



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



NORTH MIAMI BOARD OF ADJUSTMENT MINUTES

WEDNESDAY, September 17, 2025, 6:30 P.M.

The meeting was called to order at **6:36 p.m.** After the pledge of allegiance, a roll call of the members was taken.

	Name	Present	Excused	Absent
1.	Robert Flint Chair	X		
2.	Michael McDearmaid Vice Chair	X		
3.	Hector Medina	X		
4.	Bernadette Pierre			X
5.	Danna Magliore-Fenelon			X
6.	Marlene Monestime	X		
7.	Kenneth Each	X		
8.	Roseline Philip			X
9.	Mark Robb			X

Staff was represented by:

Saphi Bien-Aime, Planner
Karla Zuniga, Zoning Technician
Gary Held, Consulting Land Use Attorney
Jennifer Warren, Deputy City Attorney

I. Assembly and Organization:

Attorney Held read the procedures for public comment.

II. Amendments to the Agenda:

III. Approval of Minutes:

1. May 7th, 2025: motion was made by Board Member Monestime and seconded by Chair Robert Flint. Motion passes unanimously 5-0.
2. April 16th, 2025: motion was made by Board Member Monestime and seconded by Vice Chair McDearmaid. Motion passes unanimously 5-0.

IV. Communications:

V. Petitions:

SE-7-25 – SPECIAL EXCEPTION TO PERMIT A COSMETOLOGY SCHOOL USE – 12345 W DIXIE HIGHWAY

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 COSMETOLOGY SCHOOL USE AT THE PROPERTY LOCATED AT 12345 W DIXIE HIGHWAY WITHIN THE C-3 COMMERCIAL DISTRICT; SAID SPECIAL EXCEPTION IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LDRS.

The motion was made by Board Member Medina and seconded by Chairman Flint to Approve. The motion Passed with a vote of 5-0.

V-10-25 – A VARIANCE TO ALLOW BACK OUT PARKING INTO THE RIGHT OF WAY – 790 NE 122 STREET

A VARIANCE TO ARTICLE 5, DIVISION 14, SECTION 5-1408 OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW BACK OUT PARKING ON TO A LOCAL RESIDENTIAL STREET WITHIN THE R-5 ZONING DISTRICT; SAID VARIANCE IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

The motion was made by Board Member Each and seconded by Chairman Flint to Approve. The motion Passed unanimously 5-0.

V-11-25 – A VARIANCE TO DECREASE THE AMOUNT OF PARKING REQUIRED FOR A MULTIFAMILY STRUCTURE – 790 NE 122 STREET

A VARIANCE TO ARTICLE 5, DIVISION 14, SECTION 5-1402 OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW FIVE (5) PARKING SPACES TO BE INSTALLED WHERE SIX (6) SPACES ARE REQUIRED WITHIN THE R-5 ZONING DISTRICT; SAID VARIANCE IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

Motion to Approve was made by Board Member Each and seconded by Vice Chair McDearmaid. The motion passed unanimously by a vote 5-0.

V-12-25 – A VARIANCE TO ALLOW A SIX (6) FOOT HIGH FENCE IN THE FRONT YARD – 495 NW 129 STREET

A VARIANCE TO ARTICLE 5, DIVISION 12, SECTION 5-1210(A)(3) OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW A SIX (6) FOOT HIGH FENCE ON THE FRONT PROPERTY LINE WHERE FIVE (5) FEET IS REQUIRED AT THE PROPERTY LOCATED AT 495 NW 129 STREET IN THE R-2 ZONING DISTRICT; SAID VARIANCE IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

The motion was made by Vice Chair McDearmaid and seconded by Board Member Medina to Approve the Variance. The motion Passed with a vote of 5-0.

V-13-25 – A VARIANCE TO ALLOW A TWELVE (12) FOOT DOCK TO EXTEND OUTWARD FROM THE FACE OF THE SEAWALL CAP – 12960 CORONADO DRIVE

A VARIANCE TO ARTICLE 5, DIVISION 6, SECTION 5-602(B)(1) OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW A TWELVE (12) FOOT DOCK TO EXTEND OUTWARD FROM THE FACE OF THE SEAWALL CAP WHERE SIX (6) FEET IS REQUIRED AT THE PROPERTY LOCATED AT 12960 COROADO DRIVE IN THE R-1 ZONING DISTRICT; SAID VARIANCE IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

Motion to Approve was made by Board Member Medina and seconded by Vice Chair McDearmaid. The motion passed unanimously by a vote 5-0.

V-14-25 A VARIANCE TO ALLOW A SEVEN (7) FOOT SIDE SETBACK WHERE 14.9 FEET IS REQUIRED – 12505 NW 11 AVE

A VARIANCE TO ARTICLE 4, DIVISION 2, SECTION 4-203(A) OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW A SEVEN (7) FOOT SIDE SETBACK WHERE 14.9 FEET IS REQUIRED AT THE PROPERTY LOCATED AT 12505 NW 11 AVENUE IN THE R-2 ZONING DISTRICT; SAID VARIANCE IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

Motion to Approve was made by Board Member Each and seconded by Board Member Monestime. The motion passed unanimously by a vote 5-0.

VI. COMMITTEE REPORTS: None

VII. OLD BUSINESS: None

VIII. NEW BUSINESS

IX. ADJOURNMENT

Meeting adjourned at 7:37 PM

Respectfully submitted:

Robert Flint, Chairperson
Board of Adjustment

Attest:

Saphi Bien-Aime, Planner
Development Services Department

Prepared by:

Karla Zuniga
Zoning Technician



776 Northeast 125th Street, P.O. Box 610850, North Miami, Florida 33161-0850 (305) 893-6511

To: Board of Adjustment

Thru: Debbie Love, AICP 
Director
Community Planning & Development

From: Saphi Bien Aime, MSP
Planner
Community Planning & Development

Date: January 21st, 2026

SE-08-25: SPECIAL EXCEPTION TO PERMIT A VEHICLE SALES USE – 1895 NE 150 ST

APPLICATION SUMMARY

Applicant/Agent: Amador Reyes Jr.
Location: 1895 NE 150 Street
Land Area: 42,744 Square Feet
Folio Numbers: 06-2221-015-0010

Petition: **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.**

PROJECT SUMMARY

The applicant, Amador Reyes Jr., is requesting a Special Exception pursuant to Article 4, Division 2, Section 4-202 of the City of North Miami Land Development Regulations (LDRs) to allow a vehicle sales establishment within an approximately 3,000-square-foot tenant space located at 1895 NE 150th Street. The property is located in the M-1 Industrial District and was constructed in 1963. It occupies a 42,744-square-foot lot owned by American Federated Title Corp.

The proposed business will include warehouse storage, a showroom for scooters and motorcycles, and a retail component for walk-in customers. Operations will be managed by a maximum of three (3) employees, Monday through Friday from 10:00 AM to 6:30 PM, with no weekend hours. The site is ADA-compliant and will not undergo any structural modifications. This request is subject to Special Exception review pursuant to Section 3-504 of the LDRs.

BACKGROUND

The applicant proposes establishing Lexie Scooters Inc., a new vehicle sales retail establishment located at 1895 NE 150th Street in the City of North Miami. The business will occupy approximately 3,000 square feet within an existing warehouse building constructed in 1963, situated on a 42,744-square-foot lot within the M-1 Industrial District. The warehouse measures approximately 92 feet in length by 32 feet in width.

Prior to commencing operations, the applicant is seeking special exception approval as required under the City's Land Development Regulations for new vehicle sales and display uses within the M-1 Industrial District.

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY

The subject property has no open code violations.

NEIGHBORHOOD LAND USE CHARACTERISTICS

Property	Future Land Use	Existing Zoning District	Existing Use/Subdivision
Site	Industrial	M-1 Industrial	Retail Store(s) / Outlet
North	Unincorporate Miami Dade		
South	Industrial	M-1 Industrial	Warehouse
East	Industrial	M-1 Industrial	Warehouse
West	Industrial	M-1 Industrial	Municipal

The site is surrounded by similarly scaled industrial development on the east, west, and to the south. Figures 1 and 2 illustrate the zoning map and an aerial image of the subject property and its surroundings.



Figure 1: North Miami Zoning Map



Figure 2: Aerial Image

CONSISTENCY WITH THE NORTH MIAMI 2045 COMPREHENSIVE PLAN

The proposed vehicle sales/display use is consistent with the North Miami 2045 Comprehensive Plan and supports key planning goals related to economic development and the adaptive reuse of existing industrial space.

The SDTOD overlay encourages compact, employment-oriented, and transit-supportive development along major corridors, which this proposal advances through the reuse of an existing warehouse building for showroom and operational purposes. The project further aligns with the Comprehensive Plan's objectives to promote efficient infill redevelopment, enhance economic activity within employment areas, and support sustainable reuse of existing structures.

Collectively, these factors reinforce the appropriateness of the proposed use and its consistency with the long-range planning vision established in the North Miami 2045 Comprehensive Plan.

COMPLIANCE WITH THE CITY OF NORTH MIAMI LDRs

Criteria for granting special exceptions according to Article 3, Division 5, Section 3-504 of the City's LDRs provides authority to the BOA to hear and grant or deny applications for special exceptions. In evaluating an application for such a request, the BOA shall find that the application demonstrates compliance with the following standards:

- A. The use is a listed special exception in the district where the property is located.
- B. There is appropriate provision for access facilities adequate for the estimated traffic from public streets and sidewalks to assure the public safety and to avoid traffic congestion.
- C. There are adequate parking areas and off-street truck loading spaces (if applicable) for the anticipated number of occupants, employees, patrons, and the layout of the parking is convenient and conducive to safe operation.
- D. There is suitable landscaping or fencing alongside lot and rear lot lines adjacent to residential uses or residential zoning districts.
- E. The proposed special exception is reasonable in terms of logical, efficient, and economical extension of public services and facilities, such as public water, sewers, police and fire protection, and transportation.
- F. The proposed special exception will constitute an appropriate use in the area and will not substantially injure or detract from the use of the surrounding property or from the character of the neighborhood.
- G. No open code violations or unpaid code enforcement fines exist.

ANALYSIS

A review of the applicant's request was performed using a six-prong test based on the standards noted in **Section 3-504** of the City of North Miami Land Development Regulations (LDRs). The request is found to comply with all applicable standards, as demonstrated below:

✓ **Is the use a listed special exception in the district where the property is located?**

Yes. According to Article 4, Division 2, Section 4-202 of the LDRs, "Vehicle Sales/Displays, Minor—New" uses are permitted in the M-1 Industrial District by special exception.

✓ **Is there appropriate provision for access facilities adequate for the estimated traffic from public streets and sidewalks so as to assure the public safety and to avoid traffic congestion?**

Yes. The site has direct access from NE 150th Street. The applicant has not proposed any redevelopment works to the exterior areas. Accordingly, the existing sidewalk, parking areas, and entrance will maintain its current condition.

- ✓ Are there adequate parking areas and off-street truck loading spaces (if applicable) for the anticipated number of occupants, employees, patrons, and the layout of the parking is convenient and conducive to safe operation?

Yes. The site contains approximately 10 parking spaces in the front of the property. No truck loading zones are required due to the nature of the use.

- ✓ Is there suitable landscaping or fencing alongside lot and rear lot lines adjacent to residential uses or residential zoning districts?

Not applicable. The existing proposed site does not have residential uses or zoning districts alongside lot and rear lot lines.

- ✓ Is the proposed special exception reasonable in terms of logical, efficient and economical extension of public services and facilities, such as public water, sewers, police and fire protection, and transportation?

Yes. The subject site is served by existing public infrastructure, including water, sewer, police, and fire protection services.

- ✓ Will the proposed special exception constitute an appropriate use in the area and will not substantially injure or detract from the use of the surrounding property or from the character of the neighborhood?

Yes. The proposed use is consistent with the surrounding industrial and commercial character of the area. The subject property is located within the M-1 Industrial District, which accommodates a variety of light industrial, storage, and service-oriented uses. The proposed vehicle sales establishment, limited to scooters and motorcycles, will operate primarily indoors within an existing tenant space and will not substantially injure the adjacent properties.

STAFF RECOMMENDATION

In light of these findings, staff recommends approval with conditions of the requested special exception use in accordance to Article 3, Division 5, Section 3-504: Standards of Approval of the Land Development Regulations (LDRs), to allow vehicle sales/display on the subject property with the following conditions:

1. That the applicant shall receive a Certificate of Use (CU) and Business Tax Receipt (BTR) from the Community Planning and Development Department.
2. That the applicant receives any and all permits from the Building Department for any necessary interior buildout.

PUBLIC NOTIFICATION/COMMENTS

In accordance with Subsections (A), (B) and (C) of Article 3, Division 3, Section 3-302 of the City's LDRs, notification of the applicant's request was published on the Miami Dade County Legal Ads posted on the property, and mailed to property owners within a 500-foot radius of the subject property to provide an opportunity to comment on the application if desired.

As of this writing, no comments were received from neighboring property owners within the aforementioned radius.

APPLICABLE LDR SECTIONS

Article 3, Division 3, Section 3-302 (A), (B) and (C): Notice;
Article 3, Division 5, Section 3-504: Standards for Approval;
Article 4, Division 2, Section 4-201 & 4-202: Zoning Districts;
Article 7, Section 7-101: Definitions.



Board of Adjustment Public Hearing Application

Instructions: Please print or type all information. The application must be filled out accurately and completely.

TYPE OF APPLICATION:

Special Exception Appeal by Applicant
 Variance Appeal by Aggrieved Party

PROPERTY OWNER'S INFORMATION:

Owner's Name: AMERICAN FEDERATED TITLE CORP.

Mailing Address: 16701 COLLINS AVE

City: SUNNY ISLES State: FL Zip: 33160

Phone #: _____ E-mail Address: _____

APPLICANT/DULY APPOINTED AGENT INFORMATION:

Contact Name: AMADOR REYES JR

Company Name: LICENSES IN FLORIDA INC

Mailing Address: 29050 SW 87 AVE #206

City: CUTTER BAY State: FL Zip: 33189

Phone: 786-253-7699 E-mail Address: LICENSESINFLORIDA@GMAIL.COM

PROJECT INFORMATION:

Address of Property: 1895 NE 150ST N. MIAMI FL 33181

Folio Number(s): _____

Size of Property: _____ Building Square Footage: _____

REASON FOR VARIANCE: CERTIFICATE OF USE

PROJECT DESCRIPTION: Please provide a summary of the project including a description of what you are trying to accomplish and a timeline of events (if applicable).

OPEN CODE VIOLATIONS:

Date Issued: _____

Date Issued: _____



OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared CLAUDIO GABRIEL FALLAT AMIN
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, or otherwise authorized to sign on behalf of the Corporation, doing business at the following address:
1895 NE 150 S N. MIAMI FL 33181
2. The Corporation owns the property which is the subject of this request.
3. The subject property is legally described as:
4. Affiant is legally authorized to file this application or the Affiant has authorized _____ as the applicant/duly appointed agent to file this application and to receive all correspondence and represent the Affiant.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning action granted at public hearing.

WITNESSES:

Handwritten signature of Abril Valentina Campos.

Signature

ABRIL VALENTINA CAMPOS

Print Name

Signature

Print Name

Handwritten signature of Claudio Gabriel Fallat Amin.

Affiant's Signature

CLAUDIO GABRIEL FALLAT AMIN

Print Name

Sworn to and subscribed before me on the 11 day of MARCH, 20 25.
Affiant is personally known to me or has produced FL135-107-01-044-0 as identification.

Notary Amador Reyes

Commission Expires: 9/15/2028

A rectangular notary seal with a decorative border. It features a small illustration of the U.S. Capitol building on the left. The text inside the seal reads: "Notary Public State of Florida", "Amador Reyes", "My Commission HH 573986", and "Expires 9/15/2028".

**LEXIE SCOOTERS INC
1995 NE 150TH STREET
NORTH MIAMI, FL 33181**

APRIL 8TH 2025

**TO: NORTH MIAMI, FLORIDA
ATT: SAPHIE BIEN-AIME**

Re: Letter Of Intention

NATURE OF BUSINESS:

- 1.- WAREHOUSE STORAGE (RECEIVING AND SHIPPING) SCOOTERS AND MOTORCYCLES.**
- 2.- ON LINE ORDERS,**
- 3. ADDITIONAL SHOW ROOM (SHOWING) SCOOTERS AND MOTORCYCLES.**
- 4.- WALK IN ORDERS FOR CUSTOMERS.**

HOURS OF OPERATION: FROM 10: 00AM TO 6:30PM FROM MONDAY THROUGH FRIDAY.

NUMBER OF EMPLOYEES: 3 (THREE).

SQUARE FEET OCCUPIED BY THE BUSINESS (3000')

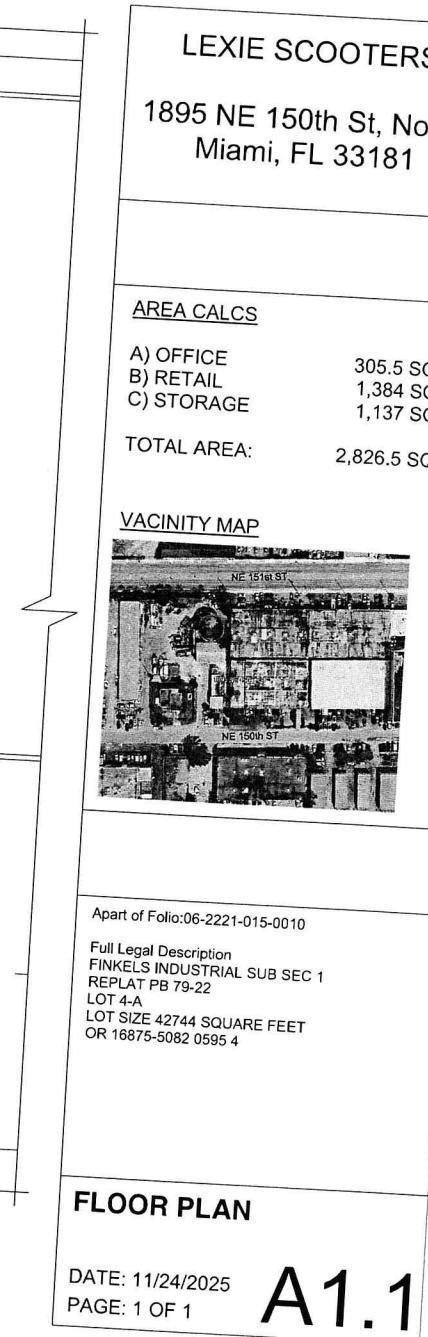
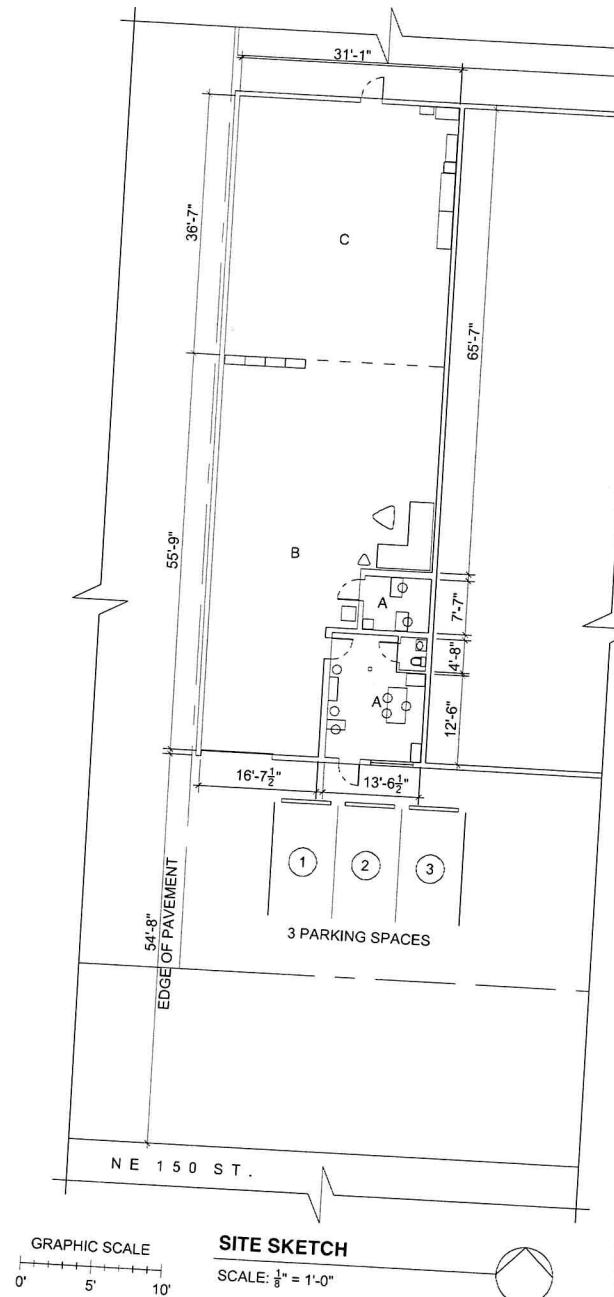
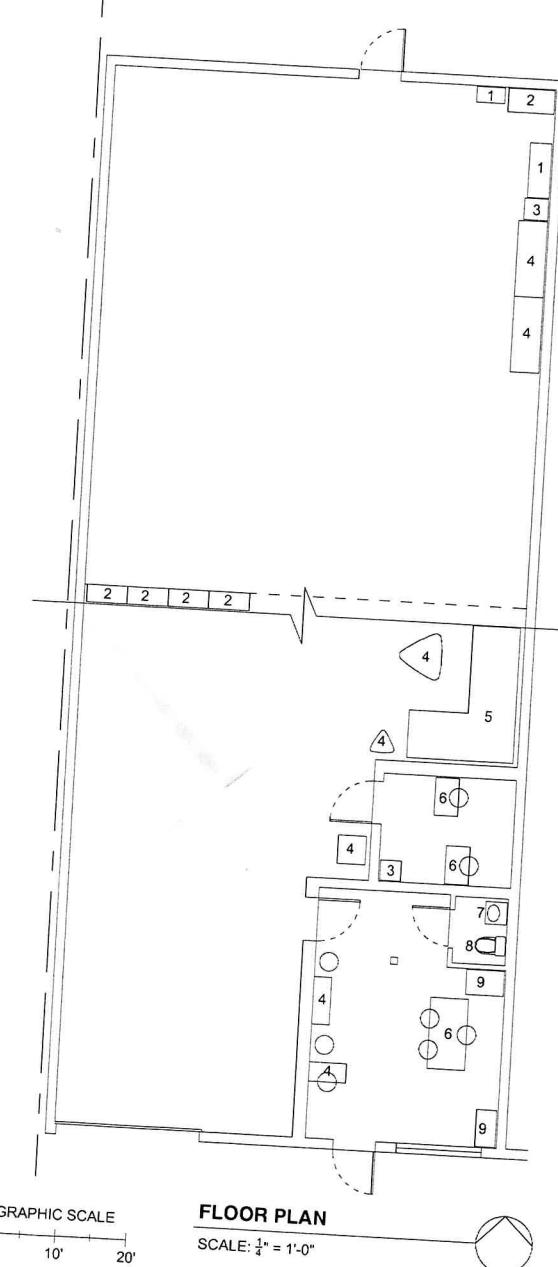
WAREHOUSE MEASUREMENTS 92' LONG BY 32' wide.

BUSINESS LOCATION:

**1895 NE 150TH STREET
NORTH MIAMI, FLORIDA 33181**

Sincerely


CLAUDIO GABRIEL FALLAT AMIN



NORTH MIAMI STORAGE JV LLC
2929 WALNUT ST STE 1520
PHILADELPHIA, PA 19104

1998 150TH STREET LLC
PO BOX 380758
MIAMI, FL 33238-0758

OCEAN GROUP INVESTMENTS
1820 HIBISCUS DR NORTH
MIAMI, FL 33181

CITY OF NORTH MIAMI FINANCE DEPT
PO BOX 610847
NO MIAMI, FL 33261

151ST STREET WAREHOUSE LLC
2999 NE 191 ST STE 800
MIAMI, FL 33180

ALMIKA LLC
15321 W DIXIE HWY
NORTH MIAMI BEACH, FL 33162

CITY OF NORTH MIAMI
PO BOX 610847
NO MIAMI BEACH, FL 33261

CINE UNLIMITED INC
1825 NE 149 ST
MIAMI, FL 33181

QCSIF THREE LLC
300 DELWARE AVE STE 210
WILMINGTON, DE 19801

AMERICAN FEDERATED TITLE CORP TR
16701 COLLINS AVE STE 102 SUNNY
ISLES BEACH, FL 33160

JAMES NORVAL ALLEN TRS
201 COOPER HOLLOW RD
TOWNSEND, TN 37882

ARCH CREEK WAREHOUSE COMPLEX
15499 W DIXIE HWY
N MIAMI BEACH, FL 33162-6031

S & S REALTY PARTNERSHIP
1980 S OCEAN DR APT 3G HALLANDLE
BCH, FL 33009-5916

CINE UNLIMITED INC
1825 NE 149 ST
MIAMI, FL 33181

15255 W DIXIE HWY LLC
17555 COLLNIS AVE 3901
SUNNY ISLES BEACH, FL 33160

PYRIG INVESTMENT LLC
1935 NE 150 ST NORTH MIAMI, FL
33181

SARABEN LLC
1801 NE 149 ST NORTH
MIAMI, FL 33181-1109

UP INVESTMENTS SA
15151 WEST DIXIE HWY
N MIAMI BEACH, FL 33162-6025

RICHARD OTERO
2020 NE 120 ROAD
MIAMI, FL 33181

YMP CENTER COURT LLC
4500 N STATE RD 7 #100
LAUDERDALE LAKES, FL 33319

CITY OF NORTH MIAMI BEACH
17011 NE 19 AVE
NO MIAMI BEACH, FL 33162-3111

IRWIN FELDMAN TRS
1001 SW 141 AVE #K 112 PEMBROKE
PINES, FL 33027

PIPER INDUSTRIAL COMPLEX LLC
1885 A NE 149 ST 1885 A
NORTH MIAMI, FL 33181

F E C RR
7150 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256

GROUP FORCE NORTHLAKE LLC
18205 BISCAYNE BLVD 2202 AVENTURA,
FL 33160

NARKES BUILDING LLC
1999 NE 150 ST NORTH MIAMI, FL
33181

THE PUBLIC
17011 NE 19 AVE
NO MIAMI BEACH, FL 33162-3111

NMB PARTNERS LLC
1922 NE 149 ST NORTH MIAMI, FL
33181

BOB'S LAWNMOWER SALES & SVC INC
15270 W DIXIE HWY
MIAMI, FL 33162

NORTH MIAMI STORAGE JV LLC
2929 WALNUT ST STE 1520
PHILADELPHIA, PA 19104

1998 150TH STREET LLC
PO BOX 380758
MIAMI, FL 33238-0758

OCEAN GROUP INVESTMENTS
1820 HIBISCUS DR NORTH
MIAMI, FL 33181

CITY OF NORTH MIAMI FINANCE DEPT
PO BOX 610847
NO MIAMI, FL 33261

151ST STREET WAREHOUSE LLC
2999 NE 191 ST STE 800
MIAMI, FL 33180

ALMIKA LLC
15321 W DIXIE HWY
NORTH MIAMI BEACH, FL 33162

CITY OF NORTH MIAMI
PO BOX 610847
NO MIAMI BEACH, FL 33261

CINE UNLIMITED INC
1825 NE 149 ST
MIAMI, FL 33181

QCSIF THREE LLC
300 DELWARE AVE STE 210
WILMINGTON, DE 19801

AMERICAN FEDERATED TITLE CORP TR
16701 COLLINS AVE STE 102 SUNNY
ISLES BEACH, FL 33160

JAMES NORVAL ALLEN TRS
201 COOPER HOLLOW RD
TOWNSEND, TN 37882

ARCH CREEK WAREHOUSE COMPLEX
15499 W DIXIE HWY
N MIAMI BEACH, FL 33162-6031

S & S REALTY PARTNERSHIP
1980 S OCEAN DR APT 3G HALLANDLE
BCH, FL 33009-5916

CINE UNLIMITED INC
1825 NE 149 ST
MIAMI, FL 33181

15255 W DIXIE HWY LLC
17555 COLLNIS AVE 3901
SUNNY ISLES BEACH, FL 33160

PYRIG INVESTMENT LLC
1935 NE 150 ST NORTH MIAMI, FL
33181

SARABEN LLC
1801 NE 149 ST NORTH
MIAMI, FL 33181-1109

UP INVESTMENTS SA
15151 WEST DIXIE HWY
N MIAMI BEACH, FL 33162-6025

RICHARD OTERO
2020 NE 120 ROAD
MIAMI, FL 33181

YMP CENTER COURT LLC
4500 N STATE RD 7 #100
LAUDERDALE LAKES, FL 33319

CITY OF NORTH MIAMI BEACH
17011 NE 19 AVE
NO MIAMI BEACH, FL 33162-3111

IRWIN FELDMAN TRS
1001 SW 141 AVE #K 112 PEMBROKE
PINES, FL 33027

PIPER INDUSTRIAL COMPLEX LLC
1885 A NE 149 ST 1885 A
NORTH MIAMI, FL 33181

F E C RR
7150 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256

GROUP FORCE NORTHLAKE LLC
18205 BISCAYNE BLVD 2202 AVENTURA,
FL 33160

NARKES BUILDING LLC
1999 NE 150 ST NORTH MIAMI, FL
33181

THE PUBLIC
17011 NE 19 AVE
NO MIAMI BEACH, FL 33162-3111

NMB PARTNERS LLC
1922 NE 149 ST NORTH MIAMI, FL
33181

BOB'S LAWNMOWER SALES & SVC INC
15270 W DIXIE HWY
MIAMI, FL 33162



NOTICE OF PUBLIC HEARING

January 12, 2026

Dear Property Owner:

Notice is hereby given that the City of North Miami has received and will consider the following request:

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.

The Board of Adjustment will hear this request on **Wednesday, January 21st at 6:30 p.m.** You are welcome to attend this meeting where you will be given an opportunity to express your support or concerns, if you so choose. **The meeting will be held in the City Council Chambers on the second floor of the City Hall located at 776 Northeast 125 Street, North Miami, FL 33161.**

The City is mailing notice of this request as a courtesy **to the surrounding property owners**. No response is necessary on your part. The application documents are available for review upon request in the Land Use Services Building (formerly known as the Community Planning & Development Department.)

Sincerely,

A handwritten signature in blue ink, appearing to read "Saphi Bien Aime".

Saphi Bien Aime
Planner
Community Planning & Development Department



Development Services Department

12400 NE 8 Avenue, North Miami, Florida 33161

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Phone: 305-893-6511

Development Services Department

Hearing Time and Date:

Wednesday, October 15th, 2025 at 6:30 PM

Hearing Location:

**North Miami City Hall,
2nd Floor Council Chambers,
776 NE 125 Street, North Miami, FL 33161**

ACTION REQUESTED:

**SE-8-25 – SPECIAL EXCEPTION TO PERMIT A VEHICLE
SALES USE – 1995 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 1995 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.