



**NORTH MIAMI BOARD OF ADJUSTMENT MEETING AGENDA
776 NORTHEAST 125 STREET, NORTH MIAMI CITY HALL, 2ND FLOOR
WEDNESDAY, OCTOBER 19, 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: JULY 20, 2016 BOARD OF ADJUSTMENT MEETING

III. COMMUNICATIONS: BOARD MEMBER COMMUNICATIONS

IV. CONTINUED PETITIONS: NONE

V. NEW PETITIONS:

A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 2, SECTION 4-202 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A PROPOSED RELIGIOUS INSTITUTION AT THE PROPERTY LOCATED AT 1981-91 NE 135 STREET IN THE R-5 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.

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 Zoning Department no later than four (4) days prior to the proceeding. Telephone (305) 893-6511, ext. 12256 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.



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V. NEW PETITIONS:

V-7-16 CASA DE RESTAURACION IGLESIA COMUNITARIA - 1981-91 NE 135 STREET

A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 2, SECTION 4-202 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A PROPOSED RELIGIOUS INSTITUTION AT THE PROPERTY LOCATED AT 1981-91 NE 135 STREET IN THE R-5 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.

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MINUTES
 NORTH MIAMI BOARD OF ADJUSTMENT
 6:30 P.M.
 WEDNESDAY, JULY 20, 2016
 COUNCIL CHAMBERS

The meeting was called to order at 6:30 p.m. After the pledge of allegiance, a roll call of the members was taken.

	Name	Present	Excused	Absent
1.	Roseline Philippe Chair		X	
2.	Holly Cohen	X		
3.	Michael McDearmaid	X		
4.	Dotie Joseph	X		
5.	Danna Magloire-Fenelon			X
6.	Pegy Boulé	X		
7.	Laura Hill Alternate	X		
8.	Mary Estimé-Irvin Alternate			

Staff was represented by:

Alex A. David, Zoning Administrator
 Roland Galdos, Deputy City Attorney
 Brittni Duria, Board Secretary

I. Assembly and Organization – Amendments to the Agenda: None

II. Approval of Minutes:

The minutes of the May board meeting were unanimously approved and a motion was made by board member McDearmaid and seconded by board member Hill.

III. Board Member Communications: None

IV. CONTINUED PETITIONS: NONE

V. NEW PETITIONS:

A VARIANCE TO ARTICLE 5, DIVISION 9, SECTION 5-902 OF THE NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW A PROPOSED FENCE WITH A HEIGHT OF EIGHT (8) FEET IN CONNECTION WITH A PROPERTY LOCATED AT 14695 NE 18TH AVENUE WHERE THE MAXIMUM ALLOWABLE HEIGHT SET FORTH IN THE LAND DEVELOPMENT REGULATIONS FOR FENCES IN THE R-6 ZONING DISTRICT IS SIX (6) FEET; SAID VARIANCES TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LAND DEVELOPMENT REGULATIONS.

Board Discussion:

The Vice Chair introduced the item and Mr. David went over the staff report. During this time, the records of Police calls and dispatch of the last three (3) months were passed around amongst the board members.

Ethan Wasserman, the applicant’s attorney, began by stating that property has many security issues. One of them being that fire alarms are pulled often and each time, they are charged a fine of around \$1,000-\$1,500 each time. People jumping over the existing wall is also a common security issue. Board member McDearmaid stated that Center Court has been a security nightmare and police target for many years. Board member Hill asked if all security measures mentioned in the staff report and attachments were completed. The owner, Ralph Godwin, stated that the property was purchased in October of 2015. Police were required to enter the property in two’s because of the severity. New security force was hired and doubled addition to six (6) additional off-duty officers, all roaming the property 24 hours a day. The neighborhood was used as a base for drug dealing and various mischief by residents and their guests. These people would be arrested on-site on suspicion, seven (7) in the last week. If residents are convicted, they are then evicted. Management is trying to limit casual access to the neighborhood since people are still able to access the property and leave unimpeded. With the additional four (4) feet in height, that makes it a climb, increased and improved security, better visibility and ability to control access through the front gate. Board member Hill then asked how many units there are in the complex and how many security guards at any given moment. Mr. Godwin replied that there are 588 units and six (6) guards every shift and two (2) North Miami Police officers. Board member Hill questioned if residents were given a background check at the time of their lease, Mr. Godwin stated that they do now; previous management did not.

Board member Cohen asked why increased height was only requested for the north and west sides of the property. Mr. David stated that the east and south sides have concrete walls and no issues were reported from there; Mr. Galdos added that the other two (2) sides were conforming since they are zoned Industrial and permits fences of eight (8) feet in height. Board member Boulé asked if residents are required to check in at the entrance, Mr. Godwin stated that all residents have a magnetic key card in order to access the complex and a picture of their license plate is taken by a surveillance camera. Board member Hill asked why they wanted to keep concrete wall instead of replacing it with the proposed wrought-iron fence. Mr. Godwin stated that the wall is still very

strong and will be repainted and made attractive. Mr. Godwin explained that the property was originally a low-income, tax credit housing project so they are limited by law for income qualification, and rents to be charged; looking at the workforce housing being served, limitations aren't great given by the average income. Management is trying extraordinarily hard to attract higher income of workforce housing in order to maintain regulatory requirements for rent structure. Board member Joseph asked about how to they were going to attract higher end residents, Mr. Godwin explained that management would send someone out every 90 days to change the air filters, check for water leaks and other maintenance to the units and ensure that they all are to look as they should and verify how many people are living there. Any suspicious activities would lead to an eviction. Board member Joseph then asked what criteria management would use on the criminal background checks to determine the approval of residents. Mr. Godwin stated that they are looking at drug dealers, sexual offenders and multiple attempts with aggravated assault or battery but by law, would have to accept those who have been to jail and served their time. Board member Boulé then asked if they would accept referrals from housing agencies or transition programs. Mr. Godwin stated that those are accepted, specifically from halfway houses, but would still have to meet the other standards. With that, a credit check would not be necessary and only two (2) paystubs would be required. Looking into the Police calls and dispatch, board member Boulé stated that a lot of burglaries, domestic violence and miscellaneous crimes occur in the complex and asked if the proposal would help those issues. Mr. Godwin explained that domestic disputes happen quite often and are usually minor, things they are focused on are burglaries but are usually related to drug dealing with the exception of car burglaries. Board member Hill asked is they felt they had sufficient lighting in their parking lots and if surveillance cameras are being used. Mr. Godwin stated that they do have sufficient lighting but are working on improving even that. With the surveillance cameras, it was stated that they are being used and are motion-sensor activated but are not networked properly and should be corrected within the next 45 days. Board member Hill requested that the network correction be made a condition and be met within the stated amount of time. Mr. Ethan Wasserman requested that they be given a more reasonable amount of time and Mr. Galdos stated that the applicant create a combined networking of the security cameras within a period of twelve (12) months from the date of approval.

Public Hearing:

No one spoke at the public hearing.

Vote:

The motion to approve the item with conditions were made by board member McDearmaid and seconded by board member Joseph. The item was approved based on a unanimous decision.

V-5-16 DESIGNER BLINDS & FABRICS – 1830 NE 144 STREET

A VARIANCE TO ARTICLE 4, DIVISION 3, SECTION 4-303 OF THE LAND DEVELOPMENT REGULATIONS (“LDRS”) TO ALLOW THE EXISTING WAREHOUSE/SHOWROOM AND PROPOSED EXPANSION THERETO WHICH IS

LOCATED AT 1830 NE 144TH STREET TO BE SETBACK FIVE (5) FEET FROM THE SIDE (WEST) PROPERTY LINE WHERE THE MINIMUM SIDE SETBACK SET FORTH IN THE LAND DEVELOPMENT REGULATIONS FOR DEVELOPMENTS PERMITTED IN THE M-1 ZONING DISTRICT IS FIFTEEN (15) FEET; SAID VARIANCES TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 6, SECTION 3-606 OF THE LAND DEVELOPMENT REGULATIONS.

Board Discussion:

The Vice Chair introduced the item and Mr. David went over the staff report. Ricardo Muñiz, duly appointed applicant and architect, spoke on the property owner's behalf. Mr. Galdos clarified that the Power of Attorney form needed to be corrected as a condition to the proposed item. Mr. Muñiz explained that the owners had intentions for a complete redevelopment along with the proposed addition.

Board member Boulé asked if the rear parcel of the property was used at all or if used for parking. Mr. Muñiz replied that it was not used at all. Board member Hill questioned if said variance would bring the existing structure to code, which Mr. Muñiz replied that it would fully comply with ADA accessibility, windows and doors impact-resistant.

Public Hearing:

No one spoke at the public hearing.

Vote:

The motion to approve the item was made by board member Hill and seconded by board member McDearmaid. The item was approved based on a unanimous vote.

V-6-16 SAMARIE CHRISTIAN CHURCH, INC. – 13995 W. DIXIE HIGHWAY

A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 2, SECTION 4-302 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A PROPOSED RELIGIOUS INSTITUTION AT THE PROPERTY LOCATED AT 13995 W. DIXIE HIGHWAY IN THE C-1 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.

Board Discussion:

The Vice Chair introduced the item and Mr. David went over the staff report. Mr. Galdos then gave clarification on condition six (6) of the staff report regarding the nonpayment of a Business Tax Receipt. Nikki Alexis spoke on behalf of Rodin Alexis, senior pastor, explained that the church was originally located in North Miami Beach and relocating with all of their resources.

Board member Hill asked if the proposed name of occupancy is “mercantile to assembly” given that it was stated on the plans given within the package yet the name is Samarie Christian Church, Inc. Mr. David stated that the given location meant that the change of occupancy is changing from a mercantile use to an assembly. Board member Hill then asked what the duration of the lease was, which was replied with ten (10) years. She also questioned what changes would be made to the structure. Ms. Alexis stated that offices, chairs and the altar would be constructed. Board member Hill then asked how many members would congregate on any given Sunday, Ms. Alexis explained that they have 79 active members and 100-125 people at a Sunday mass. Based on the limited amount of parking spaces, the question of overfill parking was brought up for discussion and it was mentioned that the open field was part of the lease and could be used. Vice Chair asked if this location was part of the downtown zone and Mr. David replied no but that it is part of an overlay district. Board member Hill asked if this use would prohibit someone with a liquor license and Mr. Galdos explained that it depended on the type of alcoholic beverage license. Vice Chair explained that she was just curious because the City is trying to activate a downtown yet we have been allowing many schools and places of worship in the area. She also questioned about how the surrounding homeowners felt about the parking near their residence. Mr. David explained that all those within a specific radius were notified properly previous to the meeting date.

Public Hearing:

Cassell Siffler spoke and stated that the church is willing to help the community and open to aid those that wish to join. He works with adults, counseling to the children and youth as well as bible study.

Vote:

The motion to approve the item was made by board member Joseph and seconded by board member McDearmaid. The item was approved based on a unanimous vote.

— — —

The next meeting was tentatively set for September 21, 2016.

- I. COMMITTEE REPORTS: None**
- II. OLD BUSINESS: None**
- III. NEW BUSINESS: Vote for Chair and Vice Chair**

Mr. Galdos stated that as a communication regarding the subject, the current Chair, Ms. Philippe, sent an email regarding her interest in remaining as the Chair although she was unable to attend this meeting. Board member Joseph motioned for approval and board member McDearmaid seconded.

Board member McDearmaid motioned for the current Vice Chair, Ms. Cohen, to remain in said position and board member Boulé seconded.

IV. ADJOURNMENT:

The meeting was adjourned at 7:47 p.m. Motioned by board member Joseph and seconded by board member Boulé.

Respectfully submitted:

Attest:

Roseline Philippe, Chairperson
Board of Adjustment

Alex David, AICP, Zoning Administrator
Community Planning & Development

Prepared by:

Brittini Doria, Board Secretary
Community Planning & Development



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

To: **Honorable Board of Adjustment Members**

From: **Alex A. David, AICP**
 Zoning Administrator
 Community Planning & Development Department

Date: **October 19, 2016**

V-7-16 **Casa de Restauracion Iglesia Comunitaria – 1981-91 NE 135 Street**

Application Summary

Applicant/Agent: Casa de Restauracion Iglesia Comunitaria AG / Rev. Victor Caballero
Property Owner: Badoma Plaza LLC
Project Name: Casa de Restauracion Iglesia Comunitaria
Location: 1981-91 NE 135 Street
Building Area: 2,223 Square Feet (Bays – 1989 and 1991)
Folio Number: 06-2229-008-0019 (Parent Tract)
Petition: **A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 2, SECTION 4-202 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A PROPOSED RELIGIOUS INSTITUTION AT THE PROPERTY LOCATED AT 1981-91 NE 135 STREET IN THE R-5 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.**

Project Summary

The subject property is located east of Biscayne Boulevard, at 1981-91 NE 135 Street within the historic Arch Creek neighborhood. The structure on the 18,135 square foot property was built in 1974 and comprises a total of 6,531 square feet (Miami-Dade County Property Appraiser). In addition, there is parking for 26 vehicles. The religious institution use will occupy two bays totaling 2,184 square feet. The other bays within the retail center are occupied by a food store, pizzeria and office uses and total approximately 4,347 square feet. As stated, the lot is comprised of a commercial structure in the R-5 Residential District. As such, these uses are considered legally non-conforming, however religious institutions are permitted in the R-5 Zoning District through Special Exception.

Casa de Restauracion Iglesia Comunitaria is now seeking Special Exception approval to operate a religious institution in the R-5 Zoning District. City of North Miami Police issued violations, as listed

below as a result of operating said religious institution without Special Exception approval, as required by Section 3-501 of the City's LDRs.

History

A search of the City's zoning records shows no previous zoning approvals on the property since the time of development in 1974.

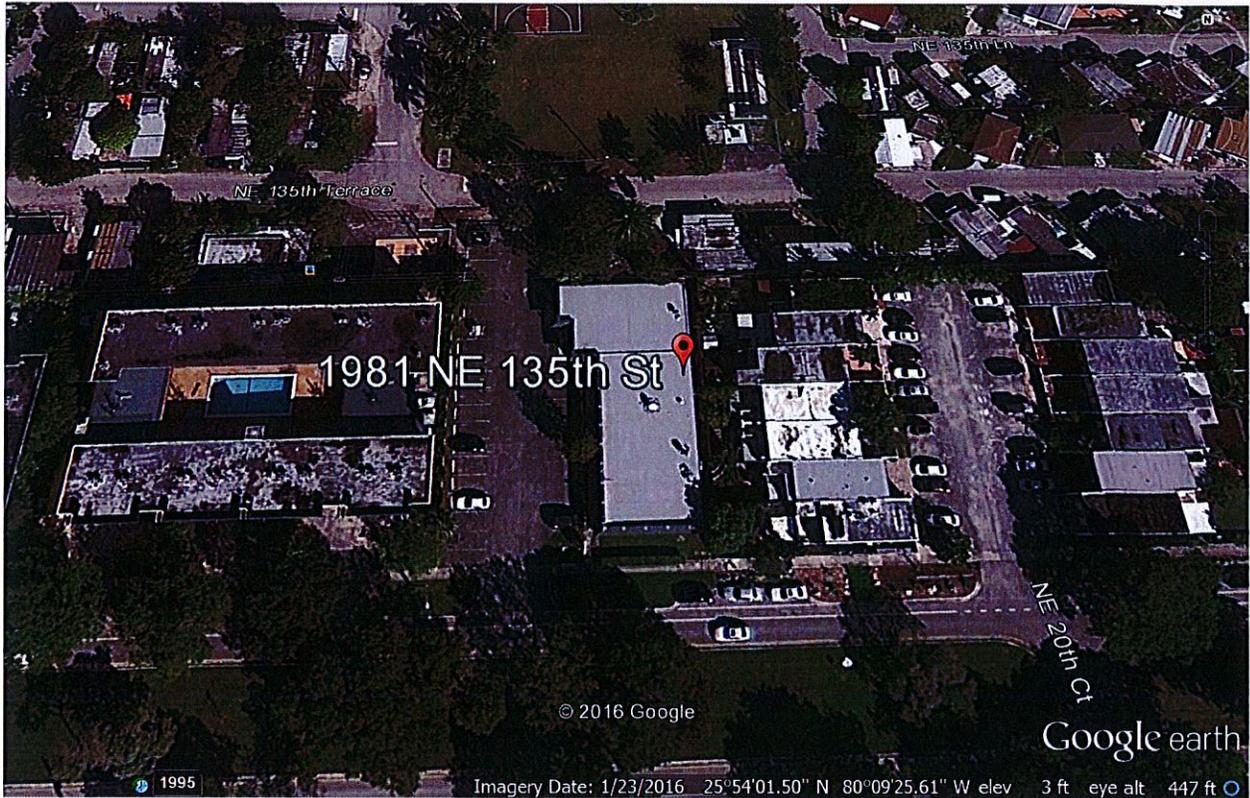
However the applicant has received recent violations including the following: Permit Numbers CTMIS-2016-00019 through -21 (September 28, October 2 and October 2); and, Violations: Religious Institution operating without a valid Certificate of Use per City Ordinance 29-3-212.

In the future, if approved, a Certificate of Use would be required pursuant to Section 3-212 of the City's LDRs. Because this petition has not yet been approved by the Board of Adjustment, the Applicant is in violation of both sections of the City's regulations.

Neighborhood Land Use Characteristics

Property	Future Land Use	Existing Zoning	Existing Use/Subdivision
Site	Medium Density Residential	R-5	Retail Center
North	Residential Medium Density and Recreation and Open Space (City of North Miami Beach)	MH-1 (Mobile Home) and CF (Community Facility) (City of North Miami Beach)	Trailer Park and Highland Village Park
South	Commercial/Office	C-2BE	Boat Storage
East	Medium Density Residential	R-5	Townhouses
West	Medium Density Residential	R-5	Apartment Building

The subject property is a commercial building located east of Biscayne Boulevard, at 1981-91 NE 135 Street. The surrounding properties have all been developed with commercial, recreation or residential structures. The aerial view below depicts the immediate surrounding area and, additional property information has been obtained from the Miami-Dade County Property Appraisers Office files. Street level views of the subject property are found in the Site Photo Attachment.



Consistency with the City of North Miami Comprehensive Land Use Plan

The property is designated Medium Density Residential on the City’s adopted 2036 Future Land Use Map (FLUM). This land use category is intended to provide land area for residential dwellings and other uses related to a residential environment, including schools and places of worship. Although the commercial shopping center is considered a non-conforming use, the proposed religious institution use, if approved through this Special Exception process, is a permitted use under the Medium Density Future Land Use Designation of the City’s Comprehensive Plan.

Compliance with the City of North Miami Land Development Regulations

The subject property is zoned R-5, Multifamily Residential on the City’s Adopted Zoning Map. The purpose of this district is to accommodate higher density residential and certain accessory uses in the City.

A religious institution, as defined in Chapter 29, Article 7, Section 7-101 of the LDRs, means “a church, synagogue, temple, mosque or other place of religious worship, which may include administrative facilities, schools, day care center or dwelling physically associated with the institution.” As submitted by the petitioner, Rev. Victor Caballero, the purpose of the facilities would be to serve as their “meeting space and ministry center.” As such, the proposed use meets the definition of a religious institution as provided in Section 7-101, and therefore requires Special Exception approval by the Board of Adjustment, pursuant to Article 4, Division 2, Section 4-202 of the LDRs prior to commencement of said services.

ARTICLE 3. - DEVELOPMENT REVIEW
DIVISION 5. – SPECIAL EXCEPTIONS

Sec. 3-502. - Application.

An application for special exception approval shall be made in writing upon an application form approved by the City, accompanied by a site plan and other information required and applicable fees.

STAFF RESPONSE: Staff has reviewed the application and deemed it complete.

Sec. 3-503. - Staff review, report and recommendation.

A. City staff shall review the application in accordance with the provisions of Division 2 of this article and this division.

STAFF RESPONSE: Staff has reviewed the application and deemed it complete.

B. Upon completion of review of an application, city staff shall:

1. Provide a report that summarizes the application, including whether the application complies with each of the standards for granting special exception approval in Section 3-504.

STAFF RESPONSE: Staff has provided a report summarizing the application and compliance with standards.

2. Provide written recommended findings of fact regarding the standards for granting special exception approval.

STAFF RESPONSE: Staff has provided recommended findings.

3. Provide a recommendation as to whether the application should be approved, approved with conditions or denied.

STAFF RESPONSE: Recommendation is provided at end of Staff Report.

4. Provide the report and recommendation, with a copy to the applicant, to the Board of Adjustment for review.

STAFF RESPONSE: Provided to Applicant and Board prior to hearing.

5. Provide notice of the hearing before the Board of Adjustment in accordance with the provisions of Article 3, Division 3, of these LDRs.

STAFF RESPONSE: Notice provided as follows:

1. Publication Date – September 8, 2016 and October 9, 2016
2. Mailed Notice – September 9, 2016 and October 11, 2016

6. After the Board of Adjustment hearing and decision, prepare and record a special exception permit and provide the Applicant with a copy.

STAFF RESPONSE: To be Completed after hearing.

Analysis

Criteria for granting special exceptions: 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 request, the BOA shall find that the application demonstrates compliance with the following:

Sec. 3-504. – Standards for approval.

Applications for special exceptions shall demonstrate compliance with the following standards:

- A. The use is a listed special exception in the district where the property is located.

STAFF RESPONSE: Yes. The Uses Permitted chart provided in Article 4, Division 2, Section 4-202 of the LDRs lists religious institutions as uses that require special exception use approval by the BOA in the R-5, Multifamily District.

- B. There is 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.

STAFF RESPONSE: Yes. There is appropriate access for ingress and egress for the proposed use served by NE 135 Street which also has adequate sidewalk facilities. The site itself contains a walkway, which connects to the public sidewalk.

- 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.

STAFF REPOSENSE: Per the City’s LDRs on parking the interior space to be utilized for the religious institution (totaling 2,184 square feet) requires 22 parking spaces. When taking into account the other uses within the 6,531 square foot plaza and the current parking requirements, the Plaza would require a total of 37 spaces. Currently, only 26 spaces are provided.

Uses – Badoma Plaza	Square Footage	Required Parking	Provided
Retail Uses	4,347	15	
Religious Institution	2,184	22	
TOTAL	6,531	37	26

As per the violations, the North Miami Police Department observed congregants parking at a nearby North Miami Beach Community Facility. Therefore, a conflict has been created with the existing neighboring residences and businesses. The lack of adequate parking on-site, due to the number of congregants, creates a safety and welfare risk since parked cars have been observed within the NE 135th Street median and at the North Miami Beach Community Facility to the north. The parking at this Facility may only be accessed by a dirt path adjacent to a vehicle barrier that leads to the Badoma Plaza parking lot. As such, and based on the above, staff finds that there is an inadequate parking area for the anticipated number of occupants, employees, patrons, and that the layout of the parking is not convenient or conducive to safe operation.

- D. There is suitable landscaping or fencing along side lot and rear lot lines adjacent to residential uses or residential zoning districts.

STAFF RESPONSE: There is adequate landscaping along the rear of the property and a low wall separating the retail uses from the three story apartment building to the west.

- 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.

STAFF RESPONSE: Yes. All basic public services, such as public water, sewers, police and fire protection, are readily available and provided to the property, and meet applicable service-level standards. No increase in the demand of such services will result from the establishment of the proposed use.

- 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.

STAFF RESPONSE: Based on North Miami Police Department observations, the religious institution has been operating unlawfully without a Special Exception or Certificate of Use. As noted in C. above, complaints have also been received from residents about the lack of parking due to the number of congregants exceeding the available parking spaces. Therefore, the use is inappropriate due to an excessive number of congregants in this unapproved 2,184 square foot space. Staff has raised concerns and believes the overflow parking in the surrounding residential neighborhoods may detract from the character of the surrounding area and create unnecessary burdens. The requested Special Exception use for a religious institution will not clearly constitute an appropriate use for this parcel within the City and will result in diminishing the values of any adjacent properties. Due to the fact that there is inadequate parking and that the religious institution has been cited for operating illegally, staff finds that the Special Exception will not constitute an appropriate use and that it detracts from the surrounding property.

Conclusion

Members of the neighboring community, along with staff from the City of North Miami Beach have provided information and have stated that the unapproved use is detrimental to the surrounding area. North Miami Police Department personnel have indicated that there is inadequate parking based on the fact that the 26 spaces are insufficient to serve the number of congregants observed utilizing the facility during “off-peak” as well as the existing commercial uses. Staff has raised concerns and believes the overflow parking in the surrounding residential neighborhoods may detract from the character of the surrounding area and create unnecessary burdens. The requested Special Exception use for a religious institution will not clearly constitute an appropriate use for this parcel within the City and will result in diminishing the values of any adjacent properties. Due to the fact that there is inadequate parking and that the religious institution has been cited for operating illegally, staff finds that the Special Exception will not constitute an appropriate use and that it detracts from the surrounding property.

The requested Special Exception use does not meet the criteria set forth in the Land Development Regulations for the approval of the Special Exception. It is not in keeping with the intent and purpose of Section 3-504 of the City’s LDRs, as it is in violation of City Regulations, detracts from the uses of the surrounding properties and will be injurious to the public safety and welfare. In light of these findings, staff recommends that the Board of Adjustment **deny** the requested Special Exception application.

If the Board does approve the application, then it is recommended that the following conditions shall apply:

1. That the Applicant agrees to abide by the Special Exception Use criteria set forth in Article 3, Division 5, Section 3-504 (Standards for Approval) of the LDRs; failure to do shall constitute a basis for the revocation of the Special Exception approval;
2. Limit the number of congregants to the capacity permitted by the Miami-Dade Fire Rescue Department.
3. That no parking be permitted at any time within the NE 135th Street swale.
4. That the Applicant apply for a building permit within eighteen (18) months of approval of the special exception use; failure to do so will result in the expiration of said approval;
5. That a Certificate of Occupancy (CO) from the Building and Minimum Housing Department be only issued to the Applicant upon compliance with all terms and conditions of this approval; the same subject to cancellation upon violation of any of the conditions herein listed;
6. That the use comply with all applicable requirements of the City’s Public Works Department, Police Department, and all other County and State agencies; and
7. That a Certificate of Use (CU) from the Community Planning & Development Department be only issued to the Applicant upon compliance with all terms and conditions of this approval; the same subject to cancellation upon violation of any of the conditions herein listed.

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 in The Miami Herald, posted on the property, and mailed to property owners within a 500-foot radius of the subject property to give them an opportunity to comment on the application if they so desire. Comments were received from neighboring property owners within the aforementioned radius. In addition, Staff has provided listings of Code Enforcement and Police activity on the property since 2012.

Applicable Ordinances

Article 3, Division 3, Section 3-302 Subsections (A), (B) and (C);
Article 3, Division 5, Section 3-504;
Article 4, Division 2, Section 4-202;
Article 7, Section 7-101.

Attachments

Submitted Application

Submitted Letter of Intent

Newspaper Advertisement and Posting

Addenda to Submittal

Sections 3-504 and 4-202, Code of North Miami

Survey and Site Plan

Folio Information

Site Photos

Received Comments (Residents and City of North Miami Beach)

Code Enforcement Activity

Police Activity

Civil Violation Tickets

Certificate of Use violation (operating without a CU)

Special Exception violation (operating without a SE)



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
- Variance
- Appeal by Applicant
- Appeal by Aggrieved Party

PROPERTY OWNER'S INFORMATION:

Owner's Name: BADOMA PLAZA LLC
 Mailing Address: 1555 NE 123 ST
 City: NORTH MIAMI State: FL Zip: 33161
 Phone #: 305-893-8989 E-mail Address: _____

APPLICANT/DULY APPOINTED AGENT INFORMATION:

Contact Name: REV VICTOR CABALLERO
 Company Name: CASA de RESTAURACION IGLESIA COMUNITARIA A/E cor
 Mailing Address: 1991 NE 135 ST
 City: NORTH MIAMI State: FL Zip: 33181
 Phone: _____ E-mail Address: _____

PROJECT INFORMATION:

Project Name: CASA de RESTAURACION IGLESIA COMUNITARIA A/E
 Address of Property: 1991 NE 135 ST NORTH MIAMI FL 33181
 Folio Number(s): 062229 008 0019

Size of Property: _____ Building Square Footage: 2,223 sq ft

LEGAL DESCRIPTION: _____

PREVIOUS APPROVALS:

Previous approvals (list all previous approvals that substantial compliance/site plan modification/administrative modification is being sought):

 _____ Date Approved: _____
 _____ Date Approved: _____



OWNERSHIP AFFIDAVIT FOR LIMITED LIABILITY CORPORATION (LLC)

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before me, the undersigned authority, personally appeared Sumalee Suteerachai Kul.
_____ hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the Manager of the LLC, or otherwise authorized to sign on behalf of the LLC, doing business at the following address:
1981-1991 NE 135 Street N. MIAMI FL 33161
2. The LLC 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:

[Signature]

Signature

Yueoding Jennifer Kung

Print Name

[Signature]

Signature

Maria Lorena

Print Name

[Signature]

Affiant's Signature

Sumalee Suteerachai Kul.

Print Name

Sworn to and subscribed before me on the 5th day of October, 20 16
Affiant is personally known to me or has produced _____ as identification.

Notary _____

Commission Expires: [Signature]





OWNER'S LIMITED POWER OF ATTORNEY PERMITTING APPLICANT TO FILE FOR THE REQUEST
(CORPORATION)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

On behalf of CASA de RESTAURACION Iglesia a COMUNITARIA NORTH MIAMI FL (state) corporation,
Victor Caballero being first duly sworn, deposes and says that as the
President/Vice President or CEO (circle one) of the aforesaid Corporation, which is the owner of the property legally described below
and which is the subject property of the proposed request, does hereby grant limited power of attorney to _____
_____ as applicant, to file this application for the proposed request.

LEGAL DESCRIPTION:

A PORTION OF TRACT 1 SUBDIVISION OF THE REMAINDER
OF FOSTER AND SANCHEZ TRACT ACCORDING TO THE PLAT
THEREOF. RECORDED IN PLAT BOOK 31 AT PAGE 66 OF
THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

WITNESSES:

Signature _____

Print Name _____

Signature _____

Print Name _____

CASA de RESTAURACION Iglesia
Name of Corporation COMUNITARIA P/B CORP
1991 N.E. 135 ST N. MIAMI, FL. 33181
Address

Victor Caballero

By: President, Vice President or CEO (circle one)

Sworn to and subscribed before me on the 11TH day of July, 20 16.

Affiant is personally known to me or has produced FLDL C146-860-50-137-0 as identification.

Notary Carlos A. Gomez

Commission Expires: 09/09/2017





Casa De Restauracion Iglesia Comunitaria

1991 N.E. 135th St.
North Miami, FL 33181



Date: July 1, 2016

To: City of North Miami
776 N.E. 125th St.
North Miami, FL 33161

Subject: Vision and Purpose

To Whom It May Concern,

I pray that this letter finds you doing great. First, I would like to thank you on behalf of myself and our church family for taking the time to read this letter and for allowing us to be a part of your amazing community. When we take a step back and think for a minute and observe what has changed with our communities across this amazing country, I believe we can all agree that they have lost the values this contry was built on and the core values that communities were originally established on, which was unity, love, family, and hope. As a church family we believe that only love for one another, can unite us to help one another, to bring each other hope, and once again restore our values as a family.

For these reasons as well as many others is why we are truly grateful first of to God for bringing us together and to this amazing city as well as the city of North Miami for allowing us the opportunity to make a difference in our community. Together as one church as our church name indicates, our goal is to restore and help people in need and in any situation. We truly believe that if we begin with people that will convey into our community. Our church's goal and purpose in our community is to bring hope to the hopeless, to love those that feel unloved, to help restore families, and to be a source of help for every person and/or family that steps into our church. Again, we are truly grateful for this amazing opportunity. Please, if we can help our community leaders in any way or if you need any additional information about our church family please do not hesitate to contact me at (305) 205-4178. We are here to serve you.

Sincerely,

Rev. Victor and Reina Caballero
Main Pastors



NOTICE OF PUBLIC HEARING

October 7, 2016

Dear Property Owner:

The City of North Miami has received the following zoning approval request:

V-7-16 CASA DE RESTAURACION IGLESIA COMUNITARIA – 1981-91 NE 135 STREET

A SPECIAL EXCEPTION USE PURSUANT TO ARTICLE 4, DIVISION 2, SECTION 4-202 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW A PROPOSED RELIGIOUS INSTITUTION AT THE PROPERTY LOCATED AT 1981-91 NE 135 STREET IN THE R-5 DISTRICT; SAID SPECIAL EXCEPTION TO BE REVIEWED UNDER THE CRITERIA SET FORTH IN ARTICLE 3, DIVISION 5, SECTION 3-504 OF THE LAND DEVELOPMENT REGULATIONS.

The Board of Adjustment will hear this request on **Wednesday, October 19, 2016 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.**

The City is mailing notice of this request as a courtesy **to the surrounding property owners.** No response is necessary on your part. However, if you wish to respond and cannot attend the meeting, you may respond in writing to the Board of Adjustment, c/o Community Planning & Development Department, City of North Miami, 12400 NE 8 Avenue, North Miami, FL 33161. The application documents are available for review upon request in the Community Planning & Development Department.

Sincerely,

A handwritten signature in blue ink that reads "Alex A. David".

Alex A. David, AICP
Zoning Administrator
Community Planning & Development

Sec. 3-504. - Standards for approval.

Applications for special exceptions shall demonstrate 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 so as to assure the public safety and to avoid traffic congestion.
- C. There are adequate parking areas and offstreet 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 along side 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.

(Ord. No. 1278, § 1(exh. 1), 4-28-09)

Sec. 4-202. - Uses permitted.

The following chart establishes the uses permitted in the residential zoning districts in the city. No use is permitted which is not listed as permitted on this chart. "P" indicates whether the use is permitted, subject to review and approval in accordance with article 3 of this Code. "P*" indicates whether the use is permitted subject to review and administrative site plan approval in accordance with article 3 of this Code. "SE" indicates that the use is permitted but only through special exception review. No use is permitted unless it complies with the provisions of the zoning district in which it is located and the applicable development standards in article 5 of this Code.

Residential Districts					
	R-1	R-2	R-4	R-5	R-6
Accessory Uses and Structures	P	P	P	P	P

Single-Family Dwellings	P	P	P	P	
Multifamily Dwellings (townhouses, etc.)			P	P	P
Adult Day Care			SE	SE	SE
Adult Living Facilities			SE	SE	SE
Child Care Center (6 or more)			SE	SE	SE
College/University Dormitory			SE*	SE*	SE*
Community Residential (6 or less)	P	P	P	P	P
Community Residential (7—14)			p*	p*	p*
Daycare (5 or less)	P	P	P	P	P
Docks, Accessory	P	P	P	P	P
Home Occupations	P	P	P	P	P
Hospitals				SE	SE

Nursing or Convalescent Homes				SE	SE
Public Facility	P	P	P	P	P
Public Park	P	P	P	P	P
Religious Institutions	SE	SE	SE	SE	SE
Schools	SE	SE	SE	SE	SE
P = Permitted Use					
P* = Administrative Site Plan Required					
SE = Special Exception					

* If a college/university dormitory was included in a master plan approved by the city prior to the adoption of these LDRs, administrative site plan shall be required.

(Ord. No. 1278, § 1(exh. 1), 4-28-09)



MARTINEZ & MARTINEZ ENTERPRISES, INC.

Business License # 7702

7179 W. 13 Avenue, Hialeah, Florida 33014

Email: plspsm@gmail.com

Cell: 786-277-4851 Website: martinezandmartinez.com

Property Address:

1981 NE. 135 STREET, NORTH MIAMI, FL. 33181

LEGAL DESCRIPTION:

A portion of Tract 1 subdivision of the Remainder of Foster and Sanchez Tract, according to the plat thereof, recorded in Plat Book 31 at page 66 of the Public Records of Dade County, Florida, more particularly described as follows, to-wit. Starting at the Northeast corner of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 52 South, Range 42 East; thence run West along the North line of Section 28 aforesaid a distance of 120.90 feet to the Point of Beginning; thence run West along the North line of Section 28 aforesaid a distance of 120.90 feet; thence run South at right angles to the last mentioned course, a distance of 125 feet; thence run Southeast 39.27 feet along the arc of said curve to the left tangent to the last mentioned course, having a radius 25 feet and a central angle 90°; thence run East and parallel to and 150 feet measured South from the North line of Section 28 aforesaid, and tangent to the curve aforesaid, distance of 95.90 feet; thence run North at right angles to the last mentioned course, a distance of 150 feet to the Point of Beginning. The same being known as Lot 1, Block 2, as shown on a certain unrecorded map entitled "North Bayside", File No. B0-35. Biscayne Engineering Company, Miami, Florida. AND

Lot 1-A, Block 25, Of TRAILER CITY, according to the P1at thereof, as recorded in Plat Book 58, at Page 16, of the Public Records of Dade County, Florida.

SURVEYOR'S NOTES:

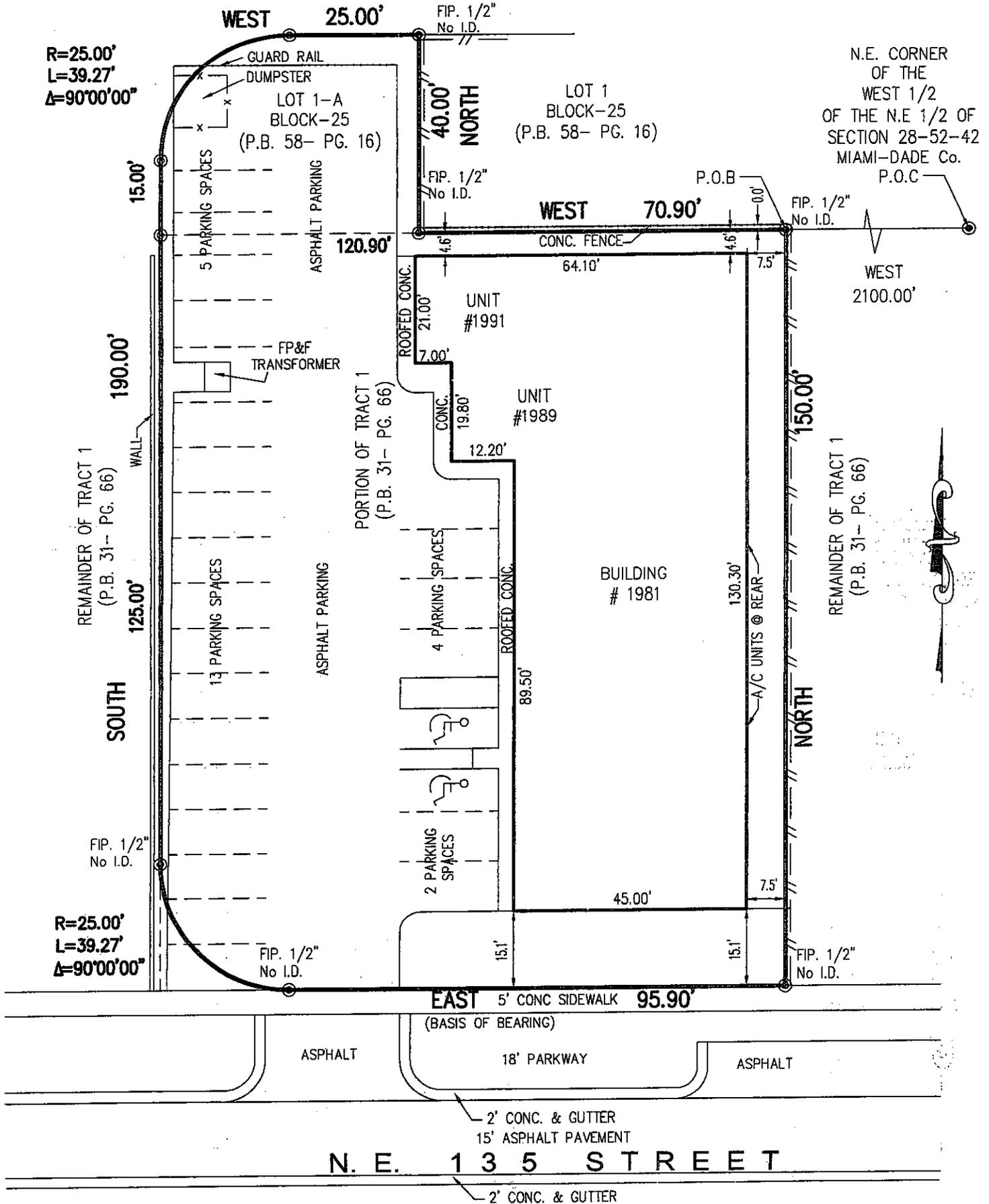
- 1) The above captioned Property was surveyed and described based on the above Legal Description: **Provided by Client.**
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- 4) **Accuracy:**
The expected use of the land, as classified in the Standards of Practice, is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described.
- 8) The surveyor does not determine fence and/or wall ownership.
- 9) Ownership subject to **OPINION OF TITLE.**
- 10) Type of Survey: **BOUNDARY SURVEY.**
- 11) A complete list of abbreviations used in this survey are shown on the back of this sheet.
- 12) Survey # 16-088
- 13) This **PLAN OF SURVEY** has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any **unnamed party:**

A.) CASA DE RESTAURACION IGLESIA COMUNITARIA

SKETCH OF SURVEY

SCALE: 1" = 25'

N. E. 135 TERRACE

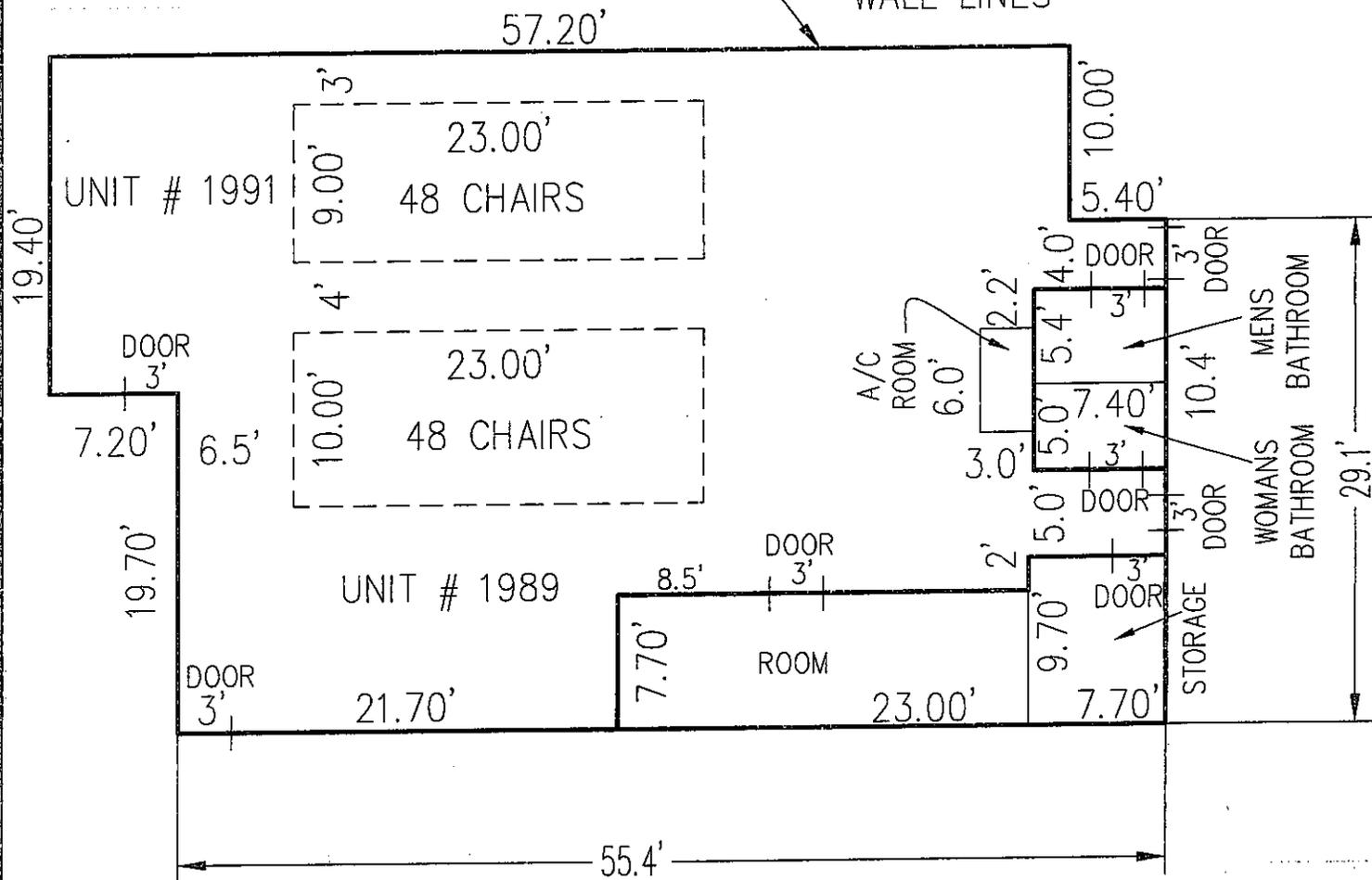


SKETCH OF SURVEY

SCALE: 1" = 10'



INTERIOR FINISHED WALL LINES





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/28/2016

Property Information	
Folio:	06-2229-008-0019
Property Address:	1981 NE 135 ST North Miami, FL 33181-2126
Owner	BADOMA PLAZA LLC
Mailing Address	10800 BISCAYNE BLVD STE 988 MIAMI, FL 33161-7490
Primary Zone	3700 MULTI-FAMILY - 10-21 U/A
Primary Land Use	2211 DRIVE-IN RESTAURANT : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,531 Sq.Ft
Lot Size	18,135 Sq.Ft
Year Built	1974



Assessment Information			
Year	2016	2015	2014
Land Value	\$208,552	\$208,552	\$208,552
Building Value	\$196,008	\$179,300	\$175,444
XF Value	\$15,805	\$15,337	\$15,578
Market Value	\$420,365	\$403,189	\$399,574
Assessed Value	\$352,655	\$320,596	\$291,451

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$67,710	\$82,593	\$108,123

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
28 52 42 .416 AC M/L
REM FOSTER & SANCHEZ TR PB 31-66
PT TR 1 BEG ON N/L SEC 767.69FTE
OF W/L TR 1 TH E120.9FT S150FT
W120.9FT N150FT TO POB /AKA LOT 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$352,655	\$320,596	\$291,451
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$420,365	\$403,189	\$399,574
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$352,655	\$320,596	\$291,451
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$352,655	\$320,596	\$291,451

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2005	\$0	24065-2227	Sales which are disqualified as a result of examination of the deed
07/01/1989	\$445,000	14333-2672	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



In summary, I don't think the City has any objection to a religious institution at the proposed location, but we have major problems with the food store, and would like that situation to be improved or replaced with something less negative.

Thanks.

Richard

Richard G. Lorber, AICP, LEED AP

Director of Community Development

City of North Miami Beach

17050 NE 19th Avenue, 1st Floor

North Miami Beach, FL 33162

Office: (305) 354-4441 Cell: (305)332-1204

Richard.Lorber@citynmb.com | www.citynmb.com

Please be advised that this message is subject to Chapter 119 (Public Records Law), Florida Statutes, and is subject to disclosure. The City of North Miami Beach's email system is intended to be used only for official City business in accordance with all applicable City policies.



PLEASE NOTE: The City of North Miami Beach is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All e-mail sent and received is captured by our servers and kept as public record.

Duria, Brittni

From: Galdos, Roland
Sent: Tuesday, September 20, 2016 8:00 AM
To: David, Alex
Cc: Wilson-Sejour, Tanya; Duria, Brittni
Subject: FW: Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

Alex:

Please include Ms. Yarbrough-Moody's written communication below to be included in the packet for the hearing scheduled on October 19.

Thank you.

Roland C. Galdos
Deputy City Attorney

Office of the City Attorney
776 NE 125 Street
North Miami, FL 33161
Office: 305-895-9810, ext. 12119

green North Miami Please print only if necessary The City of North Miami is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All E-mail sent and received is captured by our servers and kept as a public record.

-----Original Message-----

From: Keys, Carol
Sent: Monday, September 19, 2016 5:21 PM
To: Janet <janetymoody@excite.com>
Cc: Galdos, Roland <rgaldos@northmiamifl.gov>
Subject: RE: Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

Janet

Thank you for writing, however the city council will not be hearing this issue, only the Board of Adjustment.

I highly recommend you redirect this letter to the city attorney and planning department to at the very least be read into the record and to the Board.

Also, the more of you who attend the meeting and object, the better chance you have of having the board listen to your objections.

Councilwoman, Carol Keys

From: Janet [janetymoody@excite.com]
Sent: Sunday, September 18, 2016 5:52 PM
To: Scott@scott-galvin.com; Keys, Carol; Desulme, Alix; pbien@northmiamifl.gov; Joseph, Smith
Subject: Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

Mayor and Council Members:

I am writing in reference to the Board of Adjustment hearing on Wednesday, September 21, 2016 for a "SPECIAL EXCEPTION" for V-7-16 Casa De Restauracion Iglessia Comunitaria. Due to work restraints I will not be able to attend this VERY important Board of Adjustment hearing.

First, I am wondering why I received this meeting notice only four (4) business days prior to the meeting. I have not seen any visible notification on the property or otherwise in reference to this public meeting. How is anyone who may have a very serious interest in the outcome of this hearing suppose to change their work or otherwise with only four (4) days notice. I thought that legally there had to be public notice of such a meeting when there is a request for an "EXCEPTION." I am wondering if that is why Mr. Alex A. David, Zoning Administrator, felt he owed the surrounding property owners a "Courtesy notice via mail.

I live directly across the parking lot from this location. My first question is how is this "religious institution" been allowed to already be holding services for the past two months if the approval hearing is not until this coming Wednesday? I am VEHEMENTLY AGAINST this "EXCEPTION" being granted.

I and several of my neighbors have already had to call the North Miami police in reference to EXTREMELY loud music being played. Additionally, this church has held a cookout and a yard sale in the Badoma parking lot. I do not believe this institution had "PERMITS" for a cook out or a yard sale. And, I highly doubt that anyone there had a safe food handling certification. What happened to public safety? I have pictures that I could text to anyone who would like to see the food service set up or yard sale.

Additionally, the amount of cars located in the parking lot when the services are being held MUST be greater than allowed. Initially, the way they parked the cars, NO fire or emergency vehicle would have been able to service the building. Over the past two weeks the parking has been adjusted. However, there is still double parking along the entry way and it appears to me that there are SEVERAL more cars in the parking lot than was planned for.

I wonder if there were permits pulled when the original space which was a laundry was renovated to accommodate this new "institution?" Again, I doubt it. There have been many changes completed to the inside of the space and on the roof top to accommodate a new business.

I know that OBVIOUSLY someone has already agreed to this new zoning and exception. But, I as a neighbor to an already problem neighborhood, do not need people feeding and supporting the derelicts from the Highland Park area, which is on the backside of the area in reference and has walk through entry to Badoma and this new institution. for 3-4 hours twice a week and then we as residents who live end up dealing with the aftermath of what this institution sees as a friendly handout.

This is a residential area, where for some reason a strip mall has been allowed. I think the area could be better used by perhaps the North Miami police department having a satellite office for our neighborhood. Or, because the Passive Park was just passed, a neighborhood liaison office to bring the community together and perhaps find a way to support everyone in our neighborhood not a special interest. Our area does not need an institution that seems to feel that it can come into our neighborhood and dictate their agenda regardless of how its actions affects our quality of living.

PLEASE-PLEASE DENY this exception. Think how you would feel if this EXCEPTION arrived in your neighborhood and felt it did not have to follow laws from simple public safe to noise and disturbance and then consider what else may occur.

Sincerely,

Janet Yarbrough-Moody
305-542-8437

1975 NE 135th Street

Duria, Brittni

From: Wilson-Sejour, Tanya
Sent: Monday, September 19, 2016 5:19 PM
To: Scott Galvin; Janet
Cc: Medranda, Francisco; Sorey Jr, Arthur; Spring, Larry; Galdos, Roland; Cazeau, Jeff P.H.; David, Alex
Subject: RE: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

Hi Councilman Galvin,

The applicant *Casa de Restauracion Iglecias* filed an application requesting permission to establish a special exception use (a church) at 1981-91 NE 135 Street. Based on the city's zoning code that site has a zoning classification of R-5. Religious institutions are permitted as a special exception within that district, subject to Board of Adjustment approval and conditions. Staff initially scheduled the meeting for Sept 21 and mailed the required notice on Sept 9th in order to provide 10 days prior notice for the initial Board of Adjustment meeting. However the meeting date has since been postponed to **October 19th** because the Miami Herald inadvertently failed to publish the initial notice within the required timeframe. Residents are encouraged to attend the future public hearing slated for **October 19th** to share their concerns or questions with the Board regarding the pending application.

Regards,

Tanya

><(((°>.....><(((°>,
.....><(((°>.....><(((°>

This email was created with 100% recycled electrons.

Tanya Wilson-Sejour, AICP

Planning, Zoning & Development Director

Community Planning & Development Dept
City of North Miami, 12400 NE 8th Avenue
North Miami, FL 33161
TeL: (305)895-9826 Direct line.
Fax: (305)895-4074

From: Scott Galvin [mailto:scott@scott-galvin.com]
Sent: Monday, September 19, 2016 12:15 PM
To: Janet <janetymoody@excite.com>
Cc: Medranda, Francisco <fmedranda@northmiamifl.gov>; Sorey Jr, Arthur <ASorey@northmiamifl.gov>; Spring, Larry <lspring@northmiamifl.gov>; Wilson-Sejour, Tanya <tsejour@northmiamifl.gov>
Subject: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

Hi, Ms. Moody,

This is the first I've heard of this item and I don't have any background on it.

Tanya, can you please tell us more? What is the nature of the project and why is it being given short public notice?

Thanks,

Scott Galvin
North Miami City Council
www.scott-galvin.com
www.facebook.com/scottgalvinmiami
www.twitter.com/scottgalv
www.instagram.com/scottgalv
www.youtube.com/scottgalvinmiami

Scott Galvin
North Miami City Council
www.scott-galvin.com

 **Environmental Awareness** Please print only if necessary

From: Janet <janetymoody@excite.com>
To: Scott@scott-galvin.com; ckeys@northmiamifl.gov; adesulme@northmiamifl.gov; pbien@northmiamifl.gov; sjoseph@northmiamifl.gov
Sent: Sunday, September 18, 2016 5:52 PM
Subject: Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

Mayor and Council Members:

I am writing in reference to the Board of Adjustment hearing on Wednesday, September 21, 2016 for a "SPECIAL EXCEPTION" for V-7-16 Casa De Restauracion Iglesia Comunitaria. Due to work restraints I will not be able to attend this VERY important Board of Adjustment hearing.

First, I am wondering why I received this meeting notice only four (4) business days prior to the meeting. I have not seen any visible notification on the property or otherwise in reference to this public meeting. How is anyone who may have a very serious interest in the outcome of this hearing suppose to change their work or otherwise with only four (4) days notice. **I thought that legally there had to be public notice of such a meeting when their is a request for an "EXCEPTION."** I am wondering if that is why Mr. Alex A. David, Zoning Administrator, felt he owed the surrounding property owners a "Courtesy notice via mail.

I live directly across the parking lot from this location. My first question is how is this "religious institution" been allowed to already be holding services for the past two months if the approval hearing is not until this coming Wednesday? **I am VEHEMENTLY AGAINST this "EXCEPTION" being granted.**

I and several of my neighbors have already had to call the North Miami police in reference to EXTREMELY loud music being played. Additionally, this church has held a cookout and a yard sale in the Badoma parking lot. I do not believe this institution had "PERMITS" for a cook out or a yard sale. And, I highly doubt that anyone there had a safe food handling certification. What happened to public safety? I have pictures that I could text to anyone who would like to see the food service set up or yard sale.

Additionally, the amount of cars located in the parking lot when the services are being held **MUST** be greater then allowed. Initially, the way they parked the cars, NO fire or emergency vehicle would have been able to service the

building. Over the past two weeks the parking has been adjusted. However, there is still double parking along the entry way and it appears to me that there are SEVERAL more cars in the parking lot then was planned for.

I wonder if there were permits pulled when the original space which was a laundry was renovated to accommodate this new "institution?" Again, I doubt it. There have been many changes completed to the inside of the space and on the roof top to accommodate a new business.

I know that OBVIOUSLY someone has already agreed to this new zoning and exception. But, I as a neighbor to an already problem neighborhood, do not need people feeding and supporting the derelicts from the Highland Park area, which is on the backside of the area in reference and has walk through entry to Badoma and this new institution. for 3-4 hours twice a week and then we as residents who live end up dealing with the aftermath of what this institution sees as a friendly handout.

This is a residential area, where for some reason a strip mall has been allowed. I think the area could be better used by perhaps the North Miami police department having a satellite office for our neighborhood. Or, because the Passive Park was just passed, a neighborhood liaison office to bring the community together and perhaps find a way to support **everyone** in our neighborhood not a special interest. Our area does not need an institution that seems to feel that it can come into our neighborhood and dictate their agenda regardless of how it actions affects our quality of living.

PLEASE-PLEASE DENY this exception. Think how you would feel if this EXCEPTION arrived in your neighborhood and felt it did not have to follow laws from simple public safe to to noise and disturbance and then consider what else may occur.

Sincerely,

Janet Yarbrough-Moody
305-542-8437
1975 NE 135th Street

Duria, Brittni

From: David, Alex
Sent: Tuesday, September 20, 2016 9:19 AM
To: Wilson-Sejour, Tanya; Duria, Brittni
Subject: FW: V-7-16 Casa De Restauracion- feedback from area resident

I received this one yesterday.



Alex A. David, AICP
Zoning Administrator

Community Planning & Development
12400 NE 8 Avenue
North Miami, FL 33161
305-895-9825, ext. 12256

From: eromeo1969@aol.com [mailto:eromeo1969@aol.com]
Sent: Monday, September 19, 2016 11:14 PM
To: David, Alex <adavid@northmiamifl.gov>; Joseph, Smith <sjoseph@northmiamifl.gov>; scott@scott-galvin.com
Subject: V-7-16 Casa De Restauracion- feedback from area resident

Hello Mr Mayor, Councilman, and Zoning Admin.

I would like to submit my feedback on the special exemption request in a residential area for Casa De Restauracion.

As I am unable to attend at the time allotted I am sharing my comments via email. In short I am strongly opposed to this request.

I am not in any way familiar with this church and the things that they do. Going to their limited website and Facebook page resulted in little understanding of their house of worship. Do I need to worry about homeless being fed? AA events? Bake sales? Odd hour events? Santaria? Given that I cannot find much about this entity I don't want it across the street from my property.

We need to maintain the residential presence of Arch Creek as is and the few business that are in this plaza that pay taxes. There are too many transient persons in the area now and we don't need more cars trying to find spaces.

As a reminder there are parking shortages in this residential area now. I cannot get a street space for guests of mine. People park on the grass, in the swale, and in private spaces. A full house of worship will most likely create more of an issue. If they state that parking is not going to be an issue I don't believe it. Thus this request must be denied.

Please feel free to share this letter at your meeting on 9/21/16 and add to the public record accordingly.

Thanks,

Sean Romeo
2000 NE 135 Street #302 N. Miami
eromeo1969@aol.com

Duria, Brittni

From: David, Alex
Sent: Tuesday, September 20, 2016 11:08 AM
To: Duria, Brittni
Subject: FW: Fwd: CASA DE RESTURACION IGLESIA COMUNITARIA - 1981-91 NE 135 STREET

Fyi and for the file



Alex A. David, AICP
Zoning Administrator

Community Planning & Development
12400 NE 8 Avenue
North Miami, FL 33161
305-895-9825, ext. 12256

From: Scott Galvin [mailto:scott@scott-galvin.com]
Sent: Tuesday, September 20, 2016 11:03 AM
To: ggattigf@aol.com; janetyemoody@excite.com; earnhard38@yahoo.com; carosspa@bellsouth.net; flbentz@gmail.com; rronderosgolf@gmail.com
Cc: Scott Galvin <scott@scott-galvin.com>; Medranda, Francisco <fmedranda@northmiamifl.gov>; Wilson-Sejour, Tanya <tsejour@northmiamifl.gov>; Sorey Jr, Arthur <ASorey@northmiamifl.gov>; Spring, Larry <lspring@northmiamifl.gov>; David, Alex <adavid@northmiamifl.gov>; Cazeau, Jeff P.H. <jcazeau@northmiamifl.gov>; Galdos, Roland <rgaldos@northmiamifl.gov>; Juriga, Larry <ljuriga@northmiamipolice.com>; Eugene, Gary <geugene@northmiamipolice.com>
Subject: Re: Fwd: CASA DE RESTURACION IGLESIA COMUNITARIA - 1981-91 NE 135 STREET

Hi, everyone,

Since I received several emails on this topic overnight, I've tried to bring everyone into one loop so we can more easily communicate what is happening.

This update is from our Planning Director, Tanya Sejour:

- The applicant *Casa de Restauracion Iglecias* filed an application requesting permission to establish a special exception use (a church) at 1981-91 NE 135 Street. Based on the city's zoning code that site has a zoning classification of R-5. Religious institutions are permitted as a special exception within that district, subject to Board of Adjustment approval and conditions. Staff initially scheduled the meeting for Sept 21 and mailed the required notice on Sept 9th in order to provide 10 days prior notice for the initial Board of Adjustment meeting. However the meeting date has since been postponed to **October**

19th because the Miami Herald inadvertently failed to publish the initial notice within the required timeframe. Residents are encouraged to attend the future public hearing slated for **October 19th** to share their concerns or questions with the Board regarding the pending application.

When the item is voted on by the Board of Adjustment, their decision can NOT be appealed the North Miami City Council. Thus, I will never get a chance to vote on this item. If you can attend the October 19th Board of Adjustment meeting at 6:30 pm, please do. The Board needs to hear your opinions before they vote. I've copied at the bottom of this list some info about the Board and its members.

I have also learned that a report has been made that the church has allegedly been meeting for several weeks without a permit. Our Code Enforcement officers are going to investigate. I will certainly share with you any info I learn.

Thanks for reaching out. **Don't forget to look below my signature line for info about the Board of Adjustment.**

Scott Galvin
North Miami City Council
www.scott-galvin.com
www.facebook.com/scottgalvinmiami

www.twitter.com/scottgalv
www.instagram.com/scottgalv
www.youtube.com/scottgalvinmiami

Scott Galvin
North Miami City Council
www.scott-galvin.com

 **Environmental Awareness** *Please print only if necessary*

Members of the Board of Adjustment:

The **Board of Adjustment**, established by Ordinance 972 on August 26, 1997, makes recommendations on requests for special exceptions and variances, as well as administrative appeals.

This board is comprised of 7 members (2 alternates). See [Ordinance No. 1370](#). Persons serving on this board must be a city resident and cannot hold any other elected office or be a City employee during their term of office. No member will serve if obligated to the city for any recorded lien, fine, judgment, or if there is a code enforcement violation which has remained unresolved for 60 days or more, without an appeal being taken.

Meeting Date: 3rd Wednesday of each month, 6:30 p.m.

Location: City Hall, Council Chamber

Liaison: Alex A. David, A.I.C.P. - Zoning Administrator - 305.893.6511, Ext. 12156 adavid@northmiamifl.gov

MEMBER	APPOINTED BY	APPOINTED	TERM ENDING
Holly Cohen	Councilwoman Keys	06/23/2015	05/24/2017
Michael McDermoid	Vice Mayor Desulme	06/23/2015	5/28/2019
Laura Hill	Alternate Mayor Joseph	06/23/2015	5/24/2017
Rodney Derameaux	Mayor Joseph	07/14/2015	5/24/2017

Peggy Boule	At-Large Mayor Joseph	06/23/2015	5/24/2017
Dotie Joseph	Councilman Galvin	06/23/2015	05/28/2019
Roseline Philippe, Chair	At-Large Councilwoman Keys	06/23/2015	5/24/2017
Donna F. Magloire Fenelon	Councilman Bien- Aime	12/9/2014	5/24/2017
Mary Irvin	Alternate Mayor Joseph	06/23/2015	5/24/2017

From: "ggattiglf@aol.com" <ggattiglf@aol.com>

To: scott@SCOTT-GALVIN.COM; ckey@northmiamifl.gov; adesulme@northmiamifl.gov; pbien-aime@northmiamifl.gov; sjoseph@northmiamifl.gov; janetymoody@excite.com; earnhard38@yahoo.com; carosspa@bellsouth.net; flbentz@gmail.com; rronderosgolf@gmail.com

Sent: Monday, September 19, 2016 5:43 PM

Subject: Fwd: CASA DE RESTURACION IGLESIA COMUNITARIA - 1981-91 NE 135 STREET

|

-----Original MessageFrom: Keys, Carol <ckey@northmiamifl.gov>

To: ggattiglf <ggattiglf@aol.com>; janetymoody <janetymoody@excite.com>; earnhard38 <earnhard38@yahoo.com>; carosspa <carosspa@bellsouth.net>; flbentz <flbentz@gmail.com>

Sent: Mon, Sep 19, 2016 5:12 pm

Subject: RE: CASA DE RESTURACION IGLESIA COMUNITARIA - 1981-91 NE 135 STREET

This matter will not be coming to the council for consideration, only the Board of Adjustment.

I recommend you round up your residents (owners and/or renters) and attend the meeting and voice your objections. Also bring any pictures you might feel are appropriate. Have a discussion with your councilman Galvin to offer additional insight.

Good luck,
Councilwoman Carol Keys

From: ggattiglf@aol.com [ggattiglf@aol.com]

Sent: Monday, September 19, 2016 11:27 AM

To: "[@SCOTT-GALVIN.COM](mailto:SCOTT@SCOTT)"; Keys, Carol; Desulme, Alix; Bien-Aime, Philippe; Joseph, Smith; janetymoody@excite.com; earnhard38@yahoo.com; carosspa@bellsouth.net; flbentz@gmail.com

Subject: Fwd: CASA DE RESTURACION IGLESIA COMUNITARIA - 1981-91 NE 135 STREET

-----Original Message-----

From: ggattiglf <ggattiglf@aol.com>

To: SCOTT <SCOTT@SCOTT@SCOTT-GALVIN.COM>; ckeys <ckey@northmiamifl.gov>; adesulme <adesulme@northmiamifl.gov>; pbien-aime <pbien-aime@northmiamifl.gov>; sjoseph <sjoseph@northmiamifl.gov>; janetymoody <janetymoody@excite.com>; earnhard38 <earnhard38@yahoo.com>; carosspa <carosspa@bellsouth.net>; flbentz <flbentz@gmail.com>; rronderosgolf <rronderosgolf@gmail.com>

Sent: Mon, Sep 19, 2016 11:24 am

Subject: CASA DE RESTURACION IGLESIA COMUNITARIA - 1981-91 NE 135 STREET

To the Honorable Members of the North Miami City Council:

I am writing you concerning the "SPECIAL EXCEPTION" being considered for CASA DE RESTURACION IGLESIA COMUNITARIA - 1981-91 NE 135 STREET.

What makes them so worthy of a "SPECIAL EXCEPTION"? Is it because they are a religious organization?

It is somewhat perplexing that a "SPECIAL EXCEPTION" is being considered for this property considering they have been operational and in business for the past couple of months. Why wasn't a Special Notice published or posted concerning the possible change in zoning? Aren't you, the Zoning Department, or they, legally required to publish or post a Special Notice concerning the possible change in zoning?

Has a socioeconomic study been done which will illustrate what type of impact changing the zoning will have on the surrounding properties? Mr. David, the Zoning Administrator for the city of North Miami, mailed out a "COURTESY" notice just four days before the scheduled meeting. Is this customary and standard operating procedure for a change in zoning? Is this legally enough notification?

My name is Gene Gatti, and I am the President of the Moonraker Condominium Association, Inc., located at 1975 NE 135 Street, North Miami, Florida. Our property is directly adjacent to the concerned property, and any and all changes to the zoning will have a direct impact on our property, our property values, our quality of life, and the peaceful enjoyment of our condominium. I and all the property owners of the Moonraker Condominium are steadfastly OPPOSED to the this "SPECIAL EXCEPTION" being granted! This is totally unacceptable! It is bad enough that the Badoma Plaza is at this location, catering to the delinquents, vagrants, drug addicts, prostitutes, and all the other undesirables of Highland Village. If you think this is an exaggeration, check you Police records on how many times they have been called out the Badoma Plaza property. We do not want or need another entity that will cater to these undesirable!

I am going to try to rearrange my schedule, at great inconvenience, so I can attend this meeting and voice my concerns. How would any of you like to have this establishment (business) next to where you live? I didn't think so!

With best regards,

Gene Gatti
President
Moonraker Condominium Association, Inc.
1975 NE 135th Street
North Miami, FL 33181

Duria, Brittni

From: Juriga, Larry
Sent: Tuesday, September 20, 2016 1:18 PM
To: Wilson-Sejour, Tanya
Cc: David, Alex; Spring, Larry; Galdos, Roland; Cazeau, Jeff P.H.; Sorey Jr, Arthur; Eugene, Gary; scott@scott-galvin.com; Janet
Subject: RE: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

We will look into this appropriately and follow-up with you.



Laurence Juriga
Assistant Chief of Police
Police Department
700 NE 124 Street
North Miami, FL 33161
305-891-0294, Ext. 24111

 Please print only if necessary



[Celebrate with North Miami - Community Events](#)

From: Wilson-Sejour, Tanya
Sent: Tuesday, September 20, 2016 9:09 AM
To: Janet <janetymoody@excite.com>; scott@scott-galvin.com
Cc: David, Alex <adavid@northmiamifl.gov>; Spring, Larry <lspring@northmiamifl.gov>; Galdos, Roland <rgaldos@northmiamifl.gov>; Cazeau, Jeff P.H. <jcazeau@northmiamifl.gov>; Juriga, Larry <ljuriga@northmiamipolice.com>; Sorey Jr, Arthur <ASorey@northmiamifl.gov>
Subject: RE: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

Janet:

The church should not be operating without a special exception approval. Since there is no complaint on file, I have copied Chief Juriga who oversees Code Enforcement so he can send a code officer out to investigate and document any possible violation.

Thanks,

Duria, Brittni

From: Blanchard, Donald
Sent: Friday, September 30, 2016 4:09 PM
To: Duria, Brittni
Subject: FW: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016
Attachments: RE: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016; IMG_0379.jpg
Importance: High

FYI

From: Blanchard, Donald
Sent: Friday, September 30, 2016 11:11 AM
To: Sidd, Walter <wsidd@northmiamipolice.com>
Subject: FW: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016
Importance: High

Please ensure an NOV was issued to the Church for holding service this past Sunday 09/26, and a CVT was issued for a repeat violation, when they had service again on Wednesday 09/28. Thanks

From: Blanchard, Donald
Sent: Thursday, September 29, 2016 4:36 PM
To: Sidd, Walter <wsidd@northmiamipolice.com>
Subject: Fwd: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

More info:

Have Ed issue a CVT for church service held yesterday without 1st obtains their Special Exception. They were passing out money to the panhandlers

From: Blanchard, Donald
Sent: Thursday, September 29, 2016 3:29 PM
To: Sidd, Walter <wsidd@northmiamipolice.com>
Subject: FW: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

Ed needs to open NOV for operating a religious institution without 1st obtaining a Special Exception (see highlighted). Have him set the re-inspection date for Oct 20th. They have applied for one & are scheduled to be heard before the Board of Adjustments on Wed., October 19th at 6 p.m. They can't operate until a decision is made by the Board, but they had service this past Sunday Sept 25th @ 10:30 am. See below email from Christie.

A CVT should be issued if any other services are held between now & Oct 19th.

From: Wilson-Sejour, Tanya
Sent: Tuesday, September 20, 2016 9:09 AM
To: Janet <janetmoody@excite.com>; scott@scott-galvin.com
Cc: David, Alex <adavid@northmiamifl.gov>; Spring, Larry <lspring@northmiamifl.gov>; Galdos, Roland <rgaldos@northmiamifl.gov>; Cazeau, Jeff P.H. <jcazeau@northmiamifl.gov>; Juriga, Larry <ljuriga@northmiamipolice.com>; Sorey Jr, Arthur <ASorey@northmiamifl.gov>
Subject: RE: Janet Moody - Notice of Public Hearing IRT V-7-16 Casa de Restauracion... on Sept 21, 2016

Janet:

The church should not be operating without a special exception approval. Since there is no complaint on file, I have copied Chief Juriga who oversees Code Enforcement so he can send a code officer out to investigate and document any possible violation.

Thanks,

Tanya

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Tanya Wilson-Sejour, AICP
Planning, Zoning & Development Director

Community Planning & Development Dept
City of North Miami, 12400 NE 8th Avenue
North Miami, FL 33161
Tel: (305)895-9826 Direct line.
Fax: (305)895-4074

From: Christie, Vedalyn M.
Sent: Sunday, September 25, 2016 4:18 PM
To: Blanchard, Donald <dblanchard@northmiamipolice.com>; Diaz, Pilar <pdiaz@northmiamifl.gov>
Cc: Juriga, Larry <ljuriga@northmiamipolice.com>; Sidd, Walter <wsidd@northmiamipolice.com>
Subject: End of shift.

I inspected the property located at [1991 NE 135 Street](#) and met with Pastor Victor Caballero. Mr. Caballero informed me that he has all his paper work and approximately \$800 in at the city, he is awaiting his appointment with the City Manager. I informed the pastor that he is operating without a BTR & CU and needs to come into the City on Monday. I also informed Mr. Caballero that he could not have any outdoor activities, BBQ or yard sales unless he has permits from the City and also to have his parishioners observe the parking rules.

I return to the property at approximately [11:20 AM](#) and staying for about 20 minutes. All parking rules were being observed and no outdoor activities was observed a that time.

No additional activity to report .



Permit #	Permit number	Permit type code	Permit type name	Permit description	Permit Address	Application date	Approved date	Issue date	Approval state
410868	CE99G-2009-00029	ce99g	PAPER SIGNAGE IN WINDOW	PAPER SIGNAGE IN WINDOW. PLEASE HAVE THE SIGNAGE IN THE WINDOW REDUCE TO 25%.	1981 NE 135 ST	12/2/2009			Final
443755	CE99G-2011-00128	ce99g	NEIGHBORHOOD INSPECTION COMMERCIAL	COMMERCIAL PROPERTY INSPECTION REPORT AT 2:45 PM - FAILED (EDC, GAC, EXG, NUS 12-3 (A).	1981 NE 135 ST	11/18/2011			Final
443756	CE99G-2011-00129	ce99g	NEIGHBORHOOD INSPECTION COMMERCIAL	CONVENIENT SPOT COMMERCIAL PROPERTY INSPECTION AT 2:15 PM - PASSED	1981 NE 135 ST	11/18/2011			Final
443958	CE99G-2011-00064	ce99g	EXTERIOR WITH GRAFFITI	EXTERIOR WITH GRAFFITI	1981 NE 135 ST	11/23/2011			Final
444460	CE99G-2011-00011	ce99g	EXTERIOR MAIN COMMERCIAL	VIOLATION OF EXTERIOR COMMERCIAL. PLEASE OBTAIN PERMIT/APPROVAL BEFORE REPAINT THE EXTERIOR OF THE COMMERCIAL BUILDING WALLS, CURB/WALKWAY AND PEELING/CHIPPING EXHIBITED.	1981 NE 135 ST	12/2/2011			Final
444461	CE99G-2011-00069	ce99g	EXTERIOR WITH GRAFFITI	GRAFFITI ON EXTERIOR WALLS OF BUILDING; REMOVE OR PAINT OVER ALL GRAFFITI. THEN CALL FOR A RE-INSPECTION	1981 NE 135 ST	12/2/2011			Final
444462	CE99G-2011-00012	ce99g	GARBAGE SCATTERED AROUND CONTAINER	PLEASE REMOVE ALL THE SCATTERED GARBAGE INSIDE THE DUMPSTER ENCLOSURE	1981 NE 135 ST	12/2/2011			Final
444463	CE99G-2011-00027	ce99g	CODE ENFORCEMENT MISCELLANEOUS	NUISANCE VIOLATION OF CHP 12-3 (A); WINDOWS FROM VACANT STORES SHOULD BE KEPT CLEAN FROM ANY LETTERING OR SIGN ADVERTISING A PREVIOUS BUSINESS OR PROFESSION.	1981 NE 135 ST	12/2/2011			Final
445461	CE99G-2011-00072	ce99g	EXTERIOR WITH GRAFFITI	EXTERIOR WITH GRAFFITI	1981 NE 135 ST	12/21/2011			Final
445697	CE99G-2012-00002	ce99g	EXTERIOR WITH GRAFFITI	PLEASE REMOVE GRAFFITI FROM THE WINDOW OF UNIT #1191.	1981 NE 135 ST	1/3/2012			Final
445955	CE99G-2013-00005	ce99g	RUBBISH, TRASH ON PROPERTY	PLEASE REMOVE GRAFFITI FROM THE DUMPSTER ENCLOSURE.	1981 NE 135 ST	1/9/2012			Final
447957	CE99G-2012-00017	ce99g	EXTERIOR WITH GRAFFITI	RUBBISH, TRASH ON PROPERTY	1981 NE 135 ST	2/13/2012			Final
448726	CE99G-2012-00021	ce99g	PAPER SIGNAGE IN WINDOW	PLEASE REMOVE EXCESSIVE STORAGE FROM WINDOWS ON THE SOUTH SIDE OF THE PROPERTY.	1981 NE 135 ST	8/29/2012			Final
481055	CE99G-2013-00260	ce99g	NEIGHBORHOOD INSPECTION COMMERCIAL	OPERATION STREET SWEEP - FALL (ZCJ)	1981 NE 135 ST	11/5/2013			pending
481057	CE99G-2013-00261	ce99g	NEIGHBORHOOD INSPECTION COMMERCIAL	CONVENIENT SPOT	1981 NE 135 ST	11/6/2013			pending
483788	CE99G-2014-00003	ce99g	NEIGHBORHOOD INSPECTION COMMERCIAL	OPERATION STREET SWEEP - FALL (FUR, ZCJ)	1981 NE 135 ST	11/4/2014			Final
490710	CE99G-2014-00024	ce99g	NUISANCE PROHIBITED	FACES BEAUTY SALON 1987 NE 135 ST	1981 NE 135 ST	5/24/2014			Final
490912	CE99G-2014-00007	ce99g	PUBLIC NUISANCE	POLICE SWEEP - FALL (NO CU ON FILE)	1981 NE 135 ST	5/28/2014			Final
491271	CE99G-2014-00035	ce99g	FENCES AND WALLS	CONVENIENT SPOT FOOD STORE	1981 NE 135 ST	6/3/2014			Final
501248	SONOV-2014-00314	sonov	SANITATION DEPT. NOTICE OF VIOLATION	VIOLATION OF CITY CODES, SEC 12-3.1; GRAFFITI - PLEASE REMOVE/COVER OVER ALL GRAFFITI THAT HAS BEEN SPRAYED ON WALLS, WINDOWS, ELECTRICAL BOX AND DUMPSTER ENCLOSURE.	1981 NE 135 ST	5/28/2014			Final
501161	PT99R-2014-00049	pt99r	FORTY-YEAR BUILDING RECERTIFICATION	2050. FAILURE TO REMOVE/COVER OVER ALL GRAFFITI ON THE PROPERTY WITHIN THE ALLOTTED TIME PERIOD; PAY OR APPEAL THIS \$100.00 FINE BY JUNE 7, 2014.	1981 NE 135 ST	5/28/2014			Final
515581	ZC000-2015-00239	zco	CERTIFICATE OF USE	TABLED CASE. PLEASE REPAINT THE ENTIRE PERIMETER WALL ON THE WEST SIDE OF THE PARKING AREA WHERE THE GRAFFITI WAS COVERED. THE WALL SHOULD BE PAINTED ONE SOLID COLOR.	1981 NE 135 ST	10/50/2014			Final
515991	CE99G-2015-00030	ce99g	EXTERIOR WITH GRAFFITI	NOV POSTED FOR VIOLATION 9-13 (6); LITTERED ENCLOSURE, WASTE FILED ON THE GROUND; PLEASE REMOVE ALL WASTE FROM THE GROUND INSIDE THE ENCLOSURE.	1981 NE 135 ST	7/13/2015	7/13/2015		Final
521132	BE900-2015-00025	be9	COMMERCIAL ROOFING	CU RENEWED THRU 2014. BTR paid thru 2014. #BT-000327 RETAIL: FOOD & 2 APS (LICENSE SUB TO CHAPTER 3 ONM (2 AMUSEMENT MACHINES)	1981 NE 135 ST	7/17/2015			Final
521637	SONOV-2015-01154	sonov	SANITATION DEPT. NOTICE OF VIOLATION	REMOVE & REPLACE METAL ROOF PANEL (2 X 7)	1981 NE 135 ST	10/8/2015	10/8/2015		Final
521638	SONOV-2015-01155	sonov	SANITATION DEPT. NOTICE OF VIOLATION	INSTALL 8 DAMAGED METAL ROOF PANEL (2 X 7)	1981 NE 135 ST	10/8/2015	10/8/2015		Final
522125	BO900-2015-00028	bo9	COMMERCIAL ROOFING	A 24 HR NOV WAS POSTED FOR GRAFFITI ON THE DUMPSTER ENCLOSURE	1981 NE 135 ST	10/16/2015			Final
522575	BE900-2015-00284	be9	ELECTRICAL	A 24 HR NOV WAS POSTED FOR AN ACCUMULATION OF WASTE. GARBAGE AND WASTE FILED ON THE GROUND INSIDE THE DUMPSTER ENCLOSURE.	1981 NE 135 ST	10/16/2015			Final
522577	BE900-2015-00195	be9	MECHANICAL	RE-ROOF 6200 SQ FT LOW SLOPE BY HOP	1981 NE 135 ST	10/26/2015	10/28/2015	10/28/2015	issued
522578	CE99G-2015-00058	ce99g	EXTERIOR WITH GRAFFITI	REMOVE & REPLACE (2) A/C COMPRESSOR UNITS AND (2) COOLER ON THE ROOF AND INSTALL (4) PARKING LOT LIGHTS	1981 NE 135 ST	11/22/2015	11/22/2015	11/22/2015	stop work
523150	CE99G-2015-00094	ce99g	EXTERIOR WITH GRAFFITI	RAISING UP (3) SYSTEMS	1981 NE 135 ST	11/22/2015	11/22/2015	11/22/2015	stop work
526203	BP900-2016-00060	bp9	PAVING	EXTERIOR WITH GRAFFITI	1981 NE 135 ST	11/23/2015			Final
541564	CE99G-2016-00006	ce99g	CODE ENFORCEMENT COMPLAINT	CONCRETE WALKWAY WIDENING SEALCOAT & RESTRIPE PARKING LOT 1278	1981 NE 135 ST	7/5/2016	7/5/2016	8/7/2016	issued
542193	CE99G-2016-00019	ce99g	CODE TICKET MISCELLANEOUS	UNIT # 1991 (CHURCH) OPERATING WITHOUT A (BTR & CU)	1981 NE 135 ST	9/25/2016			pending
542194	CE99G-2016-00020	ce99g	CODE TICKET MISCELLANEOUS	10555 - CVT ISSUED - FAITH BASED INSTITUTION OPERATING WITHOUT A VALID CERTIFICATE OF USE PER CITY ORDINANCE 29-3-212. AS PER PHOTOS OF CHURCH SERVICES BEING HELD ON 09/28/16.	1981 NE 135 ST	10/9/2016			Final
542203	CE99G-2016-00021	ce99g	CODE TICKET MISCELLANEOUS	10558 - CVT ISSUED - FAITH BASED INSTITUTION OPERATING WITHOUT A VALID CERTIFICATE OF USE PER CITY ORDINANCE 29-3-212. AS PER PHOTOS OF CHURCH SERVICES BEING HELD ON 10/02/16.	1981 NE 135 ST	10/4/2016			pending
542203	CE99G-2016-00021	ce99g	CODE TICKET MISCELLANEOUS	10557 CVT ISSUED - OPERATING FAITH BASED INSTITUTION WITHOUT A VALID CERTIFICATE OF USE AS PER CITY ORDINANCE 29-3-212. PHOTOS TAKEN 10/02/16.	1981 NE 135 ST	10/4/2016			pending

Print Date/Time: 9/15/2016 12:03:48 PM

Activity Date/Time Global	Activity Type Subject Number	Activity Reference Sealed	ORI/FDID	Description
07/05/2016 16:52:00	Incident	2016-00021388	FL0131800	Incident Type : Trespass Warning, Role : Other
Food Store 23266	False			
10/22/2014 19:51:00	Incident	2014-00039283	FL0131800	Incident Type : Trespass Warning, Role : Other
Food Store 23266	False			
02/16/2016 20:29:00	Case	2016-00005201	FL0131800	Subject Type: Other, Incident Type: Miami Dade Ordinance Violation
Food Store 23266	False			
09/26/2015 08:09:00	Case	2015-00032871	FL0131800	Subject Type: Victim, Incident Type: Shoplifting
Food Store 23266	False			
11/21/2014 08:46:00	Case	2014-00042712	FL0131800	Subject Type: Victim, Incident Type: Shoplifting
Food Store 23266	False			
04/02/2014 17:24:00	Case	2014-00011785	FL0131800	Subject Type: Other, Incident Type: Trespass Arrest
Food Store 23266	False			
07/26/2012 18:00:00	Case	2012-00026147	FL0131800	Subject Type : Other, Incident Type : North Miami Ordinance Violation,
Incident Type: North	Miami Ordinance Violation	Food Store	23266	False
08/03/2012 20:32:00	Case	2012-00027275	FL0131800	Subject Type : Other, Incident Type : Miami Dade Ordinance Violation,
Incident Type: Miami	Dade Ordinance Violation	Food Store	23266	False
08/03/2012 20:22:00	Case	2012-00027273	FL0131800	Subject Type : Other, Incident Type : Miami Dade Ordinance Violation,
Incident Type: Miami	Dade Ordinance Violation	Food Store	23266	False
11/17/2012 20:05:00	Case	2012-00041096	FL0131800	Subject Type : Other, Incident Type : Miami Dade Ordinance Violation,
Incident Type: Miami	Dade Ordinance Violation	Food Store	23266	False
11/17/2012 20:15:00	Case	2012-00041101	FL0131800	Subject Type : Other, Incident Type : Miami Dade Ordinance Violation,
Incident Type: Miami	Dade Ordinance Violation	Food Store	23266	False
08/23/2013 18:50:00	Case	2013-00032418	FL0131800	Subject Type : Other, Incident Type : Liquor Law Violation, Incident Type:
Liquor Law Violation	Food Store	23266		False
01/22/2014 17:47:00	Case	2014-00002577	FL0131800	Subject Type : Other, Incident Type : Miami Dade Ordinance Violation,
Incident Type: Miami	Dade Ordinance Violation	Food Store	23266	False
01/24/2014 17:31:00	Case	2014-00002833	FL0131800	Subject Type : Other, Incident Type : Miami Dade Ordinance Violation,
Incident Type: Miami	Dade Ordinance Violation	Food Store	23266	False
09/26/2015 00:00:00	Property	Case: 2015-00032871	FL0131800	Property Type: Food/Liquor/Consumable; Property Code(s): Stolen
Food Store 23266	False			

Total Rows: 15