



MIAMI-DADE COUNTY, FLORIDA  
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

BOARD OF RULES AND APPEALS  
11805 S.W. 26<sup>TH</sup> STREET (CORAL WAY)  
Room 230  
MIAMI, FLORIDA 33175  
TEL (786) 315-2573 FAX (786) 315-2570

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December 27<sup>th</sup>, 2013

Jean (John) Longchamps, Jr.  
Zia Construction, LLC  
6815 Biscayne Blvd., Ste. 103-163  
Miami, Florida 33138

**Re: Appeal of Building Official  
City of North Miami  
Moca Café  
738 and 742 NE 125 Street  
Permit No. BBC00-2010-00151  
Issuance of Certificate of Occupancy**

Dear Mr. Longchamps:

On **December 19<sup>th</sup>**, 2013, the Board of Rules and Appeals heard your appeal regarding the issuance of a Certificate of Occupancy for the Moca Café. The Board granted your appeal. In doing so, the Board reversed the decision of the Building Official to issue the Certificate of Occupancy for the Moca Café.

Please contact our Office at the above listing, if you require additional information.

Sincerely,

*For:* Secretary of the Board  
Board of Rules and Appeals

cc: Enrique Salvador, Chairman  
Board of Rules and Appeals

Eduardo Gonzalez  
Assistant County Attorney

John Jackson, Building Official  
City of North Miami

Pursuant to Section 8-4 of the Code of Miami Dade, appeals of decisions of the Board within the review jurisdiction of the Florida Building Commission shall be to the Florida Building Commission in the manner prescribed by law. Review of other decisions of the Board shall be to the Circuit Court of the Eleventh Judicial Circuit in and for Miami Dade County, Florida, in accordance with the procedure and within the time provided by the Florida Rules of Appellate Procedure for the review of rulings of any commission or board.