



**NORTH MIAMI BOARD OF ADJUSTMENT MEETING AGENDA
776 NORTHEAST 125 STREET, NORTH MIAMI CITY HALL, 2ND FLOOR
WEDNESDAY, FEBRUARY 24, 2016, 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: NOVEMBER 18, 2015 BOARD OF ADJUSTMENT MEETING

III. COMMUNICATIONS: BOARD MEMBER COMMUNICATIONS

IV. CONTINUED PETITIONS: NONE

V. NEW PETITIONS:

VARIANCE TO ARTICLE 4, DIVISION 3, SECTION 4-303 OF THE NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW AN OVERHANG TO AN EXISTING BUSINESS LOCATED AT 13290 WEST DIXIE HIGHWAY, IN THE C-1 COMMERCIAL DISTRICT, WITH A SIDE STREET SETBACK OF 4.42 FEET INSTEAD OF THE REQUIRED MINIMUM SETBACK OF 15 FEET AS SET FORTH IN THE LAND DEVELOPMENT REGULATIONS FOR DEVELOPMENTS PERMITTED IN THE C-1 DISTRICT; SAID VARIANCE TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

V-2-16 5th AVENUE DEVELOPMENT, LLC – 12121 NE 5TH AVENUE & 509 NE 121ST STREET

- 1. A VARIANCE TO ARTICLE 5, DIVISION 20, SECTION 5-2002(B) OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW A PROPOSED TOWNHOUSE DEVELOPMENT TO SET BACK 13’-3” AND 20’-10” FROM THE EAST AND WEST SIDE PROPERTY LINE, RESPECTIVELY, INSTEAD OF THE MINIMUM 30’-0” REQUIRED IN THE LDRS FOR TOWNHOUSE DEVELOPMENT; AND**
- 2. A VARIANCE TO ARTICLE 5, DIVISION 20, SECTION 5-2001(D) OF CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW SAID DEVELOPMENT WITH TWO (2) TOWNHOUSE ROWS WITH A LENGTH OF EIGHT (8) UNITS AND TWELVE (12) UNITS, RESPECTIVELY, INSTEAD OF THE MAXIMUM LENGTH OF SIX (6) UNITS PER TOWNHOUSE ROW AS REQUIRED IN THE LDRS FOR TOWNHOUSE DEVELOPMENT.**

ALL VARIANCES TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LDRS.

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.