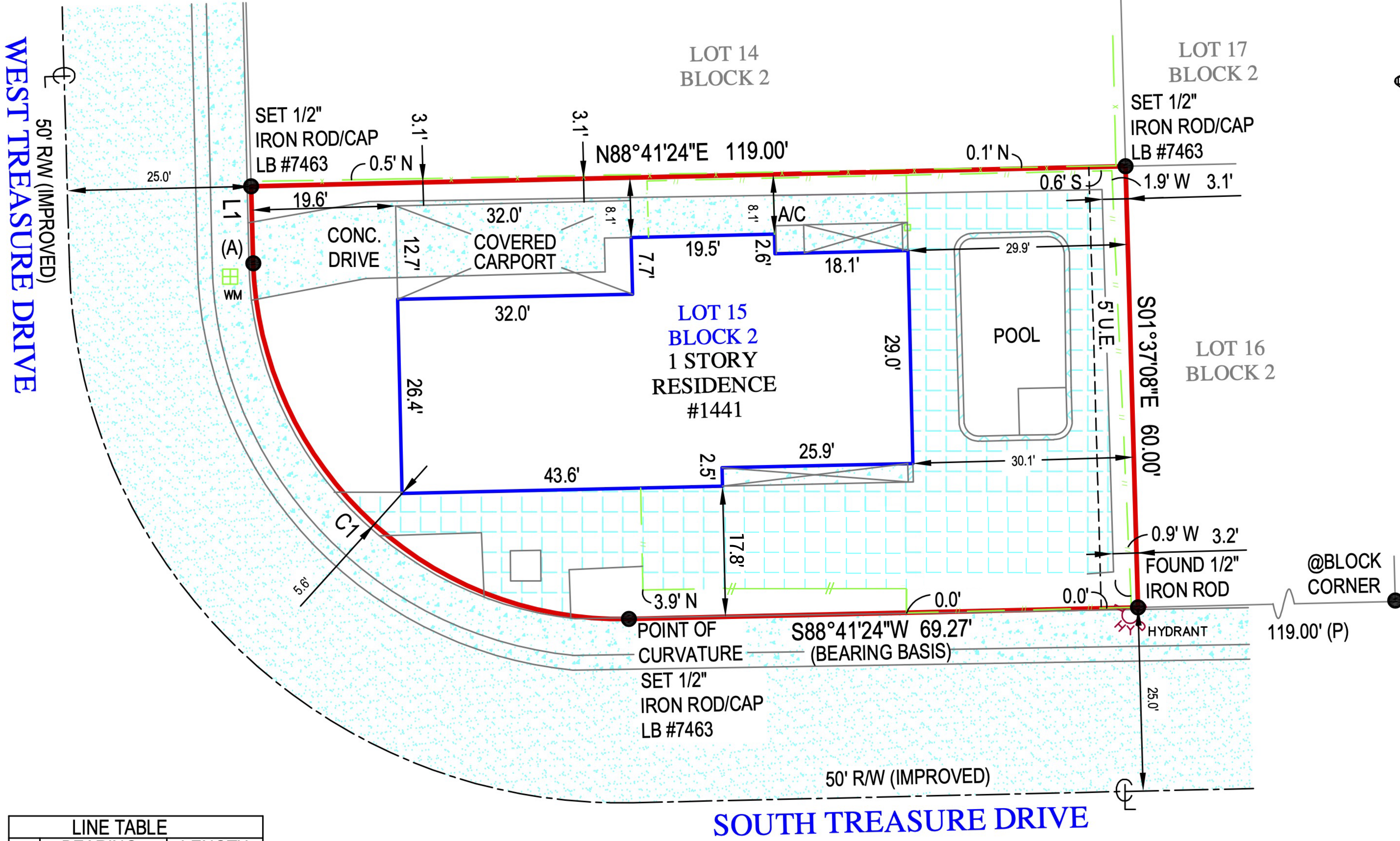
List of Attachments to Staff Report

Attachment 1 – Boundary Survey/Site Plan
Attachment 2 – Applicant Responses to Variance Criteria
Attachment 3 – Current Condition Photographs
Attachment 4 – Examples of Existing Carports
Attachment 5 – Proof of mailed notice
Attachment 6 – Resolution

LEGAL DESCRIPTION

LOT 15, BLOCK 2, TREASURE ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

FLOOD ZONE: AE
COMMUNITY NUMBER: 120654
PANEL: 12086C0307 SUFFIX: L
BASE FLOOD ELEVATION: 8.0'
FIRM DATE: 09/11/2009
FIRM EFFECT./REV DATE: N/A



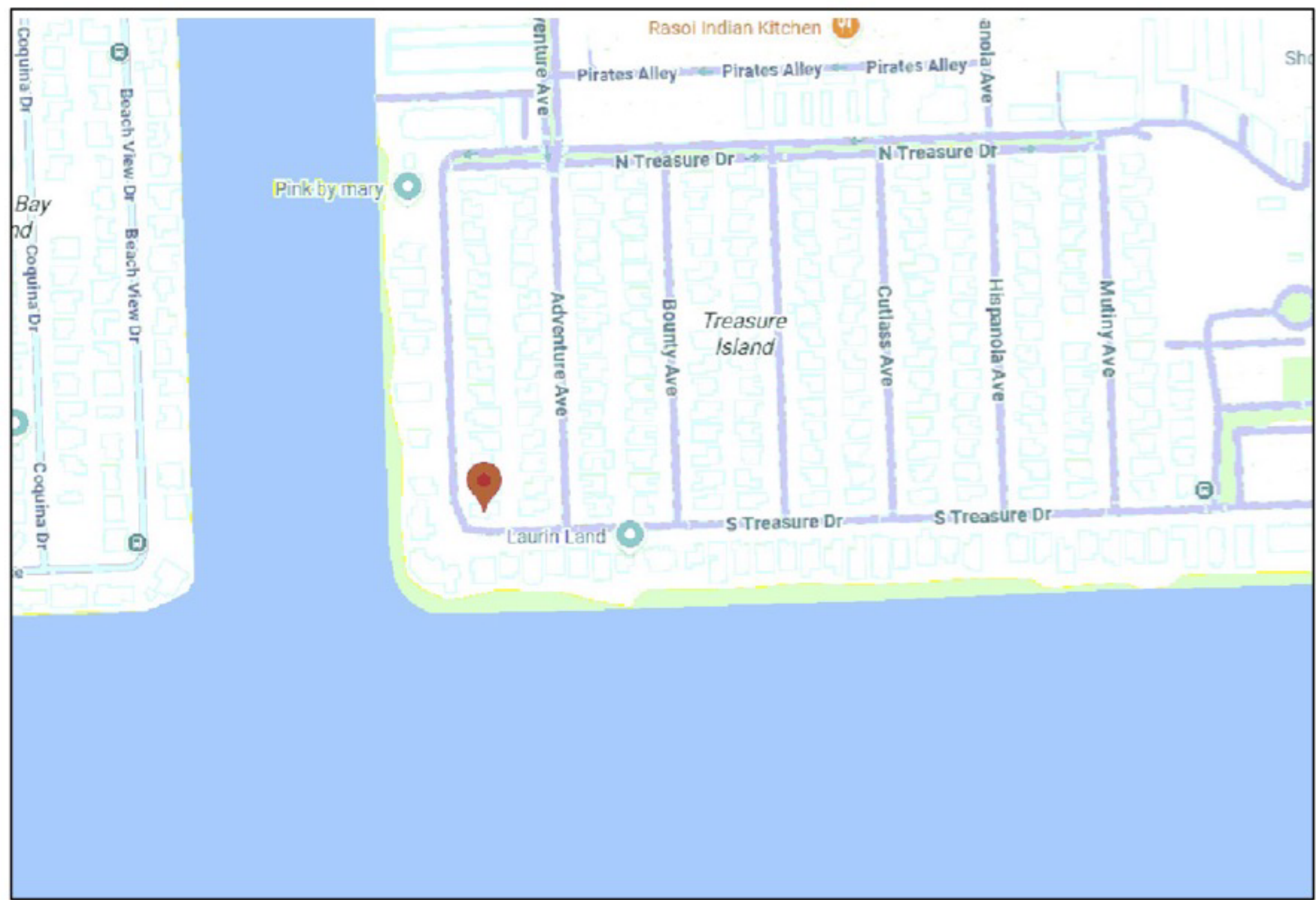
LINE TABLE		
	BEARING	LENGTH
L1	N01°37'08\"W	10.24'

CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	50.00'	78.27'	89°41'28\"

(A)=POINT OF CURVATURE FOUND NAIL/DISC

NOTES:

- LEGAL DESCRIPTION PROVIDE BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF S88°41'24\"W.



VICINITY MAP
NOT TO SCALE

LEGEND

- U.E. UTILITY EASEMENT
- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- EL. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM. PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PLAT BOOK
- PK. PARKER KYLON NAIL
- R. RADIUS
- R/W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C. CENTERLINE
- Δ. AND NUMBER
- Δ. DELTA OR CENTRAL ANGLE
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE

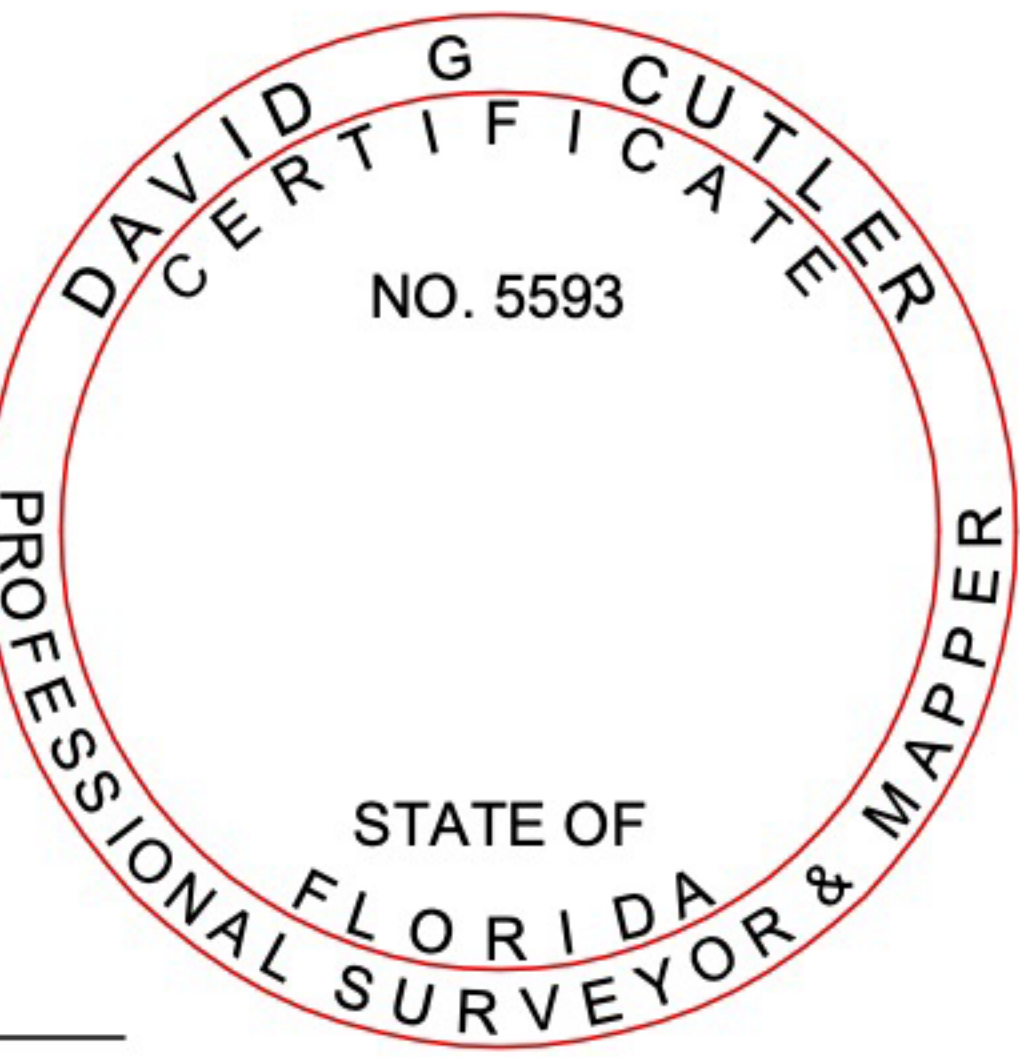
DATE OF FIELD WORK: 03/27/2021
DATE OF MAP: 04/06/2026
REVISIONS:
1.DIMENSION CARPORT: 06-02-2026

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *David G. Cutler*

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593



6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

COMPASS SURVEYING

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Project	C-741712	Sheet	
Date	03-27-2026		
Scale	1"=20'	1 OF 1	

BOUNDARY SURVEY OF
1441 SOUTH TREASURE DRIVE,
NORTH BAY VILLAGE, FL 33141
PREPARED FOR
JONATHAN OFFERMAN

EVIDENCE THAT THE REQUEST COMPLIES WITH SUBSECTION 7.3.D. OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE

In your Letter of Intent, or separately, address how the Variance Application complies with the following criteria.

For the Planning and Zoning Board to recommend approval, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. That there are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.
ANSWER: The lot is narrow 60 feet wide and 119 feet in length with only one parking area to park a car.
2. That the special circumstances and conditions were not self-created by any person having an interest in the property.
ANSWER; North Bay Village was established in 1945 and 80 years ago I don't believe modern cars were taken in for consideration with the need fo protection from construction & weather debris.
3. That the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant.
ANSWER; The current zoning with a 7.5 foot set back from the neighboring lot line would not allow space enough for a canopy to cover regular size car. The Carport canopy cover is needed to protect car from flying objects from construction materials, debris during storms and from the sun.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.
ANSWER: There are many homes in the Village of North Bay that have the same condition and have parking canopy's to cover cars.
Four examples with address & see attached photos:
7552 Buccaneer Avenue, 7513 Hispanola Avenue, 7553 Cutlass Avenue, 1509 Mutiny Avenue
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.
ANSWER: I am asking for a 3.5 foot encouragement into setback that is the absolute least amount needed to allow for clearance for a canopy, and it does not affect any current landscaping on the property and 6 inches
See attached photo of Carport at the subject address 1441 South Treasure Drive Carport
6. That granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
ANSWER: The carport canopy structure has no negative impact to the one neighbor or to public safety.
The carport canopy does not block neighbors light, it's a positive for the neighbor as it allows for an additional layer of privacy besides the existing wooden fence separating the properties.
7. The variance request is not based exclusively upon a desire to reduce the cost of development.
ANSWER: As to the physical constraints of the land, this is the only location for a carport cover canopy to protect the one parking space.



Jonathan Offerman
Tagwall | CEO
1745 Broadway, 8th fl
New York, NY 10019
917.710.0133
jofferman@tagwall.com
www.tagwall.com

Jon Offerman

From: Jon Offerman
Sent: Wednesday, February 25, 2026 2:25 PM
To: Jon Offerman
Subject: Pic











Mailed List of Property Owners



- | | |
|--|--|
| 1. ONEISY LEIVA
7505 W TREASURE DR
NORTH BAY VILLAGE, FL 33141 | 999 BRICKELL AVE STE 600
MIAMI, FL 33131 |
| 2. EDOUARD HUC
7504 ADVENTURE AVE
NORTH BAY VILLAGE, FL 33141 | 6. AHMED ELFEKI
1440 S TREASURE DR
NORTH BAY VILLAGE, FL 33141 |
| 3. LUZ STELLA CROSS
1471 S TREASURE DR
NORTH BAY VILLAGE, FL 33141 | 7. TREASURE DRIVE LLC
2340 NE 48 CT
LIGHTHOUSE POINT, FL 33064 |
| 4. ANTHONY MARLOWE
3090 S OCEAN BLVD
LANTANA, FL 33462-6211 | 8. SHAHAB MAHIDASHTIZAD
MARYAM MAHIDASHTIZAD
7500 W TREASURE DR
MIAMI, FL 33141 |
| 5. 1450 S TREASURE DR LLC
C/O MITCHELL S POLANSKY PA | 9. 7504 W TREASURE LLC
7315 ALLEN DR
HOLLYWOOD, FL 33024 |

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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Sent To Shahab Mahidashtizad

Street and Apt. No., or PO Box No. 7500 W. Treasure Dr

City, State, ZIP+4® Miami, FL 33141

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage \$0.78

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Street and Apt. No., or PO Box No. 3340 NE 48 St

City, State, ZIP+4® Lighthouse Point, FL 33064

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Street and Apt. No., or PO Box No. 7505 W. Treasure Dr

City, State, ZIP+4® North Bay Village, FL 33141

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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Sent To Edward Huc

Street and Apt. No., or PO Box No. 7504 Adventure Ave

City, State, ZIP+4® North Bay Village, FL 33141

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Sent To Luz Stella Cross

Street and Apt. No., or PO Box No. 1471 S. Treasure Dr

City, State, ZIP+4® North Bay Village, FL 33141

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Postage \$0.78

Total Postage and Fees \$6.08

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Sent To AHMED Eifeki

Street and Apt. No., or PO Box No. 1440 S. Treasure Dr.

City, State, ZIP+4® North Bay Village, FL 33141

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To Anthony Marlowe
 Street and Apt. No., or PO Box No. 3970 S. Ocean Blvd
 City, State, ZIP+4® Lakeland, FL 33462-6211

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Hollywood, FL 33024

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To 7504 W. Treasure LLC
 Street and Apt. No., or PO Box No. 7315 Allen Dr
 City, State, ZIP+4® Hollywood, FL 33024

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Miami, FL 33131

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To 1450 S Treasure Dr LLC Mitchell S
 Street and Apt. No., or PO Box No. 999 Brickell Ave Sk 600
 City, State, ZIP+4® Miami, FL 33131

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY JONATHAN OFFERMAN TO PERMIT A CARPORT AT THE PROPERTY LOCATED AT 1441 S TREASURE DR (FOLIO NO. 23-3209-009-0610) WITH A FRONT SETBACK OF NINETEEN (19) FEET WHERE TWENTY (20) FEET IS REQUIRED AND WITH A SIDE (INTERIOR) SETBACK OF THREE (3) FEET ONE (1) INCH WHERE SEVEN AND ONE-HALF (7.5) FEET IS REQUIRED; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jonathan Offerman (the “Applicant”) is requesting approval of a variance to allow a carport within the required front and side (interior) setbacks (the “Application”) for an existing single-family residential property located at 1441 S Treasure Dr, identified for real property tax purposes by folio number 23-3209-009-0610 (the “Property”) pursuant to the provisions of Section 7.3 of the North Bay Village (the “Village”) Unified Land Development Code (the “ULDC”); and

WHEREAS, the Property is zoned RS-2 Single Family Residential; and

WHEREAS, Section 8.10.B.5.b. of the ULDC requires that structures within the RS-2 zoning district must maintain a minimum side (interior) setback of seven and one-half (7.5) feet and a minimum front setback of twenty (20) feet; and

WHEREAS, the Applicant requests variances to allow the existing carport to maintain a reduced front setback of nineteen (19) feet and to allow a reduced side (interior) setback of three (3) feet one (1) inch in order to legalize the structure as constructed; and

WHEREAS, Section 7.3 of the ULDC provides criteria for the consideration and granting of variances; and

WHEREAS, upon reviewing the Application against the criteria of Section 7.3, Staff determined that the requested relief does not meet all the criteria provided in the above-referenced section, as required; and

WHEREAS, after a duly noticed public hearing held on _____, 2026 the Planning and Zoning Board voted to recommend [approval/approval, subject to conditions set forth and included below in Section 3/denial] of the Application; and

WHEREAS, the Village Commission, after a duly noticed public hearing held on _____, 2026 as required by law, based upon competent substantial evidence in the record, finds that the Application [meets/does not meet] the requirements of the Village Code; that the Application [is/is not] consistent with the Village's ULDC and Comprehensive Plan; that the variances [will/will not] be in harmony with the general purpose and intent of Section 8.10.B of the ULDC; and that the variances [will/will not] be injurious to the neighborhood or otherwise detrimental to the public welfare; and

WHEREAS, the Mayor and Village Commission further find that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Findings. The Village Commission, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby finds that the Application [meets/does not meet] the criteria set forth in Section 7.3 of the ULDC variances.

Section 3. Decision; Conditions. Pursuant to Section 8.10.B.5.b. of the ULDC, variances to allow a reduced front setback of nineteen (19) feet, where a minimum of twenty (20) feet is required, and to allow a side (interior) setback of three (3) feet one (1) inch where seven and one-half (7.5) feet is required, are hereby [approved/denied/approved, subject to the following conditions] for the property located at 1441 S Treasure Drive:

1. The granting of these variances shall be limited to the legalization of the existing carport as constructed, with a reduced front setback of 19 feet and a side (interior) setback of 3.1 feet. No additional encroachment or further reduction of required setbacks shall be permitted.

2. Permit Compliance. All required after-the-fact building permits shall be obtained, and the carport shall be inspected and approved in compliance with the Florida Building Code, the ULDC, and any other applicable regulations.
3. The property to which the variance applies shall be in strict conformance with the documentation submitted as part of the variance application, subject to any modifications required by these conditions.
4. No Expansion. Approval is limited to the existing carport and its current location. Any future enlargement or modification within the setback areas shall require separate review and approval.
5. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
6. Pursuant to Section 7.4 of the ULDC, the variance shall expire two (2) years from the date of final action by the Village Commission if no substantial construction has occurred in accordance with the approved plans.
7. The outstanding code enforcement case shall be resolved and all accrued fines and associated costs shall be paid in full.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld	_____
Vice Mayor Goran Cuk	_____
Commissioner Richard Chervony	_____
Commissioner Andy Rotondaro	_____
Commissioner Doris Acosta	_____

PASSED AND ADOPTED on this _____ day of _____, 2026.

Rachel Streitfeld, Mayor

ATTEST:

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney



**NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JULY 1, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY JONATHAN OFFERMAN TO PERMIT A CARPORT AT THE PROPERTY LOCATED AT 1441 S TREASURE DR (FOLIO NO. 23-3209-009-0610) WITH A FRONT SETBACK OF NINETEEN (19) FEET WHERE TWENTY (20) FEET IS REQUIRED AND WITH A SIDE (INTERIOR) SETBACK OF THREE (3) FEET ONE (1) INCH WHERE SEVEN AND ONE-HALF (7.5) FEET IS REQUIRED; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
[HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/](https://northbayvillage-fl.gov/agendas-minutes/)
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID: 858 3784 9219
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT

A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK



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at (305) 375-5126 or visit our website at <https://www.miamidade.gov/Apps/COB/CBASOnlinePublic/>

Legal Ad - Planning & Zoning Board Meeting - July 1, 2026

North Bay Village | Publish Date: Jun 15, 2026

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON JULY 1, 2026 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:



**NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the North Bay Village will hold Public Hearings at Village Hall, Commission Chambers, 1666 Kennedy Causeway, Suite 101, North Bay Village, FL 33141 as follows:

Planning & Zoning Board

July 1, 2026, at 6:00 PM

Village Commission

July 28, 2026, at 6:00 PM

The purpose of the Public Hearings is to consider the following variance application for the subject location:

APPLICANT: Jonathan Offerman

LOCATION: 1441 S. Treasure Drive, North Bay Village, FL 33141

VARIANCE REQUEST: The Applicant seeks variance approval for the following:

1. To permit a carport structure with a front setback of nineteen (19) feet where (20) feet is required.
2. To permit a side (interior) setback of three (3) feet one (1) inch where seven and one-half (7.5) is required.

All interested parties are encouraged to participate by either appearing at the public hearing(s) or by sending written comments in advance of the hearing (s) to:

North Bay Village
Office of the Village Clerk
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Email: publiccomments@nbvillage.com

The Board or Commission may continue or defer the hearing to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing. Information regarding the proposed request and/or project is available at the Village Clerk's office during normal business hours. The Village Clerk can be reached at 305-756-7171. The meeting agenda and supporting documentation will be available online at <https://northbayvillage-fl.gov/agendas-minutes/>

Pursuant to Section 286.0105, Florida Statutes if any person decides to appeal any decision made by the Board or Commission with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Village Clerk's Office for assistance at (305) 756-7171, no later than four (4) business days prior to such proceeding.

Alba L. Chang, CMC
Village Clerk