



NORTH MIAMI BOARD OF ADJUSTMENT MEETING AGENDA
776 NORTHEAST 125 STREET - NORTH MIAMI CITY HALL, 2ND FLOOR.
Wednesday, January 21st, 2026, 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
- e. Quasi-Judicial Oath

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 STATE HIS/HER NAME AND ADDRESS FOR THE RECORD.

ANY INTERESTED PARTY WISHING TO SPEAK ON ANY ITEM MAY PROVIDE ORAL OR WRITTEN COMMENTS ON THE MATTER. EACH PARTY SHALL 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.

- f. Amendments to the Agenda

II. APPROVAL OF MINUTES

September 17th, 2025

III. COMMUNICATIONS

IV. CONTINUED PETITIONS

V. NEW PETITIONS

SE-8-25 – SPECIAL EXCEPTION TO PERMIT A VEHICLE SALES USE – 1895 NE 150 ST

A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 2, SECTION 4-202 OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW THE PROPOSED VEHICLE SALES USE AT THE PROPERTY LOCATED AT 1895 NE 150 ST WITHIN THE M-1 INDUSTRIAL DISTRICT; SAID SPECIAL EXCEPTION IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LDRS.

- a. Board member disclosures under Section 2-391, City Code
- b. Staff Report
- c. Public Comment
- d. Board Action

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

A copy of the full package containing staff reports and recommendations for all items is available online at <https://www.northmiamifl.gov/AgendaCenter/Board-of-Adjustment-2> and will be available for public review from Monday to Friday

between the hours of 8:15 a.m. and 12:30 p.m. in the Development Services Department Office located at 12400 NE 8th Avenue, North Miami, Florida 33161.

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 ZONING DEPARTMENT NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 893-6511, EXT. 19011 FOR ASSISTANCE. IF YOU ARE HEARING IMPAIRED, TELEPHONE OUR TDD LINE AT (305) 893-7936 FOR ASSISTANCE.

NEXT MEETING:

February 18th, 2026

776 NORTHEAST 125 STREET - NORTH MIAMI CITY HALL, 2ND FLOOR