The meeting was called to order at 6:48 p.m. After the pledge of allegiance, a roll call of the members was taken.

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<th>Name</th>
<th>Present</th>
<th>Excused</th>
<th>Absent</th>
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<tbody>
<tr>
<td>1. Roseline Philippe</td>
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<td>Chair</td>
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<td>2. Michael McDearmaid</td>
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<td>Vice Chair</td>
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<td>3. Patricia Longchamp-Deosaran</td>
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<td>4. Alina Medina</td>
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<td>5. Blythe Pierre-Louis</td>
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<td>6. Evan Shields</td>
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<td>7. Nikisha Williams</td>
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Staff was represented by:
- Derrick Cook, MBA, Zoning Manager
- Marline Monestime, Senior Planning Technician
- Gary Held, Consulting Land Use Attorney
- Jennifer Warren, Deputy City Attorney

I. Assembly and Organization:
Attorney Held read the procedures for public comment. Participants were sworn-in to provide testimony for their respective requests.

II. Amendments to the Agenda:
Corrections to item numbers on staff reports were stated on the record.

III. Approval of Minutes:
Approval of minutes from the September 29, 2021 meeting will be held at the next meeting.

IV. Communications: None

V. Petitions:

SE-02-21 – NIGHT CLUB SPECIAL EXCEPTION FOR NUVO CAFÉ, 14135 NW 7TH AVENUE

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 A PROPOSED NIGHTCLUB AT THE PROPERTY LOCATED AT 14135 NW 7 AVENUE WITHIN THE C-1 COMMERCIAL/OFFICE 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 Zoning Manager, Derrick Cook presented the item to the board followed by the applicant(s), speaking to the request. A motion to approve the item was presented by Vice-Chair McDearmaid and seconded by Board member Williams. The item passed with a 6-0 vote.

V-08-21 – MINIMUM DISTANCE VARIANCE FOR NUVO CAFÉ – 14135 NW 7TH AVENUE

A VARIANCE TO ARTICLE 5, DIVISION 9, SECTION 5-908 OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS") TO: ALLOW A DEVIATION OF THE MINIMUM REQUIRED SPACING FROM OTHER SIMILAR USES, RELIGIOUS INSTITUTION, SCHOOLS, PARKS AND RESIDENTIAL USE FROM A NIGHTCLUB AT THE PROPERTY LOCATED AT 14135 NW 7TH AVENUE WITHIN THE C-1 COMMERCIAL/OFFICE DISTRICT; SAID VARIANCE IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

The Zoning Manager, Derrick Cook presented the item to the board followed by the applicant(s), speaking to the request. A motion to approve the item was presented by Vice-Chair McDearmaid and seconded by Board member Shields. The item passed with a 6-0 vote.

V-09-21 – HOURS DURING WHICH SALES ARE ALLOWED; CONSUMPTION VARIANCE FOR NUVO CAFÉ – 14135 NW 7TH AVENUE

A VARIANCE TO ARTICLE 5, DIVISION 9, SECTION 5-913 OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS") TO: ALLOW A DEVIATION OF THE HOURS DURING WHICH SALES ARE ALLOWED AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT THE PROPERTY LOCATED AT 14135 NW 7TH AVENUE WITHIN THE C-1 COMMERCIAL/OFFICE DISTRICT; SAID VARIANCE IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

The Zoning Manager, Derrick Cook presented the item to the board followed by the applicant(s), speaking to the request. A motion to approve the item was presented by Vice-Chair McDearmaid and seconded by Board member Shields. The item passed with a 6-0 vote with the inclusion of a 6-month administrative review of the operations as it pertains to the request.
SE-01-22 – NIGHT CLUB SPECIAL EXCEPTION FOR NOMI BAR AND GRILL – 738 NE 125 STREET

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 A PROPOSED NIGHTCLUB AT THE PROPERTY LOCATED AT 738 NE 125 STREET WITHIN THE C-3 COMMERCIAL/OFFICE DISTRICT; SAID SPECIAL EXCEPTION IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LDRS.

Vice Chair McDearmaid, and Board members Shields and Williams disclosed they had communicated with the applicant for items SE-01-22 and V-01-22. The Zoning Manager, Derrick Cook presented the item to the board followed by the applicant(s), speaking to the request. A motion to approve the item was presented by Vice-Chair McDearmaid and seconded by Board member Shields. The item passed with a 6-0 vote with the inclusion of a 6 month administrative review of the operations and mandatory staffing of an off-duty City of North Miami officer, as it pertains to the request.

V-01-22 – MINIMUM DISTANCE VARIANCE FOR NOMI BAR AND GRILL – 738 NE 125 STREET

A VARIANCE TO ARTICLE 5, DIVISION 9, SECTION 5-908 OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW A DEVIATION OF THE MINIMUM REQUIRED SPACING FROM OTHER SIMILAR USES, RELIGIOUS INSTITUTION, SCHOOLS, PARKS AND RESIDENTIAL USE FROM A NIGHTCLUB AT THE PROPERTY LOCATED AT 738 NE 125 STREET WITHIN THE C-3 COMMERCIAL/OFFICE DISTRICT; SAID VARIANCE IS TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

The Zoning Manager, Derrick Cook presented the item to the board followed by the applicant(s), speaking to the request. A motion to approve the item was presented by Vice-Chair McDearmaid and seconded by Board member Shields. The item passed with a 6-0 vote.

V-02-22 - SINGLE FAMILY RESIDENCE REQUEST FOR VARIANCE TO ALLOW FOR SETBACK DEVIATION – 1115 NE 121 STREET

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 AN ADDITION TO A SINGLE FAMILY RESIDENCE TO ENTRAP INTO THE REAR YARD SETBACK AT THE PROPERTY LOCATED AT 1115 NE 121 STREET WITHIN THE R-2 SINGLE-FAMILY
The Zoning Manager, Derrick Cook presented the item to the board followed by the applicant(s), speaking to the request. A motion to approve the item was presented by Board member Alina Medina and seconded by Vice-Chair McDearmaid. The item passed with a 6-0 vote.

**SE-02-22 – TECHNICAL VOCATIONAL SPECIALTY SCHOOL SPECIAL EXCEPTION FOR ALWAYS PROFESSIONAL INSTITUTE – 13992 NE 12 AVENUE**

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 A PROPOSED TECHNICAL VOCATIONAL SPECIALTY SCHOOL AT THE PROPERTY LOCATED AT 13992 NE 12 AVENUE WITHIN THE C-1 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 Zoning Manager, Derrick Cook presented the item to the board followed by the applicant(s), speaking to the request. A motion to approve the item was presented by Board member Williams and seconded by Board member Shields. The item passed with a 6-0 vote.

**SE-03-22 – TECHNICAL VOCATIONAL SPECIALTY SCHOOL SPECIAL EXCEPTION FOR SYLVESTER SECURITY SCHOOL & MULTI SERVICE LLC – 607 NE 123 STREET**

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 A TECHNICAL VOCATIONAL SPECIALTY SCHOOL AT THE PROPERTY LOCATED AT 607 NE 123 STREET WITHIN THE C-3 COMMERCIAL/OFFICE 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 Zoning Manager, Derrick Cook presented the item to the board followed by the applicant(s), speaking to the request. A motion to approve the item was presented by Board member Shields and seconded by Board member Williams. The item passed with a 6-0 vote.

**VI. COMMITTEE REPORTS:** None

**VII. OLD BUSINESS:** None

**VIII. NEW BUSINESS:** None
IX. ADJOURNMENT

A motion for adjournment was made by Vice Chair McDearmaid and seconded by Board member Shields. The meeting adjourned at 9:11 p.m.

Respectfully submitted:  Attest:

______________________________________________  ________________________________________________
Roseline Philippe, Chairperson  Derrick Cook, MBA, Zoning Manager
Board of Adjustment  Community Planning & Development

Prepared by:

______________________________________________
Marline Monestime, Senior Planning Technician
Community Planning & Development