



**NORTH MIAMI BOARD OF ADJUSTMENT MEETING AGENDA  
776 NORTHEAST 125 STREET, NORTH MIAMI CITY HALL, 2<sup>ND</sup> FLOOR  
WEDNESDAY, OCTOBER 21, 2015, 6:30 PM**

**I. ASSEMBLY AND ORGANIZATION:**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Board Members
- D. Announcement to Audience of the Public Hearing Process

***QUASI-JUDICIAL ITEMS: THESE ITEMS MAY EITHER BE APPROVED, DENIED, OR APPROVED WITH CONDITIONS.***

PUBLIC HEARINGS: PLEASE BE ADVISED THAT THE FOLLOWING ITEMS ON THE AGENDA ARE QUASI-JUDICIAL IN NATURE. THE APPLICANT OR DULY AUTHORIZED AGENT FOR THE APPLICANT MUST BE PRESENT. IF NO REPRESENTATIVE IS PRESENT, THE APPLICATION WILL BE TABLED TO THE NEXT BOARD OF ADJUSTMENT MEETING. WHEN THE PETITION IS ANNOUNCED, THE APPLICANT OR HIS/HER AGENT SHALL APPROACH THE MICROPHONE AND STATE HIS/HER NAME AND ADDRESS FOR THE RECORD.

ANY INTERESTED PARTY WISHING TO SPEAK ON ANY ITEM MAY APPROACH THE PODIUM AFTER THE BOARD HAS OPENED THE PUBLIC HEARING. EACH PARTY SHALL APPROACH THE MICROPHONE AND STATE HIS/HER NAME AND ADDRESS FOR THE RECORD, AND SHALL ADDRESS HIS/HER COMMENTS TO THE BOARD. EACH PARTY SHALL SPEAK FOR NOT MORE THAN 3 (THREE) MINUTES IN ORDER TO PROVIDE FOR ORDER AND TIME FOR OTHER INTERESTED PARTIES TO ADDRESS THEIR CONCERNS/COMMENTS TO THE BOARD.

- E. Quasi-Judicial Oath
- F. Amendments to the Agenda

**II. APPROVAL OF MINUTES: JULY 15, 2015 BOARD OF ADJUSTMENT MEETING**

**III. COMMUNICATIONS: BOARD MEMBER COMMUNICATIONS**

**IV. CONTINUED PETITIONS: NONE**

**V. NEW PETITIONS:**

**V-9-15 PHILIP SOTO - 13655 NE 15<sup>TH</sup> COURT**

**VARIANCE TO ARTICLE 4, DIVISION 2, SECTION 4-203 OF THE NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, TO ALLOW AN EXISTING ENCLOSED PATIO ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE IN THE R-2 ZONING DISTRICT TO SET BACK 12.21 FT. FROM THE REAR PROPERTY LINE, INSTEAD OF THE REQUIRED MINIMUM REAR SETBACK OF 25 FT. AS SET FORTH IN THE LAND DEVELOPMENT REGULATIONS FOR DEVELOPMENTS PERMITTED IN THE R-2 ZONING DISTRICT; SAID VARIANCE TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LAND DEVELOPMENT REGULATIONS.**

**V-10-15 7-ELEVEN - 11975 AND 11901 NW 7<sup>TH</sup> AVENUE**

**A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 3, SECTION 4-302 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A PROPOSED AUTOMOTIVE SERVICE STATION AT THE PROPERTY LOCATED AT 11975 AND 11901 NE 7<sup>TH</sup> AVENUE IN THE C-1 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.**

**V-11-15 EGLISE EVANGELIQUE BEREE - 14125 NE 6<sup>TH</sup> AVENUE**

**A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 2, SECTION 4-202 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A PROPOSED RELIGIOUS INSTITUTION AT THE PROPERTY LOCATED AT 14125 NE 6 AVENUE IN THE R-6 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.**

**V-12-15 134 WEST DIXIE SERVICE STATION, LLC - 13480 WEST DIXIE HIGHWAY**

**VARIANCE TO ARTICLE 4, DIVISION 3, SECTION 4-303 OF THE NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, TO ALLOW AN EXISTING AUTOMOTIVE STATION IN THE C-1 ZONING DISTRICT TO SET BACK 5 FT. FROM THE SIDE (SOUTHWEST) PROPERTY LINE AND 3 FT. FROM THE REAR (NORTHEAST) PROPERTY LINE WHERE THE MINIMUM SIDE AND REAR SETBACKS SET FORTH IN THE LAND DEVELOPMENT REGULATIONS FOR DEVELOPMENTS PERMITTED IN THE C-1 ZONING DISTRICT ARE 10 FT., RESPECTIVELY; SAID VARIANCES TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LAND DEVELOPMENT REGULATIONS.**

**~~V-13-15 CAPOEIRA ALBICAO COMMUNITY FOUNDATION, INC. — 1948 NE 123 STREET~~**

**~~A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 3, SECTION 4-302 OF THE NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, TO ALLOW A PROPOSED SPECIAL SCHOOL AT THE PROPERTY LOCATED AT 1948 NE 123 STREET IN THE R-5 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.~~**

**V-14-15 MUSLIM UMMAH CENTER OF FLORIDA, INC. – 660 NW 121 STREET**

**A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 3, SECTION 4-3**

**02 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A PROPOSED RELIGIOUS INSTITUTION AT THE PROPERTY LOCATED AT 660 NW 121 STREET IN THE C-1 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.**

**V-15-15 CHRIST VICTORY CHURCH – 13621 NW 7 AVENUE**

**A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 3, SECTION 4-302 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A PROPOSED RELIGIOUS INSTITUTION AT THE PROPERTY LOCATED AT 1363 NW 7 AVENUE IN THE C-1 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.**

**VI. OLD BUSINESS: NONE**

**VII. NEW BUSINESS: NONE**

**VIII. ADJOURNMENT:**

**NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person wishing to appeal the recommendations of the Board of Adjustment will need a verbatim record of the meeting's proceedings, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286.0105 F.S.)**

**In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Building and Zoning Department no later than four (4) days prior to the proceeding. Telephone (305) 893-6511, ext. 12139 for assistance. If hearing impaired, telephone our TDD line at (305) 893-7936 for assistance.**

**AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE PUT YOUR CELL PHONE ON SILENT.**