

**RECEIVED**  
Z11-077  
JUL 06 2011

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

Sec. Twp. Range

**ZONING HEARING APPLICATION  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING**

LIST ALL FOLIO #S: 3020 12 01 ~~50020~~ 540040, 0030, 0330, 0100

Date Received

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

MIAMI GARDENS COMMONS, LLC

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 19300 NW 62<sup>nd</sup> AVE Suite 300  
City: Hialeah State: FL Zip: 33015 Phone#: 954-914-5421

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): MIAMI GARDENS COMMONS, LLC  
Mailing Address: 19300 NW 62<sup>nd</sup> AVE Suite 300  
City: Hialeah State: FL Zip: 33015 Phone#: 954-914-5421

4. CONTACT PERSON'S INFORMATION:

Name: MANNY BUTIERREZ Company: Gutierrez/Lozano Architects  
Mailing Address: 2830 N. S.R 84 Suite 117  
City: FT. LAUDERDALE State: FL. Zip: 33312  
Phone#: 954-818-1816 Fax#: 954-321-3442 E-mail: M.Gutierrez@GutierrezLozano.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

TRACK "B" Less The West 193.84 Feet, MIAMI GARDENS CORPORATE PARK, According to the PLAT thereof as RECORDED IN PLAT BOOK 130 AT PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

5901 MIAMI GARDENS DRIVE, HIALEAH FLORIDA 33015

\*

APPLICATIONS low 49/21 LIST

Company	Last Name	First Name	Folio Number	Prop Address 1	Adre	County
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0010	5901 Miami Gardens Dr	100	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0020	5901 Miami Gardens Dr	101	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0030	5901 Miami Gardens Dr	102	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0040	5901 Miami Gardens Dr	103	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0050	5901 Miami Gardens Dr	104	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0060	5901 Miami Gardens Dr	105	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0070	5901 Miami Gardens Dr	106	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0080	5901 Miami Gardens Dr	107	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0090	5901 Miami Gardens Dr	108	Miami-Dade
<b>YESSENIA HAIR DESIGN, INC</b>	<b>ALVAREZ</b>	<b>ELIO</b>	30-2012-054-0100	5901 Miami Gardens Dr	109	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0110	5901 Miami Gardens Dr	110	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0120	5901 Miami Gardens Dr	111	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0130	5901 Miami Gardens Dr	112	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0140	5901 Miami Gardens Dr	113	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0150	5901 Miami Gardens Dr	114	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0160	5901 Miami Gardens Dr	115	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0170	5901 Miami Gardens Dr	116	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0180	5901 Miami Gardens Dr	200	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0190	5901 Miami Gardens Dr	201	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0200	5901 Miami Gardens Dr	202	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0210	5901 Miami Gardens Dr	203	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0220	5901 Miami Gardens Dr	204	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0230	5901 Miami Gardens Dr	205	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0240	5901 Miami Gardens Dr	206	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0250	5901 Miami Gardens Dr	207	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0260	5901 Miami Gardens Dr	208	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0270	5901 Miami Gardens Dr	209	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0280	5901 Miami Gardens Dr	210	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0290	5901 Miami Gardens Dr	211	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0300	5901 Miami Gardens Dr	212	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0310	5901 Miami Gardens Dr	213	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0320	5901 Miami Gardens Dr	214	Miami-Dade
<b>The LAW OFFICE of Robert Sheldon, LLC</b>	<b>Sheldon</b>	<b>Robert</b>	30-2012-054-0330	5901 Miami Gardens Dr	215	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0340	5901 Miami Gardens Dr	300	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0350	5901 Miami Gardens Dr	301	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0360	5901 Miami Gardens Dr	302	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0370	5901 Miami Gardens Dr	303	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0380	5901 Miami Gardens Dr	304	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0390	5901 Miami Gardens Dr	305	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0400	5901 Miami Gardens Dr	306	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0410	5901 Miami Gardens Dr	307	Miami-Dade

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HARD COPY PLANNING AND ZONING DEPT.

Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0420	<u>5901 Miami Gardens Dr</u>	308	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0430	<u>5901 Miami Gardens Dr</u>	309	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0440	<u>5901 Miami Gardens Dr</u>	310	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0450	<u>5901 Miami Gardens Dr</u>	311	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0460	<u>5901 Miami Gardens Dr</u>	312	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0470	<u>5901 Miami Gardens Dr</u>	313	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0480	<u>5901 Miami Gardens Dr</u>	314	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0490	<u>5901 Miami Gardens Dr</u>	315	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0500	<u>5901 Miami Gardens Dr</u>	316	Miami-Dade
Miami Gardens Commons Condo	Sanchez	Fernando	30-2012-054-0510	<u>5901 Miami Gardens Dr</u>	400	Miami-Dade

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7. SIZE OF PROPERTY IRREGULAR ft x NA ft (in acres): 2.958 Acres  
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property  acquired  leased: \_\_\_\_\_ (month & year)

9. Lease term: N/A years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?

no  yes  If yes, provide complete legal description of said contiguous property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Is there an option to purchase  or lease  the subject property or property contiguous thereto?

no  yes  (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

\_\_\_\_\_

12. PRESENT ZONING CLASSIFICATION: IUC

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary(zone) Changes [Zone(s) requested]: BU-2

(Provide a separate legal description for each zone requested)

Unusual Use: \_\_\_\_\_

Use Variance: \_\_\_\_\_

Non-Use Variance: NOT TO BUILD 5'0" MASONRY FENCE @ REAR PROPERTY LINE

Alternative Site Development: Option: \_\_\_\_\_

Special Exception: \_\_\_\_\_

Modification of Previous Resolution/Plan: \_\_\_\_\_

Modification of Declaration or Covenant: \_\_\_\_\_

14. Has a public hearing been held on this property within the last year & a half? no  yes .

If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no  yes . If yes, give name to whom the

violation notice was served: N/A and describe the violation:

16. Describe structures on the property: Three Story Building 72692 S/F

17. Is there any existing use on the property? no  yes . If yes, what use and when established?

Use: OFFICE / RETAIL Year: 2008

18. Do you require a translator for the actual hearing? Yes  No

If yes: Spanish  Haitian Creole

Other (Please specify which language) \_\_\_\_\_

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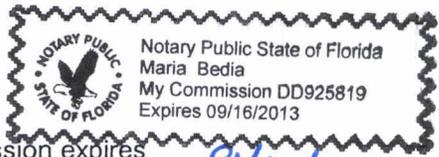
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

ACKNOWLEDGEMENT BY APPLICANT

- 1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

Miami Gardens Commons LLC (Applicant's Signature)

Fernando Sanchez (Print Name of Applicant)



My commission expires 9/16/13 State of: Florida

Sworn to and subscribed before me on the 24 Day of May, 2011.

Affiant is personally known to me or has produced Known to me as identification.

Maria Bedia (Notary Public's Signature)

MARIA BEDIA Print Name

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**APPLICANT'S AFFIDAVIT**

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  owner  tenant of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature Signature

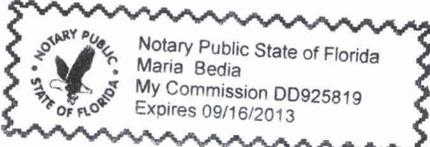
Sworn to and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

CORPORATION AFFIDAVIT

(I)(WE), FERNANDO SANDRIZ, being first duly sworn, depose and say that (I am)(we are) the  President  Vice-President  Secretary  Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the  owner  tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: Miami Gardens Commons LLC \_\_\_\_\_  
Authorized Signature  
Office Held

(Corp. Seal)



Sworn to and subscribed to before me this 24 day of May, 2011. Notary Public: Maria Bedia Commission Expires: 9/16/2013

PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject matter of the proposed hearing.

\_\_\_\_\_  
(Name of Partnership)  
By \_\_\_\_\_ % By \_\_\_\_\_ %  
By \_\_\_\_\_ % By \_\_\_\_\_ %

Sworn to and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

ATTORNEY AFFIDAVIT

I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Sworn to and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_  
Signature

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OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

STATE OF FLORIDA  
COUNTY OF DANE

Public Hearing No. BY

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

- Affiant is the president, vice-president or CEO of the Corporation, with the following address:  
18300 NW 62ND AVE SUITE 300, HIALEAH, FL. 33015
- The Corporation owns the property which is the subject of the proposed hearing.
- The subject property is legally described as:  
SEE ATTACHED APPLICANTS / OWNERS LIST
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]  
Signature  
Betty Sanchez  
Print Name

[Signature]  
Affiant's signature  
Fernando Sanchez  
Print Name

[Signature]  
Signature  
Jaclyn T. Buergo  
Print Name

Sworn to and subscribed before me on the 24 day of May 20 11.

Affiant is personally known to me or has produced known to me as identification

Notary Maria Bedia

(Stamp/Seal)

Commission Expires: 9/16/13



DISCLOSURE OF INTEREST\*

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211-077  
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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING DEPT.  
BY

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: MIAMI GARDENS COMMUNIT, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Fernando Sanchez</u>	<u>100%</u>
<u>18300 NW 62<sup>nd</sup> Ave #300</u>	
<u>Miracle, FL 33015</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



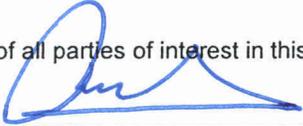
Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

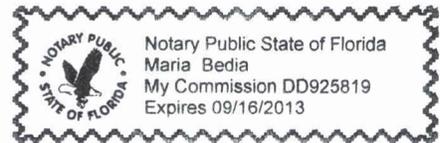
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:   
(Applicant)

Sworn to and subscribed before me this 24 day of May, 2011. Affiant is personally know to me or has produced Know to me as identification.

  
(Notary Public)



Seal

My commission expires: 9/16/13

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF FLORIDA Public Hearing No. \_\_\_\_\_  
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared YESSENA HAIR DESIGN INC  
hereinafter the Affiant(s), who being first duly  
sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:  
5301 NW 183 STREET #109 MIAMI, FL 33007
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:  
MIAMI GARDENS COMMONS CONDO UNIT 109 UNDIV 2.06%  
INT. IN COMMON ELEMENTS OFF REC. 265 86-0710  
OR 26725-3757 010901
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]  
Signature

DAIMY OUIEDO  
Print Name

[Signature]  
Affiant's signature

ELIO ALVAZEL  
Print Name

[Signature]  
Signature

Barbara Lorite  
Print Name

Sworn to and subscribed before me on the 21 day of JUNE 20 11.

Affiant is personally known to me or has produced \_\_\_\_\_ as identification

[Signature]

Notary

NOTARY PUBLIC-STATE OF FLORIDA  
Janet Lopez  
Commission # DD844877  
Expires: MAR. 31, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

(Stamp/Seal)

Commission Expires: 3/31/2013

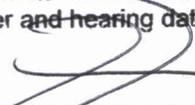
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BY [Signature]

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3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

  
 \_\_\_\_\_  
 (Applicant's Signature)  
**ELIA ALVAREZ**  
 \_\_\_\_\_  
 (Print Name of Applicant)

Sworn to and subscribed before me on the  
10 Day of JUNE, 2011  
 Affiant is personally known to me or has produced  
 \_\_\_\_\_ as identification.  
 \_\_\_\_\_  
 (Notary Public's Signature)  
**JANET LOPEZ**  
 \_\_\_\_\_  
 Print Name

NOTARY PUBLIC-STATE OF FLORIDA  
 My commission expires 3/31/2013  
 Janet Lopez  
 Commission # DD844877  
 Expires: MAR. 31, 2013  
 State of FL  
 BONDED THROUGH ATLANTIC BONDING CO., INC.

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 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY \_\_\_\_\_

**APPLICANT'S AFFID**

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

**OWNER OR TENANT AFFIDAVIT**

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  owner  tenant of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature  
Sworn to and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**CORPORATION AFFIDAVIT**

(I)(WE), YESSSENIA HAIR DESIGN INC, being first duly sworn, depose and say that (I am)(we are) the  President  Vice-President  Secretary  Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the  owner  tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: ELIO ALVAREZ  
\_\_\_\_\_  
Authorized Signature  
Office Held \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
Janet Lopez  
Commission # DD844877  
Expires MAR 31, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

Sworn to and subscribed to before me this 10 day of JUNE 2011  
Notary Public: 3/31/2013  
Commission Expires: \_\_\_\_\_

**PARTNERSHIP AFFIDAVIT**

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject matter of the proposed hearing.

\_\_\_\_\_  
(Name of Partnership)  
By \_\_\_\_\_ %  
By \_\_\_\_\_ %  
By \_\_\_\_\_ %  
By \_\_\_\_\_ %

Sworn to and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**ATTORNEY AFFIDAVIT**

I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Sworn to and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Signature \_\_\_\_\_

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JUL 06 2011

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

**DISCLOSURE OF INTEREST\***

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: YESSENIA HAIR DESIGN INC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>ELIO ALVAZEL 5801 NW 183 ST #108</u>	<u>100</u>
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: YESSSENIA HAIR DESIGN INC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>ELIO ALVAREZ 5901 NW 183 ST #103</u>	<u>100</u>
_____	_____
_____	_____
_____	_____

Date of contract: 1/14/2009

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

N/A.

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 10 day of JUNE, 20 11. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)

NOTARY PUBLIC-STATE OF FLORIDA  
Janet Lopez  
Commission # DD844877  
Expires: MAR. 31, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

My commission expires: 3/31/2013

Seal

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

**ACKNOWLEDGEMENT BY APPLICANT**

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

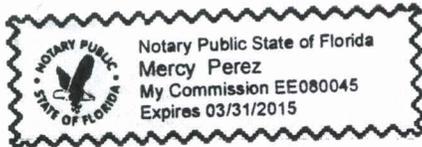
*Robert Sheldon*  
 (Applicant's Signature)  
ROBERT SHELDON  
 (Print Name of Applicant)

Sworn to and subscribed before me on the  
16 Day of June, 2011.

Affiant is personally known to me or has produced  
 \_\_\_\_\_ as identification.

*Mercy Perez*  
 (Notary Public's Signature)  
Mercy Perez  
 Print Name

My commission expires 03/31/2015  
 State of: Florida



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 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY \_\_\_\_\_

**APPLICANT'S AFFIDAVIT**

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  owner  tenant of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature  
Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

CORPORATION AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  President  Vice-President  Secretary  Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the  owner  tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_  
(Corp. Seal)  
Authorized Signature  
Office Held

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject matter of the proposed hearing.

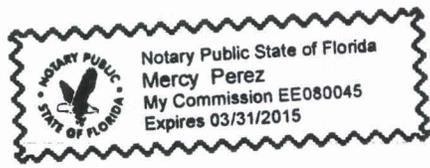
\_\_\_\_\_  
(Name of Partnership)  
By \_\_\_\_\_ %  
By \_\_\_\_\_ %

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

ATTORNEY AFFIDAVIT

I, ROBERT SHELDON, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature  
Sworn to and subscribed to before me  
this 16 day of June, 2011.  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: LAW OFFICE OF ROBERT SHELDON, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>ROBERT SHELDON</u>	<u>100%</u>
<u>888 S DOUGLAS RD, PH 9</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable) Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

**Signature:** *[Signature]*  
(Applicant)

Sworn to and subscribed before me this 16 day of June, 2011. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
(Notary Public)

My commission expires 03/31/2015



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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BY *[Signature]*

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF FLORIDA Public Hearing No. \_\_\_\_\_  
COUNTY OF MIAMI-DADE

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

- Affiant is the president, vice-president or CEO of the Corporation, with the following address:  
5901 NW 183<sup>rd</sup> ST, SUITE 215, MIAMI, FL 33015
- The Corporation owns the property which is the subject of the proposed hearing.
- The subject property is legally described as:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

[Signature]  
Signature

Betsy Sanchez  
Print Name

[Signature]  
Signature

Nicole Rodriguez  
Print Name

[Signature]  
Affiant's signature

ROBERT SHELDON  
Print Name

Sworn to and subscribed before me on the 16 day of June 20 11.

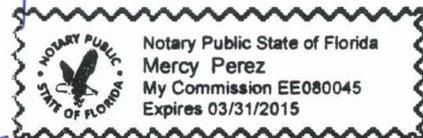
Affiant is personally known to me or has produced \_\_\_\_\_ as identification

Notary [Signature]

(Stamp/Seal)

Commission Expires:

03/31/2015



[L:\forms\afficorp.sam (1/04)]

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BY [Signature]