



Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street , Suite 1110
Miami, Florida 33128-1902
T 305-375-2800
www.miamidade.gov

FINAL AGENDA

Community Zoning Appeals Board 8
Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL
Wednesday, May 6, 2026 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|---------------------|--------|----------|---|
| 1. | Z2025000160 | Scarab Brewing, LLC | 25-160 | 53-41-28 | N |
|----|-------------|---------------------|--------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF MAY 6, 2026

DR. MARTIN LUTHER KING, JR., CENTER, CONFERENCE ROOMS 1 - 4

2525 NW 62 STREET, MIAMI, FLORIDA.

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

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

1. SCARAB BREWING, LLC. Z2025000160

Area 08/District 02

The application is to permit less parking spaces than required by Code for a proposed brewery and tap room. Additionally, the application seeks to permit the building with less setback from property lines, parking to back out into public street, and a reduction of open space and landscaping requirements.

- (1) NON-USE VARIANCE to permit 6 parking spaces (16 parking spaces required).
- (2) NON-USE VARIANCE to permit the existing building to setback 15'-2" (20' required) from the front (north) property line.
- (3) NON-USE VARIANCE to permit parking to back-out into the public right-of-way (not permitted).
- (4) NON-USE VARIANCE to permit 0% of landscape open space (minimum 10% required).
- (5) NON-USE VARIANCE of zoning regulations requiring an 8' wide greenbelt along all property lines abutting public rights-of-way, to waive the same and provide 0'.
- (6) NON-USE VARIANCE to permit zero (0) street trees (5 street trees required).
- (7) NON-USE VARIANCE to permit zero (0) lot trees (3 lot trees minimum required).
- (8) NON-USE VARIANCE to permit zero (0) shrubs (80 shrubs required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Scarab Brewing", as prepared by Hauck Architecture, consisting of sheets A1.3 and A2.1 consisting of two (2) sheets, dated stamped received 9/9/2025, and consisting of one (1) sheet A0.1, dated stamped received 2/17/2026; for a total of three (3) sheets. Plans may be modified at public hearing.

LOCATION: 2996 NW North River Drive, Miami-Dade County, Florida.
SIZE OF PROPERTY: 0.17 acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions of requests #2 and #3, modified approval with conditions of requests #1, #6, #7 and #8, and denial without prejudice of requests #4 and #5.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT 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 8**

PH: Z25-160

May 6, 2026

Item No. 1

Application Summary	
Commission District	2
Applicant	Scarab Brewing, LLC.
Summary of Requests	The applicant seeks to permit less parking spaces than required by Code for the proposed use of a brewery and tap room within an existing warehouse building located on the subject property. The applicant also seeks to permit the building with a reduced setback from the front property line, and for parking to back out into public street. Additionally, the applicant seeks to provide no landscaped open space, greenbelt, or landscaping such as street trees, lot trees, and shrubs, on the subject property.
Location	2996 NW North River Drive, Miami-Dade County, Florida
Property Size	0.17 acre
Existing Zoning	IU-1, Light Industrial District
Existing Land Use	Office and Warehouse
2030-2040 CDMP Land Use Designation	Industrial and Office <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 variances from other than airport regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions of requests #2 and #3, modified approval with conditions of requests #1, #6, #7 and #8, and denial without prejudice of requests #4 and #5.

REQUESTS:

- (1) NON-USE VARIANCE to permit 6 parking spaces (16 parking spaces required).
- (2) NON-USE VARIANCE to permit the existing building to setback 15'-2" (20' required) from the front (north) property line.
- (3) NON-USE VARIANCE to permit parking to back-out into the public right-of-way (not permitted).
- (4) NON-USE VARIANCE to permit 0% of landscape open space (minimum 10% required).
- (5) NON-USE VARIANCE of zoning regulations requiring an 8' wide greenbelt along all property lines abutting public rights-of-way, to waive the same and provide 0'.
- (6) NON-USE VARIANCE to permit zero (0) street trees (5 street trees required).
- (7) NON-USE VARIANCE to permit zero (0) lot trees (3 lot trees minimum required).
- (8) NON-USE VARIANCE to permit zero (0) shrubs (80 shrubs required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Scarab Brewing", as prepared by Hauck Architecture, consisting of sheets A1.3 and A2.1 consisting of two (2) sheets, dated stamped received 9/9/2025, and consisting of

Scarab Brewing, LLC.

Z25-160

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one (1) sheet A0.1, dated stamped received 2/17/2026; for a total of three (3) sheets. Plans may be modified at public hearing.

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 DESCRIPTION:

The 0.17-acre (7,550 sq. ft.) subject site is currently improved with a one (1)-story 3,878 sq. ft. industrial warehouse building that was constructed in 1984, which fronts along NW N River Drive. The applicant proposes to renovate and repurpose the existing structure for a brewery, tap room and a small retail area to sell brewery merchandise. The submitted plans indicate that changes to the site layout are being proposed outside of an existing industrial warehouse building that include a new parking layout and new parking spaces, and that the interior of the existing building is to be converted for the aforementioned proposed use. Staff notes that the applicant has provided permit records indicating that the existing structure on the property had complied with the required front (north) setback at the time it was originally constructed. However, a subsequent road dedication reduced the depth of the property, thereby rendering the structure nonconforming through no action of the property owner.

In order to mitigate the current conditions of the property and to allow for the changes to the site layout, the applicant is requesting approval of an ancillary non-use variance to allow a reduced number of parking spaces than required by Code. Additionally, the applicant also seeks to allow the existing building to setback less than required from the front (north) property line, to allow proposed parking to back-out into public right-of-way, and to waive having to provide the required open space, greenbelt and landscaping such as street trees, lot trees, and shrubs, on the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; office and warehouse	Industrial and Office
North	IU-1; office and warehouse	Industrial and Office
South	IU-1; office and warehouse	Industrial and Office
East	IU-1; office and warehouse	Industrial and Office
West	IU-2; shipping terminal	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The 0.17-acre subject property is currently developed as an office and warehouse and is located at 2996 NW N River Drive. The surrounding area is characterized by similar IU-1 zoned properties that have existing warehouse uses and are located to the north, south, and east of the subject site. A shipping yard is located across the street to the west of the subject parcel.

SUMMARY OF IMPACT:

The approval of this application will allow the applicant the proposed use of a brewery, tap room and a small brewery merchandise retail area within the existing industrial warehouse building located on the subject property. Staff notes that the renovated use of the brewery on the property includes a tap room as an accessory use. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create significant traffic impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicate in their memorandum that the application meets traffic concurrency criteria because it lies within the urban infill area where traffic

4/29/2026

concurrency does not apply and it will not generate any additional vehicle trips. However, staff notes that the Platting and Traffic Review Section have objections to the reduced number of parking spaces being provided on site and have stated in their memorandum that reduced parking is not permitted as it may lead to spillage of parking onto the adjacent right-of-way.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.17-acre subject property is located within the Urban Development Boundary (UDB) and designated as **Industrial and Office** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. The **Industrial and Office** category accommodates *Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.* The applicant intends to introduce a proposed new use of a brewery and tap room within the existing industrial warehouse building located on the subject property and seeks a reduction of required parking for the aforementioned use. Staff notes that a brewery and tap room is an allowed use within the IU-1 zoning district, which also allows uses such as light industrial manufacturing, wholesale distribution facilities, warehousing, storage facilities, as well as offices. Therefore, staff opines that the proposed use would be **consistent** with the CDMP LUP map **Industrial and Office** designation of the subject property and with the uses described in the interpretative text of the Industrial and Office category description.

Staff notes that under this zoning application, the applicant seeks a reduction of required parking for the aforementioned use. Additionally, the applicant also requests to allow a reduced front setback, to allow proposed parking to back-out into public right-of-way, and to allow the elimination of the required greenbelts and landscaping. Staff notes that the **Land Use Element Policy LU-4A** of the CDMP Land Use Element sets forth the criteria to determine compatibility and states that *when evaluating compatibility among proximate land uses, the County shall among other things consider such factors as access, traffic and parking, as applicable.* Staff opines that providing less parking and no landscaping on the subject property would be an over-intensification of the parcel that would have an unfavorable effect on the surrounding area and would be **incompatible** with this neighborhood. In the alternative, staff is supportive of a **modified** set of requests that would instead require the applicant to provide at a minimum fifty percent of the required parking spaces, and to provide certain number of trees and shrubs on the subject property, and as such recommends that the **modified approval** of those requests with conditions would be **compatible** with the surrounding neighborhood based on the compatibility criteria outlined in CDMP Land Use Element Policy **LU-4A**.

ZONING ANALYSIS:

The applicant seeks approval for a reduction in the required number of parking spaces in order to permit 6 parking spaces where 16 parking spaces are required by Code (request #1), for a proposed new use of a brewery, tap room and retail area within an existing structure located on the subject site. When request #1 is analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations, staff opines that the proposed number of 6 parking spaces for a brewery, tap room and retail use is not sufficient, is less than half of what is otherwise required by code and would be detrimental to the neighborhood and not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Accordingly, staff recommends **denial** of the current request as proposed under the application. However, in the alternative, staff recommends a **modified approval** that would instead allow the property to have at least a minimum of eight (8) parking spaces on site, which is a number that is 50% of what is otherwise required by Code. Staff opines that the **modified approval** with conditions would be compatible with the existing conditions in the area, including when taking into consideration the street dedication which results in the narrow configuration of the subject site,

leaving it of not sufficient size to accommodate the total number of parking space requirements that the brewery and tap room use requires. Staff opines that the proposed use as a brewery, taproom and retail area necessitates having at least 8 parking spaces for the customers and patrons that would be visiting the taproom and retail area at any given time during the hours of the brewery and taproom operation. As such, staff recommends a **modified approval** that the proposed brewery, tap room and retail use provide at least a minimum of **eight (8) parking spaces** on the subject site. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to, among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff opines that the **modified approval** with conditions would not be out of character with the remaining industrial uses along the block face, and would not be detrimental to the neighboring area when considering the necessity and reasonableness of the requests or in relation to the present and future development of the area. **Staff therefore recommends modified approval with conditions of request #1, under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources (RER) in their memorandum, indicates that DERM does not have any objections to this application. Additionally, the memorandum from the Miami-Dade Fire Rescue Department, and the Water and Sewer Department (WASD) do not indicate that the proposed request will have a negative impact on fire rescue services in the area. Staff, however, notes that for the reasons outlined in their memorandum, the Platting and Traffic Review Section of RER **objects** to this application. The Platting and Traffic Review Section memorandum states that they reviewed the requests and although this application meets the traffic concurrency criteria and will not generate additional trips, that the reduced parking may lead to spillage into the adjacent right-of-way.

The applicant also seeks to permit the existing structure on the subject site to be able to maintain a 15'-2" (20' required) building setback from the front (north) property line (request #2). When request #2 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the above request would not adversely impact the site or the surrounding area. Staff notes that the applicant has provided permit records indicating that the structure complied with the required front setback at the time it was originally constructed. However, a subsequent road dedication reduced the depth of the property, thereby rendering the structure nonconforming through no action of the property owner. Based on this analysis, as well as the development pattern in the immediate vicinity, staff concludes that approval of this request would be compatible with the surrounding neighborhood. **As such, staff recommends approval of request #2 with conditions Section 33-311(A)(b), Non-Use Variance Standards From Other Than Airport Regulations.**

Similarly, when analyzing request #3, under which the applicant seeks to permit parking to back-out into the public right-of-way, which is not otherwise allowed by Code, is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that this request is compatible with the surrounding area. Staff notes that the backing-out movement would occur onto a roadway that terminates in a dead-end, thereby limiting through-traffic and reducing potential conflicts. Further, staff notes that the Platting and Traffic Review Section does not object to the request. Although there are no similar approvals in the area, staff opines that approval of the parking to back-out into the public right-of-way would not create a negative impact on traffic flow in the surrounding area, as said road leads to a dead end. Therefore, staff opines that request #3 would maintain the basic intent and purpose of zoning, 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 that the non-use variance will be **compatible** with the surrounding land uses in the area. **Therefore, staff recommends approval of request #3 with conditions Section 33-311(A)(b), Non-Use Variance Standards From Other Than**

Airport Regulations.

When requests #6, #7 and #8, in which the applicant seeks to provide no street trees, no lot trees and no shrubs on the subject site, are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that the approval of these requests would be **incompatible** with the surrounding area. Staff notes that the applicant has provided permit records indicating that the subject site complied with the required trees and shrubs requirements at the time it was originally constructed. As previously stated, a subsequent road dedication reduced the depth of the property, thereby rendering the subject site nonconforming through no action of the property owner. However, with the intent to introduce the use of a brewery, tap room and retail area within an existing structure, the applicant has proposed a new parking layout which further impedes the installation of substantial landscaping on the subject property. Staff opines that having no landscaping elements at all on the property would have a visual impact and would be detrimental to the neighborhood, and not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Accordingly, staff recommends **denial** of these current set of non-use variance requests as proposed under the application as they would be **incompatible** with the surrounding land uses in the area. However, in the alternative, staff recommends **modified approvals** with conditions of requests #6, #7 and #8 that would instead require the applicant to provide at least a minimum of three (3) trees and forty (40) shrubs on the subject site. Staff opines that the **modified approval** with conditions would be compatible with the existing conditions in the area, especially when taking into consideration the narrow configuration of the subject site due to previous street dedications. Staff further notes that having a minimum of 3 trees on the property also addresses request #7 that requires 3 lot trees be provided as per Code. As such, staff recommends a modified approval that the proposed brewery, tap room and retail use provide at least a minimum of three (3) trees and forty (40) shrubs on the subject site. **Staff therefore recommends a modified approval with conditions of requests #6, #7 and #8, under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

When the requests #4 and #5, in which the applicant seeks to have no landscaped open space as well as no greenbelt abutting the right-of-way as required by Code, are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that the approval of these requests would be **incompatible** with the surrounding area. Staff notes that the applicant has provided permit records indicating that the subject site complied with the required open space, greenbelt and the other landscape requirements at the time it was originally constructed. However, a subsequent road dedication reduced the depth of the property, thereby rendering the subject site nonconforming through no action of the property owner. Staff acknowledges that a new parking layout on the narrow site with an existing structure that occupies most of the property, further impedes the installation of any open space and landscaping buffering. Staff opines that although having no open space and no landscaped green belt along the property line that abuts a right-of-way may have a visual impact on the surrounding area, the **modified approvals** with conditions of requests #6, #7 and #8 that would require the applicant to install certain landscaped elements such as street trees as well as shrubs on the subject property would help mitigate some of the impacts that are generated by the aforementioned requests #4 and #5. Notwithstanding, staff notes that the subject site in its current form does not have any existing landscaping, and opines that when analyzing requests #4 and #5 along with the proposed brewery, tap room and retail uses, these requests do not maintain the basic intent and purpose of zoning, 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 that the non-use variances will be **incompatible** with the surrounding land uses in the area. **Staff therefore recommends denial without prejudice of requests #4 and #5, under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the existing structure with the proposed brewery, tap room and retail use will continue to have its one (1)-main ingress/egress point of direct vehicular and pedestrian access from NW 30 Avenue (which

Scarab Brewing, LLC.

Z25-160

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dead ends after the property). Parking is provided as head-in parking that backs out onto NW 30 Avenue. The subject site provides for a total of 6 parking spaces where 16 spaces are required, and as such do not comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.


OTHER: Not applicable.

RECOMMENDATION: Approval with conditions of requests #2 and #3, modified approval with conditions of requests #1, #6, #7 and #8, and denial without prejudice of requests #4 and #5.

CONDITIONS FOR APPROVAL: for requests #2 and #3, and for the modified approval with conditions of requests #1, #6, #7 and #8 only.

1. 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.
2. That the use be established and maintained in accordance with the approved plan.
3. That the applicant complies with all applicable conditions and requirements, from the Platting and Traffic Review section of the Department of Regulatory and Economic Resources in their memorandum.
4. That the taproom and retail uses be operated solely as an accessory use to the brewery, and if the brewery use is terminated, the taproom use must automatically terminate.

ES:JB:SS:VM



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

ZONING RECOMMENDATION ADDENDUM

Scarab Brewing, LLC.
 Z25-160

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

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

<p>Industrial and Office (Page I-38)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p>
<p>Policy LU-4A (Page. I-8)</p>	<p><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></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<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>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

SCARAB BREWING, LLC.

2996 NW NORTH RIVER DR
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000160

DATE

HEARING NUMBER

FOLIO: 30-3128-017-0270

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 19, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. B2024000668F was opened on 05/11/2025. Citation **P068676** was issued on 05/11/2025 for "*FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" Citation was paid on 05/15/2025 and compliance confirmed on 08/15/2025. Case is closed.

VIOLATOR:

SCARAB BREWING, LLC.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: March 3, 2026

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000160-5th Review
Scarab Brewing LLC
2996 NW North River Drive
NUV for the requirements of section 33-132 to allow customer vehicles to back out of legal parking spaces into an adjacent county owned right of way. Applicant proposes a redevelopment of the site from an auto body shop to a brewery and accessory tap room.
(IU-1) (0.17 acres)
28-53-41

RER and the Department of Environmental Resources Management (DERM) has performed an environmental review of 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 Supply and Wastewater Disposal

According to RER records and MDWASD memo issued for this application on September 12, 2025, the existing building is currently connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the County for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review Section review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER-Water Control Section. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system.

The applicant is advised to contact the RER Water Control Section (305)372-6681 for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property does not indicate the presence of tree resources. 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.

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 for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Remediation Review

All construction plans (inclusive of drainage) and dewatering plans require the review and approval from the RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) as it relates to environmental contamination issues. Be advised that the PRS, EMES and/or EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plans for this development. All contaminated soil, groundwater, surface water, solid waste, and/or methane, as applicable, within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil, groundwater, surface water, solid waste, and/or methane contamination, as applicable, will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Air Quality Preservation

The following advisory information is included in case demolition or renovation activities will take place as part of the proposed development: 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

“Demolition” is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with RER Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes. For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

Enforcement History Review

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 the County 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: February 19, 2026

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 - Scarab Brewing LLC Interior Buildout for
Brewery and Taproom - Application No. Z2025000160 - Revision # 4

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: Scarab Brewing LLC Interior Buildout for Brewery and Taproom

Location: The subject application is located on approximately 0.17 acres at 2996 NW North River Drive, with Folio No. 30-3128-017-0270, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance to allow customer vehicles to back out of legal parking spaces into an adjacent county-owned right-of-way (ROW) (Zoning Code Sec. 33-132 prohibits backout parking into a public street).

Water/Sewer: The existing development is located within WASD's water and sewer service area. The subject property is currently connected to water and sewer. Additional connection to water and sewer is not proposed with this application.


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: March 20, 2026

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: Z2025000160
Name: Scarab Brewing LLC
Location: 2996 NW North River Drive
Section 28 Township 53 South Range 41 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **objections**.

1. Wheelstop is required on the parking to the north.
2. Less parking than required is not permitted as it may cause spillage into the right-of-way.
3. This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 62, Plat Book 34, Page 74.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. The proposed change in the development use will not generate any additional vehicle trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

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: February 24, 2026
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2025000160

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded on 02/17/2026.

MDFR's review of this 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: Thursday, February 26, 2026
Subject: Review of Z2025000160
Applicant Name: Scarab Brewing LLC

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:

PROJECT LOCATION:

The property is located at 2996 NW N River Drive in Miami, Florida.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. The proposed development seeks to renovate the interior of an existing 3,878-square-foot warehouse building to accommodate a small independent craft beer brewery and taproom. No increase in building area is proposed. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. A development agreement shall be executed stating that, if the property is redeveloped, a six-foot sidewalk shall be constructed along NW North River Drive.
3. Vehicle path ingress and egress shown along the property frontage running parallel to N River Drive shall be restricted to garbage trucks only.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

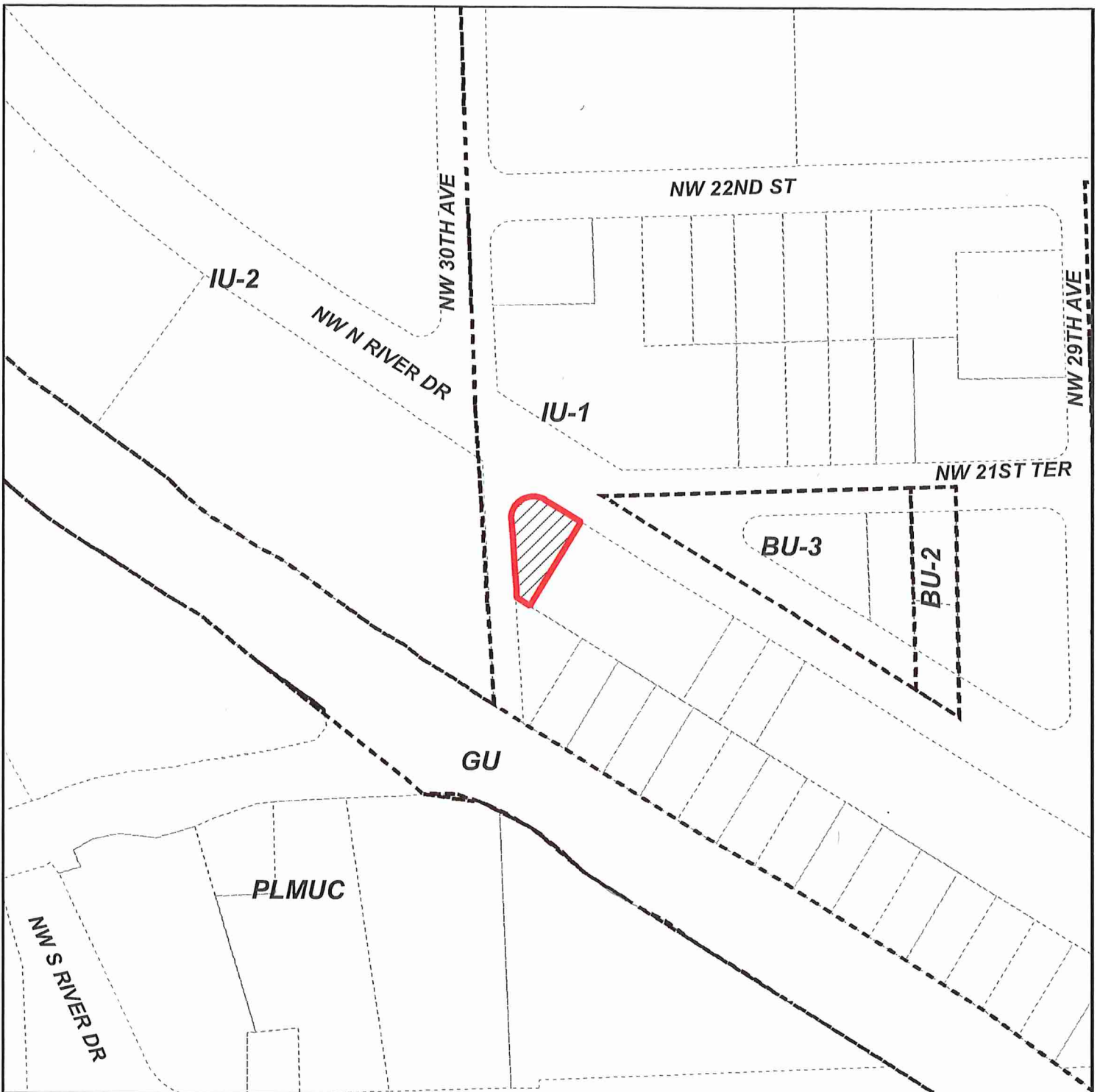
Memorandum



Date: August 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 – 000160 Scarab Brewing LLC

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
Z2025000160



Section: 28 Township: 53 Range: 41
 Applicant: Scarab Brewing LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

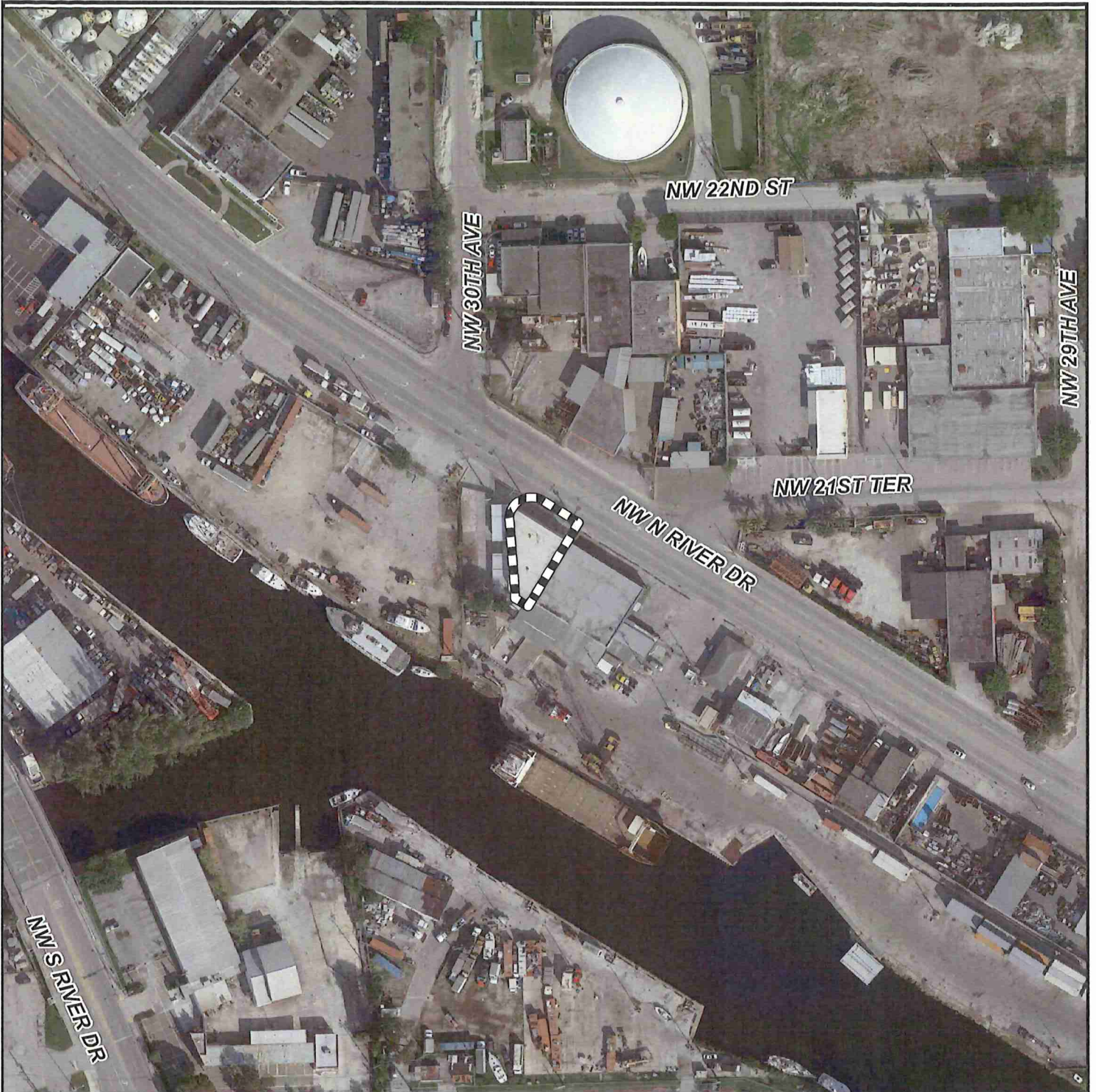
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, July 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000160

Legend
 Subject Property



Section: 28 Township: 53 Range: 41
Applicant: Scarab Brewing LLC
Zoning Board: C8
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, July 28, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 28 Township: 53 Range: 41
 Applicant: Scarab Brewing LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000160
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, July 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000160



Section: 28 Township: 53 Range: 41
 Applicant: Scarab Brewing LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend
 Subject Property Case



SKETCH CREATED ON: Monday, July 28, 2025

REVISION	DATE	BY