

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: April 23, 2013

RESOLUTION #: CZAB10-9-13

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
A	12-085	JULMAR 147 INVESTMENT, LLC	10-54-39

EX. #	EXHIBIT DESCRIPTION	IN FILE
A-1	Outreach to neighbors 2 pages	X
A-2	Proposed conditions	X
A-3	Map of Tree Island Park	X
A-4		
A-5		
A-6		
A-7		
A-8		
A-9		
A-10		
A-11		
A-12		
A-13		
A-14		
A-15		
A-16		
A-17		
A-18		



Date	Outreach
12/17/12	Meeting with Neighbors
1/15/13	Correspondence with E. Frye regarding proffered covenant
1/16/13	Correspondence with E. Frye providing covenant and requesting meeting
1/18/13	Follow up with E. Frye regarding email and telephone
1/22/13	Correspondence with E. Frye regarding status of covenant review
1/29/13	Teleconference with E. Frye requesting meeting with neighbors
2/1/13	Correspondence with E. Frye requesting meeting with neighbors
2/4/13	Correspondence with E. Frye requesting meeting with neighbors
2/5/13	Teleconference with E. Frye requesting meeting with neighbors
2/7/13	Teleconference with E. Frye requesting meeting with neighbors
2/8/13	Correspondence with E. Frye regarding meeting with neighbors
2/8/13	Meeting with Neighbors
2/11/13	Correspondence with E. Frye regarding proposed covenant
2/15/13	Correspondence with E. Frye regarding deferral and next meeting
2/25/13	Teleconferences with E. Frye regarding neighborhood settlement
2/26/13	Correspondence with T. Gibbs requesting meeting

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 CZAB # 10 Exhibit A-1
 APR 23 2013

3/25/13	Correspondence with T. Gibbs requesting homeowner association meeting
3/26/13	Correspondence with T. Gibbs requesting homeowner association meeting
3/28/13	Correspondence with T. Gibbs requesting homeowner association meeting
3/29/13	Correspondence with T. Gibbs requesting homeowner association meeting
4/1/13	Correspondence with T. Gibbs regarding meeting
4/2/13	Meeting with T. Gibbs and Neighbors
4/9/13	Teleconference with T. Gibbs regarding settlement agreement
4/16/13	Teleconference with T. Gibbs regarding status neighborhood meeting
4/17/13	Teleconference with T. Gibbs regarding status of neighborhood meeting
4/19/13	Teleconference with T. Gibbs regarding neighbors position
4/22/13	Teleconference with T. Gibbs regarding neighbors position

JULMAR 147 INVESTMENTS, LLC
Public Hearing Application 12-085

Proffered Conditions for Approval

The Owner hereby withdraws the requested variance of outdoor recreational space.

The Owner shall submit a revised site plan, Childcare Checklist, and proffered covenants to:

1. Expand the School property to include Lot 1 of the Residential property.
2. Limit the maximum number of students to 188.
3. Plant a total of twenty (2) green buttonwood, silver buttonwood or pigeon plum trees every fifteen (15) feet on center to provide a landscape buffer in addition to the CBS wall and hedge located at the south property line of the School parcel.
4. Provide all prospective and current parents with notice of the prescribed burnings conducted every three (3) to seven (7) years at Tree Island Park and Preserve in the School's Operational Plan.

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3,000

South West 8th Street

South West 147th Avenue

N

SCHOOLS/DAYCARES

MILES

- Academir Charter School 1.3
- Academir Preschool Learning Center .8
- A Sunny Start Preschool 1.2
- The Big Bunny Daycare 2.0
- Creativa Learning Academy 1.5
- Future Leaders of the World 1.6
- Just Kids Center 1.2
- Kids in Action 1.6
- Kids Rainbow Learning Center 1.3
- KinderCare Learning Center 1.7
- Kinderkids Daycare & Learning 1.7
- Lincoln Marti (143rd Ave.) .8
- Lincoln Marti (156th Ave.) 1.8
- Little Angels Academy 1.7
- Mother Of Christ Catholic School 1.5
- New Horizons Preschool II 1.2
- New Horizons Preschool III 1.2
- Noah's Ark Learning Center 2.0
- **Pinecrest Academy Charter School 1.2**

TREE ISLAND PARK

200

K-5TH

South West 24th Street

LEGEND

-  Opposing 12-085
-  Schools/Daycares
-  Proposition 12-085
-  Tree Island Park

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Item # 12-085
CZAB # 10 Exhibit A-3

APR 23 2013

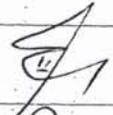
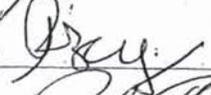
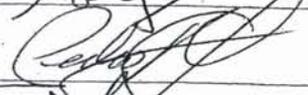
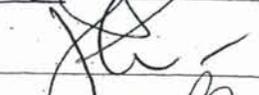
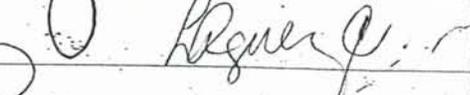
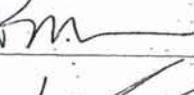
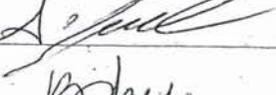
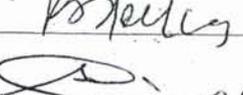
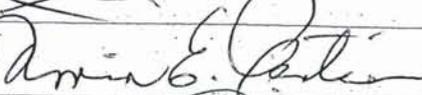
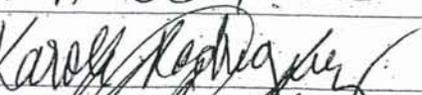
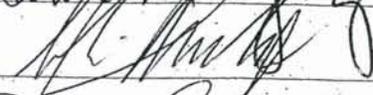
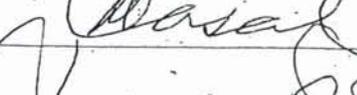
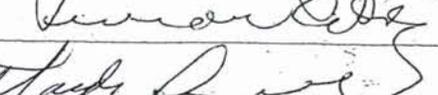
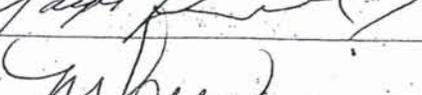
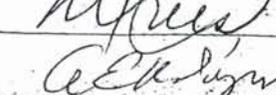
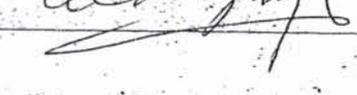
*Marked/Highlighted lots may be represented at a larger or smaller than actual size in order to clearly show details.
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ATTENDANCE & SPEAKERS ROSTER

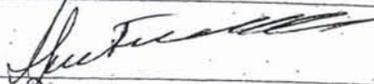
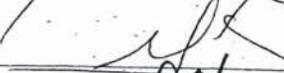
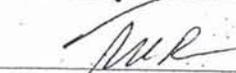
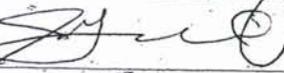
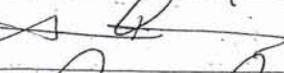
4-23-13 COMMUNITY ZONING APPEALS BOARD C-10
 (DATE) (CZAB #)

AGENDA ITEM(S)	PRINT NAME	SIGN NAME
Tropical Park	JOSE EAGAC GONZALEZ	
MDAD	Renee Bergeron	
Shed Toguedis Village	- Pedro R. Pichaz	
NHPS	HELEN ANGOLA	
NHPS	LISEIT RODRIGUEZ	
MDAD	JOSE RAMOS	
TPV	ALEX SANTAMARIA	
TROPICAL PARK	BEATRIZ REYES	
Tropical Park	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX
"	MARIA E. PERTIERRA	
Libia Rodriguez	Karole Rodriguez	
Libia Rodriguez	Celi O Rodriguez	
Libia Rodriguez	Elisa Garcia	
Libia Rodriguez	Antonio Cartaya	
TROPICAL PARK	ENRIQUE CASAL	
TROPICAL PARK	CARIDAD CASAL	
Tropical Park	Vivian Diaz	
Tropical Park	MAGDALENA SANTIAGO	
TROPICAL PARK	MARTA LUIS	
Tropical Park	Armando L Manilla Rodriguez	

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4/23/2017 COMMUNITY ZONING APPEALS BOARD
 (DATE)

(CZAB #)

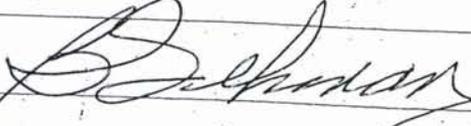
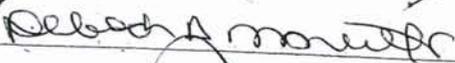
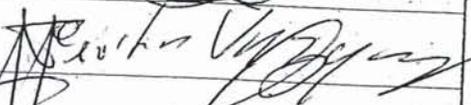
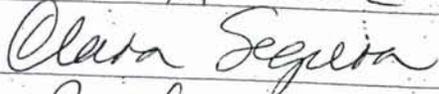
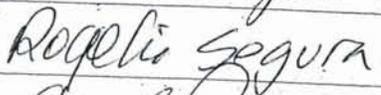
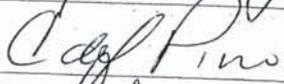
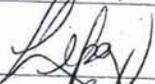
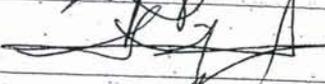
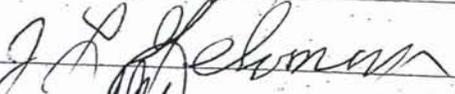
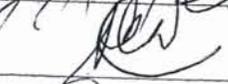
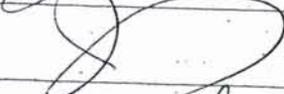
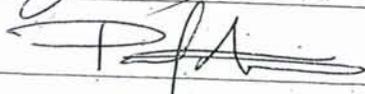
AGENDA ITEM(S)	PRINT NAME	SIGN NAME
Tropical Park	Tereente Santamaria	
Tropical Park	MIRIAM SANTAMARIA	Miriam Santamaria
Tropical Park	Gloria Castillo	Gloria Castillo
Tropical Park	Mauri Iglesias	
adn	Arturo Barandiel	
Tropical Park	Maria Romero	
Tropical Park	Jeannie Romero	
Tropi Park	Sri (Blanco)	Sri C.
Tropical Park	Milagros Roque	
Julmar 147	Ricardo Franklin	
Julmar 147	Ernesto Frye	
Julmar 147	Althea Kodziej	
Julmar 147	Raul Pina	
	Pepe ORON!	

ATTENDANCE & SPEAKERS' ROSTER

COMMUNITY ZONING APPEALS BOARD

(DATE)

(CZAB #)

AGENDA ITEM(S)	PRINT NAME	SIGN NAME
Tropical PV	Bentha Gehman	
Tropical Park	Deborah A Montilla	
Tropical PV	Manuel Montilla	
Tropical Park	Freddin Vazquez	
Tropical Park	Salvador Vazquez	
TROPICAL PARK	RICHARD HENDERSON	
Tropical Park	Clarita Segura	
Tropical Park	Rogelio Segura	
Tropical Park	Carlos del Pino	
Tropical Park	Lilia Evora	
MIA	Ammad Riaz	
Tropical Park	J. L. Gehman	
Tropical Park	ARMANDO CASERA	
"	Dis Nicols	
"	Gabriel James	
Tropical Villa	Pablo/DIANA ACOSTA	
"	"	"
"	"	"
"	"	"
"	"	"
"	"	"



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 Ham # 12-085
 CZAB # 10 Exhibit A-1
 APR 19 2013
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Project Title:
TREE ISLAND PARK AND PRESERVE
 MIAMI DADE COUNTY, FLORIDA
 S.W. 147TH AVE., S.W. 10th ST., and S.W. 149 AVE.
 Drawing Title:
 GENERAL PLAN

Miami-Dade County
 Park and Recreation Department
 275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

Revisions		Design: EDAP-DS/GS Drawn: EDAP-ML Checked: EDAP-DS Survey: Inspections: Project Manager: M.HENCKE	Approvals	
N	Date		Approval	Date

W. TUCKER GIBBS, P.A.

ATTORNEY AT LAW

P.O. BOX 1050
COCONUT GROVE FL 33133

TELEPHONE (305) 448-8486
FACSIMILE (305) 448-0773
tucker@wtgibbs.com

PLANNING AND ZONING
AGENDA OFFICE

2013 FEB -8 P 4:50

C-10

12-085

February 8, 2013

Eric Silva, Director of Zoning
Miami-Dade County Department of
Regulatory and Economic Resources
Stephen P. Clark Center
111 NW 1st Street, 11th floor
Miami, Florida 33128

VIA HAND DELIVERY

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Item # 12-085
CZAB # 10 Exhibit A-2

APR 19 2013

CLERK OF THE BOARD

Re: Zoning Application for Julmar 147 Investment, LLC,
LLC; Case No.: Z-12-085

Dear Mr. Silva:

This letter is to notify you that the undersigned represents Ernesto Frye and the West Dade Home Owners Coalition, Inc. and other neighbors of the above referenced applicant for county zoning approvals.

At the continuation of the Community Zoning Appeals Board 11 public hearing on this issue on February 19, 2013, my clients will provide expert testimony on this matter from Mark Alvarez a professional planner. Mr. Alvarez will testify that the approval of the referenced application will have a negative impact on the adjacent neighborhood.

That testimony will relate to the planning principles underscoring the referenced zoning application and its relationship with the requirements the Miami-Dade County Comprehensive Master Development Plan ("CDMP"), Miami-Dade County zoning ordinance and other county and state regulations. The testimony will examine the planning issues regarding the application presented by Julmar 147 Investment, LLC ("Julmar") for the district boundary change, special exception, unusual use and two non-use variances to permit a private school as part of this application. The basis of this testimony is the witness'

expertise as a professional planner. Mr. Alvarez's testimony will address:

1. Inconsistency of the application with the CDMP regarding neighborhood compatibility set forth in the CDMP.
2. Incompatibility of the of the proposed school with its surrounding land uses, with respect to goals, objectives, policies, and other criteria as set forth in the CDMP.
3. Impacts of the proposed development, proposed mitigation measures, and their consistency with the CDMP and land development regulations.
4. The traffic studies relating to the application and this property presented to the Department of Regulatory and Economic Resources, and the impacts of traffic on the surrounding single-family neighborhood.
5. Existing school sites and facilities within this area of Miami-Dade County and the prevalent land use relationships of these schools with surrounding single-family neighborhoods.
6. The consistency of the application with best practices for the development of urban educational facilities in Florida and throughout the United States.
7. The evaluation, findings and recommendation regarding the application presented in the staff report.
8. In addition, based on presentations provided by the applicant and any witnesses on its behalf, Mr. Alvarez may provide additional presentation points or comments regarding the planning issues discussed.

Mr. Alvarez, in his testimony before the Community Zoning Appeals Board, will rely on professional planning books and treatises, and documents on file with Miami-Dade County and other state and local governmental entities, as well as material included in the public record relating to the property that is the subject of this zoning application (Case No.: Z-12-085) including all documents on file at the Department of Regulatory, Economic Resources of Miami-Dade

County as well as records on file at the Miami-Dade County Property Appraiser's Office and any documents relating to school facilities within the area of this proposed school on file with Miami Dade County Public Schools.

Please note that Mr. Alvarez may rely on and submit into evidence any document that "has been filed with the Director at least ten (10) days prior to the public hearing." This includes all documents on file with the Department of Regulatory and Economic Resources as of the date of this letter.

Mr. Alvarez also may rely on and submit into evidence additional documents filed with the county after the date of this letter and prior to the public hearing on the application.

Attached please find a copy of Mr. Alvarez's resume.

Sincerely,



W. Tucker Gibbs

enclosure

cc: Ron Connally, Development Supervisor, Zoning Hearings
& Administrative Review
Franklin Gutierrez, Agenda Coordinator

MARK ALVAREZ

3109 Grand Avenue, #331 Miami, Florida 33133

tel. 786-208-6655

URBAN PLANNER

e-mail: mark@alvarezplanning.net

EXPERIENCE

Mr. Alvarez provides land use planning, transportation planning, and development rights analysis services to public entities and private interests, including: comprehensive plan amendments; zoning analysis and amendments; developing area plans for redevelopment and neighborhood preservation; assisting citizens groups to liaison with governments; and analyzing development compliance. In the transportation area of practice, he performs work to develop transportation improvements that leverage redevelopment, and to developing transit system improvements for large and small systems. He has over 20 years of experience in: stakeholder engagement, baseline assessment, issue prioritization, development of performance indicators, impact analysis, cost-benefit analysis, and development of sustainable strategies.

Principal

Alvarez Planning

Mr. Alvarez provides land use planning, transportation planning, and development rights analysis services. Major projects include: *City of North Miami Beach Land Development Code amendments, Pinecrest US-1 Corridor Master Plan; City of North Miami Beach Comprehensive Plan; City of North Miami Land Use Code Amendments; West Perrine Community Redevelopment Area (CRA) Finding of Necessity; Goulds / Cutler Bay CRA Finding of Necessity; Florida Gold Coast Electric Vehicle and Charging Infrastructure Analysis Village of Pinecrest Transit Circulator Study; South Dade Busway Transit Park-and-Ride and Feeder Plan; Pinecrest South Dixie Highway Intersection Study.*

Dec. 2006 - present

Miami, Florida

Senior Research Associate

Center for Urban Transportation Research, University of South Florida Tampa, Florida

As a University of South Florida Research faculty member, Mr. Alvarez was the Principal Investigator for four large transit / land use planning studies with a total value of over \$1.6-million. He also conducted quantitative management and policy analysis efforts for governmental clients.

Jun. 2003 - Dec. 2006

Capital Improvement Administrator

City of Miami Beach

Mr. Alvarez coordinated the programming of a \$400-million capital improvement program (CIP). Reporting to the Assistant City Manager and Chief Financial Officer, he coordinated with the City's departments of finance, budgeting, planning, public works, parking, buildings, and media relations to prioritize the City's streetscape, utility, parks, and public facility projects.

Nov. 1999 - Jun. 2003

Miami Beach, Florida

Principal

Meridian Consulting, Inc.

Mr. Alvarez integrated provided specialized urban planning services in transportation, transit and parking improvements to support economic development strategies in urban downtown settings, and comprehensive plan amendments. He worked with planning teams on major urban planning efforts in Northwest, Midwest, and in Florida.

Apr. 1998 - Jun. 2003

Miami, Florida

Senior Planner

The Corradino Group

Mr. Alvarez led transportation and community planning projects, managed the company's planning staff, and developed proposals for new work. He was the project manager for many major public sector projects that included: transit development, transportation corridors, traffic calming, community redevelopment area designations and, land use policy plans.

Nov. 1993 - Apr. 1998

Miami, Florida

Regional Planner

South Florida Regional Planning Council

Mr. Alvarez was responsible for land use and transportation-related planning assignments, including: evaluating local comprehensive plan amendments; updating the Transportation Element of the Strategic Regional Policy Plan, and he was the Project Manager for the US Department of Energy and Florida Department of Community Affairs' Clean Cities Program.

Aug. 1992 - Nov. 1993

Hollywood, Florida

EDUCATION

Master of Science
Civil Engineering
Ohio State University
1992

Master of City and
Regional Planning
Ohio State University
1992

Bachelor of Science
Operations Management
Ohio State University
1988

PROFESSIONAL DEVELOPMENT

American Institute of
Certified Planners, 1996

Professionalism and
Ethics Seminar, 2011
The Metropolitan Center,

Pedestrian Safety
Training Program,
1995 FDOT

Collaborative Planning
Dispute Resolution
Workshop, 1993,
Growth Management
Conflict Resolution
Consortium

COMMUNITY SERVICE

City of Miami Selection
Committee, Miami
Midtown Trolley Plan

City of Miami Upper
East Side Council
Biscayne Boulevard
Committee

City of Miami Beach
Transportation and
Parking Committee,
Commission Appointee

City of Miami Beach
Traffic Calming
Committee

Melissa Tapanes

From: Guerra, Cynthia (RER) <guerry@miamidade.gov>
Sent: Tuesday, December 18, 2012 3:53 PM
To: Melissa Tapanes
Cc: Velazquez, Christine (RER)
Subject: RE: Julmar Public Hearing Application No. 12-085

Ms. Tapanes:

Thank you for your summary. I went back to the DERM memo, and it appears there was an error. I would like to clarify that the Tree Island Park and Preserve is not designated NFC, but a portion of the site is managed by the EEL Program. As resources allow, the EEL Program will maintain the ecological community through the use of prescribed fire. Even though it is not NFC, the points you made related to possible prescribed fires are the same.

Please call me at any time with questions.

Thank you,
Cynthia

Cynthia Guerra, Program Director
Miami-Dade County Environmentally Endangered Lands Program
701 N.W. 1 Ct., 6th Floor
Miami, FL 33136
Phone: (305) 372-6781
Fax: (305) 372-6673
www.miamidade.gov/pera
"Delivering Excellence Everyday"
Please consider the environment before printing this e-mail.

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From: Melissa Tapanes [<mailto:mtapanes@brzoninglaw.com>]
Sent: Tuesday, December 18, 2012 3:01 PM
To: Velazquez, Christine (RER)
Cc: Guerra, Cynthia (RER)
Subject: Julmar Public Hearing Application No. 12-085

Dear Christine,

I had the opportunity to discuss the DERM comments related to the NFC abutting the subject property with Cynthia Guerra this afternoon. Ms. Guerra answered all my questions and a meeting will not be necessary at this time. I informed Ms. Guerra that Community Council 10 had requested the presence of a DERM representative to respond to questions in connection with the NFC comments in the DERM recommendation at the hearing now scheduled for February 19, 2012 at 6:30 pm.

Below is a summary of Ms. Guerra's statements that I believe as pertinent to the hearing:

- The natural habitat and life cycle of NFCs are dependent on fires.
- NFCs undergo prescribed fires every 3 to 7 years to avoid catastrophic wildfires.
- Surrounding property owners are provided an annual notice prior to a prescribed fire.
- The decision to proceed with a prescribed fire is made the day of to ensure that wind and other conditions will not impact adjacent roadways, schools and communities.

- The NFC is a part of the proposed Tree Island Park, which is a place of assembly with both active and passive components.

I have copied Ms. Guerra on this email in the event she would like add or clarify the foregoing summary.

Thank you in advance for your attendance at the hearing and assistance with this matter. Should you have any questions or comments, please do not hesitate to phone me.

Warm regards,
Melissa



Melissa Tapanes Llahues, Esq.
Bercow Radell & Fernandez, PA
Zoning, Land Use and Environmental Law
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131
Main: 305.374.5300
Direct: 305.377.6227
Facsimile: 305.377.6222
Email: mtapanes@brzoninglaw.com
Online: www.brzoninglaw.com

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Hearing 12- 085

“District Boundary Change From AU to RU-1MA, A Special Request to Permit a Private School, and an Unusual Use to Permit a Daycare”



HOMEOWNERS COALITION, INC.

03/ 19/ 2013

RECEIVED BY CLERK
Item # 12-085
CZAB # 10 Exhibit A-4
APR 19 2013
CLERK OF THE BOARD

Presented by Board Members and Neighbors

Ernesto Frye
Raul Pino
Javier Jimenez

INDEX

- HEARING NOTICE 1- 2
- SET BACKS
- PROPOSED LOCATION
- BOND PLAN
- PROCESS #12-128
- HOMEOWNERS CONCERN LETTER
- PETITIONS MAPPED

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
 ADDITIONALLY, THE APPLICANT IS REQUESTING NON-USE VARIANCES TO PERMIT THE SCHOOL TO BE SETBACK LESS THAN REQUIRED FROM PROPERTY LINE(S), AND TO PERMIT PARKING AND DRIVES WITHIN 25' OF AN OFFICIAL RIGHT-OF-WAY WHERE IT IS NOT PERMITTED, ON THIS SITE.

sec 33-41
sec 33-42

HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

INSTRUCTIONS UNDER FLAP



HEARING NUMBER: 12-085
APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY
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THAN REQUIRED FROM PROPERTY LINE(S) TO PERMIT
PARKING AND DRIVES WITHIN 25' OF AN OFFICIAL
RIGHT-OF-WAY WHERE IT IS NOT PERMITTED, AND TO
PERMIT AN OUTDOOR RECREATION WITH LESS SQUARE
FOOTAGE THAN REQUIRED, ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES.
PLANS MAY BE MODIFIED AT PUBLIC HEARING.
LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW
145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

HEARING WILL BE HELD AT THE
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 AVENUE
MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
DATE 03/19/2013
TUESDAY
TIME 6:30 PM

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL
(305)375-2640, HEARING SECTION, OR VISIT OUR NEW
WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

THIS ITEM WAS REVISED AND DEFERRED FROM A PREVIOUS
MEETING OF THIS BOARD.

INSTRUCTIONS UNDER FLAP

SET BACKS

Sec. 33-41. - Setbacks—Application of tables.

The minimum lot area and dimensions of sites and setbacks shown by tables in this article shall apply to the districts indicated.

Front building lines for all structures shall be set back from the nearest highway right-of-way according to sections on official right-of-way plan and minimum widths and tables in this article. The setback from all side and rear property lines shall be not less than ten (10) percent of the average width of the lot, provided such setback is not less than five (5) feet, but in no case shall such setback requirements exceed seven and one-half (7½) feet, except where greater distance is required for a specified district by tables in this article and for corner lots.

(Ord. No. 57-19, § 30(B), 10-22-57)

Cross reference— Definition of setback, § 33-1(96); location of building for public assemblage in EU-M, EU-1 and EU-2 Districts, § 33-17(4).

Sec. 33-42. - Same—Survey required when property line in doubt.

Applications for permit to erect, move or alter a structure which is to be located within ten (10) feet of any property line, or which is to be located within twenty-five (25) feet of any existing or proposed highway right-of-way, or where there is any doubt in the minds of the Director and the Director of the Public Works Department about the location of a property line, shall be accompanied by a certified map from a survey of the premises prepared by a land surveyor, registered in the State, and markers showing the boundary corners, corresponding to the survey, shall be left undisturbed until a certificate of occupancy is issued.

SOURCES:

1- http://library.municode.com/HTML/10620/level3/PTIICOOR_CH33ZO_ARTIIBUCOSEARSI.html

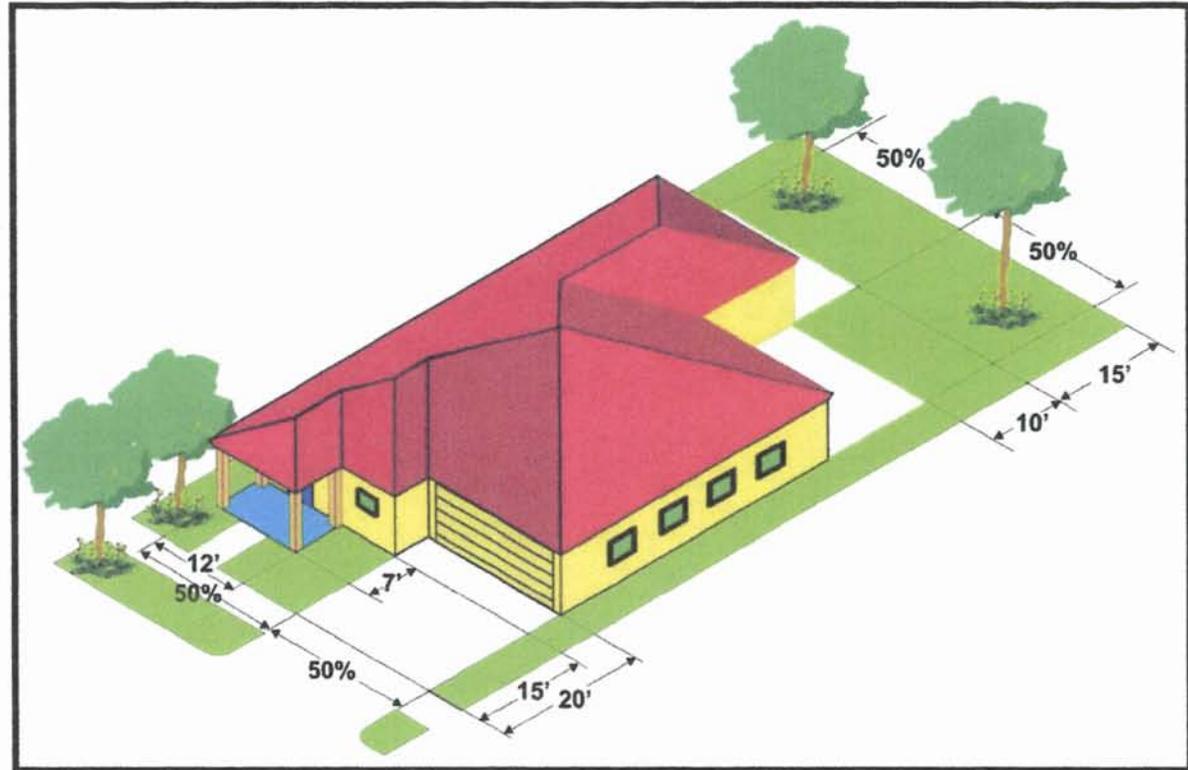
Example of Urban Design Standards: RU-1, RU-2, RU-1(M)(a), RU-1(M)(b)

Applications for subdivision plats, re-plats (5 lot minimum), rezoning, development permits or administrative site plan review on or after (effective date of ordinance) shall follow these urban design standards to the extent possible.

Attached garages and carports shall not comprise more than 50% of the home's front elevation.

Front porches may encroach a maximum of 7' into the front setback; roofs of such front porches may encroach another 2' but not within 6' of the front property line. Front porches shall have a minimum depth of 6' and shall comprise a minimum of 30% of the width of a home's front elevation (not including any garage) or 12', whichever is larger.

[Existing front setback regulations: 15 feet for 50% of the lineal footage of the width of the house and 25 feet for the balance; except 20 foot setback for attached garage.]



PROPOSED
LOCATION



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2012000085



Section: 10 Township: 54 Range: 39
 Applicant: OSCAR CASTILLA TRUSTEE
 Zoning Board: C10
 Commission District: 11
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Wednesday, June 27, 2012

REVISION	DATE	BY

BOND PLAN

The Miami Herald

Posted on Thu, Jan. 24, 2013

Bond plan includes new schools for Miami-Dade

BY David Smiley
dsmiley@MiamiHerald.com

The \$1.2 billion Miami-Dade voters gave their school district when they approved a capital projects referendum in November won't just allow the district to fix up old schools or improve technology. Some of the money will also be spent on new campuses.

New schools are on the way in Northeast Miami-Dade, Doral and the area west of Interstate 75 in Northwest Dade, according to a schedule of work compiled by the district. Chief Facilities Officer Jaime Torrens said the new schools are in response to growing communities or in some cases development that has re-emerged after the real estate collapse. Most of them are slated for the third and fourth years of the bond program.

"It's a small portion of the overall picture," he said of the money slated for new schools.

The list is vague on some locations, but new schools are identified as:

- K-12 at Southwest 149th Avenue and 160th Street
- K-8 at Southwest 167th Avenue and 95th Street
- * • K-5 at Southwest 149th Avenue and Coral Way *
- Two K-8 schools and a high school in Northeast Miami-Dade
- K-8 at Northwest 90th Street and 114th Avenue
- K-8 west of Interstate 75 and north of Northwest 138th Street
- High school in Doral.

Other schools listed as new are actually additions, such as work at Glades Middle and South Pointe Elementary. Others are conversions like the project to turn Ethel Koger Beckham Elementary into a K-8 center.

The list also includes expansions, like ongoing work at the MAST Academy on Virginia Key, a project that is half funded by the Village of Key Biscayne.

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<http://www.miamiherald.com>

The Miami Herald

Posted on Wed, Jan. 23, 2013

Work to start this summer on school bond projects

By David Smiley
dsmiley@MiamiHerald.com

Starting this summer, most of Miami-Dade's 300-plus public schools are expected to benefit from brick-and-mortar improvements as the country's fourth-largest school district rolls out a \$1.2 billion plan to fix up aging, neglected campuses.

But with projects slated over a seven-year period, some students, parents and teachers are going to have to wait.

A newly released work schedule that lays out when money will be spent and where shows in specifics what Superintendent Alberto Carvalho and his top administrators began explaining last week: It will be several years before ground breaks on many of the district's largest projects.

In some cases, they will be among the last to start.

"For everybody, their school is the most important one to them. We perfectly understand that," said Chief Facilities Officer Jaime Torrens. "It's just a matter of our ability to do work, and we're not going to have access to all the money at once. We'd just overload everything. We're trying to do the ones that have the greatest need first in the procurement vehicles we have now."

The district has not released specific budgets for the hundreds of projects it plans to undertake, but a five-year capital plan crafted in September put a price on the number of improvements and additions needed at each school. And only two of the two dozen schools identified as having the greatest financial needs will benefit during the first two years of work: Norland Senior High School and Bunche Park Elementary.

Those projects are not to be understated. Norland Senior High, a school that has been waiting for more than five years for a shiny, new campus, is in need of some \$32 million in improvements according to the district's capital plan. Built 55 years ago, classrooms, offices, the auditorium and cafeteria are among the 15 buildings that need to be replaced. Air conditioners need to be fixed. Utilities are scheduled for upgrades.

Construction crews are scheduled to arrive at the school this summer.

"We know that Norland Sr. High School has been neglected for years, and the entire complex faces immediate needs," said Miami-Dade School Board member Wilbert "Tee" Holloway, whose district includes the school. "They will be addressed in the first round, and we're very pleased with that."

However, the remaining 22 schools awaiting large projects, including American High and Miami Northwestern, won't break ground until at least the 2014-15 school year. Southwest Miami Senior High, which needs about \$37 million in work to essentially create an entirely new campus, will see work in three years and then again two years later to finish a project so large it was split into two phases.

Most if not all students currently enrolled at Homestead High, Miami Killian and Skyway Elementary will be gone by the time contractors begin working at those schools in the fifth and sixth years of the district's schedule.

In the meantime, dozens of schools with comparatively few needs will be first in line for improvements.

Torrens explained Wednesday, and also last week during a bond workshop, that most of the hundreds of first- and second-year projects would be smaller jobs valued at under \$2 million because companies already under contract could be tapped to do the work. As the schedule goes on, he said projects would decrease in number and increase in cost.

Torrens said that's largely due to the time it takes to not only bid out and design larger, more expensive projects but also to sell bonds, and a need to space out design and construction in order to avoid flooding the market and inflating costs. He said Norland is an exception because design work had already been commissioned.

Still, district officials and board members hope to quickly show parents and students some kind of improvement after selling the bond initiative to voters in November by displaying some of the woes in the county's older schools, half of which were built 40 years ago or earlier. For schools placed on the back burner, those improvements may come in the form of technological improvements or new playgrounds rather than large-scale renovations.

"Every parent is going to walk into a school in Miami-Dade County come August, and they're going to expect to see a change. That's the reality," said board member Raquel Regalado.

The schedule can still change. Board member Carlos Curbelo, for instance, has suggested that the district consider allowing private businesses to pay for projects upfront and then be reimbursed when bonds are sold in order to speed up construction.

But even Curbelo, who represents southwest Dade, calls the current schedule "practical."

"We need to realize that most people who are supporting and paying into this don't even have children in the school system," he said. "It's not about what's in it for me. It's about what's best for the community."

This article was updated to more accurately reflect a quote by School Board Member Carlos Curbelo.

PROCESS
#12-128

ADMINISTRATIVE OFFICE
3111 STIRLING ROAD
FORT LAUDERDALE, FL 33312
954.987.7550

WWW.BECKER-POLIAKOFF.COM
BP@BECKER-POLIAKOFF.COM

October 16, 2012

Reply To:
Miguel A. Diaz de la Portilla, Esq.
Direct Dial: (305) 260-1037
mportilla@becker-poliakoff.com

Miami-Dade County
Jack Osterholt, Director
Department of Sustainability,
Planning and Economic Enhancement
111 SW 1st Street, 11th Floor
Miami, FL 33128

RECEIVED
212-128
OCT 17 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

**Re: Letter of Intent/Pinecrest Academy Charter School
Tamiami Trail Campus
Location: SW 8th Street & 152nd Avenue**

FLORIDA OFFICES
BOCA RATON
FORT MYERS
FORT WALTON BEACH
HOLLYWOOD
HOMESTEAD
MELBOURNE*
MIAMI
NAPLES
ORLANDO
PORT ST. LUCIE
SARASOTA
TALLAHASSEE
TAMPA BAY
WEST PALM BEACH

Dear Mr. Osterholt:

This shall constitute our letter of intent on behalf of Ferro Development, LLC (the "Applicant"), in support of its request for a Special Exception to permit a public charter school facility including, **grades pre-kindergarten through the 12th grade (the "Application")**. The proposed charter school will serve up to 3000 students. The 8.9264 acre Property is zoned BU-1A (Business District Limited). Currently, a charter school facility is a permitted use after public hearing in the BU - 1A zoning district.

The 8.9264 acre Property is designated Business and Office on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). This land use category is generally characterized by **commercial and retail activity**. Schools are permitted in any land use category provided they are approved at a public hearing. Further, the proposed Charter School is consistent with the CDMP and will provide a much needed service to the surrounding community.

In accordance with the plans accompanying this Application, the charter school will consist of 81,600 sq. ft of class room area, 117,150 sq. ft. of non-class room area (offices, bathrooms, kitchens etc.) and 97,000 sq. ft. of outdoor recreation area. The plans fully comply with all applicable land development regulations.

U.S. & GLOBAL OFFICES
BAHAMAS
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PRAGUE
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* by appointment only

Jack Osterholt
Miami- Dade County
October 16, 2012
Page 2

The proposed facility adheres to the setbacks for buildings of public assemblage and, therefore, is adequately spaced from adjoining properties under different ownership and from the rights-of-way. The property's frontage on S.W. 8th Street and S.W. 152nd Avenue provides good access to the site for the intended use. Vehicular ingress and egress to the site has been carefully designed. The parking lot will contain 274 parking spaces. The school drop-off area provides a surplus of vehicular stacking area for 67 vehicles that will primarily serve parents as they drop-off and pick-up their children.

The playground area is adequately spaced from the rights-of-way and will be enclosed with a fence and self-locking gates. Use of the playground area will occur in shifts to ensure that adequate outdoor space is afforded to the number of children allowed outdoors. Perimeter landscaping will be introduced to buffer the adjoining properties under different ownership.

This proposal is compatible with the surrounding area and consistent with the CDMP. We ask that you enthusiastically recommend approval of our request for a Special Exception. If you have any questions or comments, please do not hesitate to contact our office. We look forward to working with your department.

Very truly yours,



Miguel A. Diaz de la Portilla
For the Firm

MAP1/tfj

ACTIVE: F11037/111320:4203703_1

GU

43

44

SW 8TH ST

BU-1A

SW 8 TER

SW 151ST PL

SW 8TH WAY

SW 152ND CT

SW 152ND AVE

SW 9 TER

TRB

TRA

SW 9 LN

RU-3M

MIAMI-DADE COUNTY HEARING MAP

Process Number Z2012000128



Section: 04 Township: 54 Range: 39
Applicant: FERRO DEVELOPMENT,LLC
Zoning Board: C10
Commission District: 11
rafter ID: JEFFER GURDIAN
Scale: NTS

Legend

- Subject Property Case (hatched box)
Zoning (dashed box)



SKETCH CREATED ON: Tuesday, October 30, 2012

Table with 3 columns: REVISION, DATE, BY

PARKING CALCULATION

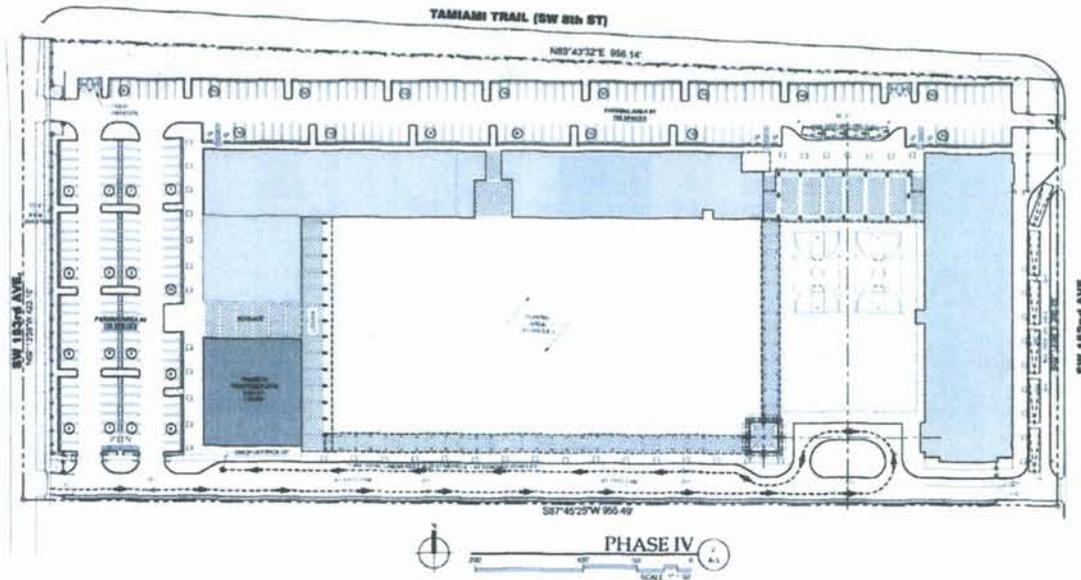
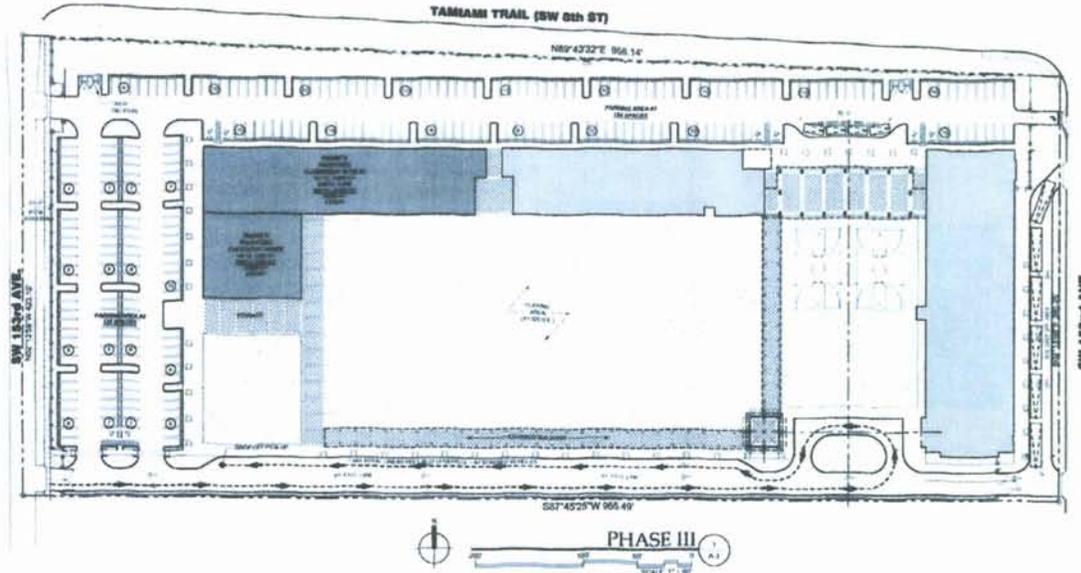
Parking Rate @ 3,000 Students (Classes 9 - 12th)

Category	Required	Provided
Staff (1 Per 100)	100	110
Visitors (1 Per 100 Students)	60	60
Students (1 Space for every 20 students in 10th & 12 grades)	140	140
Total	200	210

NOTE: These 100 additional parking spaces are not in the 2000' x 1000' parking lot currently. They are located in the 2000' x 1000' parking lot currently.

Phase 4 ACCESSORY USE - COMMERCIAL

NO INCREASE IN STUDENTS OR STAFF



CIVICA

8323 NW 12th St Suite 108
 Doral, FL 33126
 Tel: 305.883.8659
 FAX: 305.883.8660
 www.civica.com
 PROJECT
**PINECREST
 ACADEMY
 TAMAMI TRAIL
 CAMPUS**
 SW 8th ST & SW 152nd AVE
 MIAMI, FL 33154
 APPLICANT
 TAMAMI TRAIL
 PROPERTY, LLC
 6457 Summit Drive
 Miami, FL 33143
 ISSUED FOR
**DIC
 SUBMITTAL**
 CIVICA PROJECT No.:
 121114

NO DATE REVISION BY

DRAWN BY: APPROVED BY:
 TR: [Signature]
 DATE: SCALE:
 Type: 1/8" = 1'-0"
 KEY PLAN



SCALE: 1/8" = 1'-0"
 [Signature]
 10/13/14

SCALE: 1/8" = 1'-0"
 [Signature]
 10/13/14

PROJECT TITLE
**PROPOSED
 PHASING
 PLAN**

HEET NUMBER:
A-3

HO
CONCERN
LETTER

Dear Committee Council 10,

We are all homeowners and parents in the area of 147th Avenue. We are writing to express our concerns with permitting a Private School and a Daycare in a residential area that is increasingly high in traffic as to be requested on hearing 12- 085. We fear for not only the safety of the children but also the loss of a sense of community, the negative impact this plan will have on property values, and the undeniably heavy traffic that is to come of it. We ask you to please reconsider the location request for this plan to a safer, business oriented, and manageable traffic flow area.

Parents will not feel safe dropping off and picking up their children in a school that has requested so many code exceptions for its structure. Adding to this already concerning fact is the idea of it being built in a residential area, which contains uncontrollable outside forces such as dogs that may escape from a yard into the schools property. Also, many of the homes have pools directly within the vicinity of the proposed property.

We all know that 147th Avenue is now being expanded into a four-lane highway to accommodate a beautiful preservation park named "Tree Island Park", which is currently undergoing construction. This will be a great addition to the area for children to play and the homeowners to visit while giving a positive sense of community. A daycare would foil our appreciation for the family community as the flow of traffic from 147th Avenue will now be coming directly into our community instead of staying on the highway or west of it as it will without the daycare being implemented.

As homeowners, we purchased our homes in the area because it is quiet, close to shopping and is surrounded by well-rated schools. The real estate market, although not at its best, is still holding up in our area. We would like to do all that is possible to maintain it. Having a daycare and school in the neighborhood is not appealing to us, let alone to future homebuyers. There are dozens of spaces in nearby plazas, which could accommodate the traffic and parking. Also, there are 8 existing schools, not including High School, Middle Schools, or Elementary within a 2-mile radius of the proposed property.

Finally, the traffic, which will be coming into the residential area, will cause frustration among the parents of the potential students as well as the owners of the neighboring homes. The street is not meant to accommodate more than the traffic flow of homeowners and should not be disturbed. With the property being so limited in space, there is only so much that they can devote to parking, this will cause parents to park in common areas and perhaps even in the homes of

Hearing 12- 085
November 19, 2012

residences which will only lead to more traffic congestion in the already booming streets of 147th Avenue.

We know that your decision is always in the best interest of the people. We have continued with a list of the schools in the area and the names of just some that share the concern. We hope that this letter can be used as a voice for all of those who have signed and for the homeowners who are not able to attend the meeting. Thank you in advance for your time and we look forward to your support.

Respectfully and sincerely,

Homeowners

PETITIONS
MAPPED



MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS

JAVIER D. SOUTO, DISTRICT 10

"A Public Servant is defined by his/her accessibility, priorities, ethics, fiscal conservatism and support for working people."

Accomplishments

- Sponsored the Shannon Melendi Act, which was adopted in 2005. However, in 2008 he re-wrote the Shannon Melendi Act to make it much stronger and more difficult for predators to gain access to children in Miami-Dade County parks. Originally, the Shannon Melendi Act required a State of Florida criminal background check for County employees, coaches and volunteers for youth leagues that use our County parks, as well as persons employed by fairs and carnivals that use Miami-Dade County parks.
- Sponsored law requiring six public hearings for County to impose a new tax or increase an existing tax or fee.
- Law declaring marijuana grow houses as unsafe structure and requiring Building Department inspection and permits to protect the neighborhood and future buyers or tenants.
- Sponsored Legislation mandating that all new and existing commercial establishments, malls, strip malls, pharmacies, grocery stores, gas stations, etc. that are open to the public after sunset illuminate their parking lot with 1 candle foot intensity to protect the public from robberies and reduce the volume of auto thefts in commercial parking lots.
- Sponsored legislation creating a new standardized "No Littering" sign form Miami Dade County, which did not have an official antilitter sign for roads and public right-of-ways.
- Sponsored the Responsible Property Owner and Merchant Act relating to the maintenance of the exterior of shopping centers, strip malls, restaurants, gas stations, banks and other commercial properties that requires property owners and tenants to maintain the exterior of the building structures, parking lots and public rights-of-ways abutting the commercial property in a safe, sanitary and litter free manner to prevent neighborhood blight and deterioration.
- Sponsored legislation prohibiting adult entertainment establishments near residential neighborhoods, schools and parks.
- Earmark \$250,000 to install guardrails along all canals located next to roadways in his district.
- Drafted the first law in the United States requiring that all cash registers in Miami-Dade County have an LCD screen visible to consumers so they can see their merchandise transactions as they are being charged. Today you see these at supermarkets showing each item and the price charged to the consumer and at drive-through in fast food restaurants.
- Changed laws to protect consumers who received expensive Water and Sewer bills caused by undetected leaks.
- Sponsored laws prohibiting certain businesses with noise generating activities from being established in close proximity to residential neighborhoods.
- Sponsored laws prohibiting noises that disturb the peace.
- Created the Bikes on Buses and Bikes on Metrorail programs.
- Created the Social & Economic Development Council, a think tank of economists and professors to address consequences of downturn in County's economy and reinvigorate its economic growth.
- Initiated illuminated street signs program, so street signs are visible to motorists at night.

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSUAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
JAVIERA, Jimenez	14651 SW 16 th ST	786 351-9915
Mary Arango	14641 SW 16 th ST	305 322-9008
Maria Dieguez	14641 SW 16 th ST	305 551-8005
RAMIRO CARBONELL	14631 SW 16 th ST	305-226-5229
Eliz Talio	14621 SW 16 th ST	305/804-2059
Ernesto Frye	14611 SW 16 ST	786 554 0754
SERGIO Vaidos	14661 SW 16 ST	786-436-1293
CHRISTOPHER Pardo	14661 SW 16 ST	305 409 4895
Althea Klotz	14611 SW 16 SE.	786 305-282-2830
Martin Guerrero	14601 SW 16 ST	786-300-7207
Harry Guerrero	2270 SW 147 CT	786 412-3719
CATALINA ROTERO	14541 SW 16 ST	305 877 7298
SEBASTIAN ISAZA	14541 SW 16 ST	305 910 6224
JUAN CARLOS MARTIN	14541 SW 16 ST	305 546 6903

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 197 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
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 150 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY *
 TIME 6:50 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.24 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2690, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

<u>NAME (NOMBRE)</u>	<u>ADDRESS (DIRECCION)</u>	<u>PHONE # (#TELEFONO)</u>
ALEXANDRA BOTERO	15640 SW 28 TERR	305 2837772
JOSQUIN AUTIE	15640 SW 28 TERR	305 8030807
Steve Quintavalli	1550 SW 145 AVE	786-283-0770
Rudy Quintavalli	" "	" "
GEORGE ARANGO	14641 SW 16 ST.	305-323-8794
Yenisel Perez	14841 SW 146ct	(786) 202-7145
Orquidea Santo	1484 SW 146ct	(786) 314-1498
ANA Hernandez	1464 SW 146 CT	305.202.1694
Carlos Toro	1424 SW 146 ct	786-238-0042 305-970-7693
Maria Cannady	1424 SW 146 ct	786-238-0042
David Cannady	1424 SW 146 CT	305-305-8728
NIURKA SANTANA	1444 SW 146CT	305-967-3882
JASARO LLERA	1444 SW 146CT	786-236-3211
JULIET ROMERO	1444 SW 146 CT.	" "

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-005
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
 ADDITIONALLY, THE APPLICANT IS REQUESTING NON-USE VARIANCES TO PERMIT THE SCHOOL TO BE SETBACK LESS THAN REQUIRED FROM PROPERTY LINE(S), AND TO PERMIT PARKING AND DRIVES WITHIN 25' OF AN OFFICIAL RIGHT-OF-WAY WHERE IT IS NOT PERMITTED, ON THIS SITE.

HEARING WILL BE HELD AT THE
 RUBEN OARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SH 15 STREET, BETWEEN SH 145 AVENUE & SH 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305) 375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
---------------	---------------------	----------------------

Maricel Jimenez	1403 SW 146th	3
Augustin Pies	" "	
Josef Ybarra	1423 SW 146th	
Mirtha Perez	" "	
Jonessy Torres	1422 SW 145th PL	(786) 280-0547
DANNY RODRIGUEZ	1422 SW 145th PL	
VERONIKA LOPEZ	1402 SW 145th PL	(786) 210-5736
ABEL Senano	1401 SW 145th PL	(305) 505-7972
Maracneliz FROSTEN	1401 SW 145th PL	?
PAUL FAILLACE	1421 SW 145th PL	786-514-5300
Dannelly DeCampo	1421 SW 145th PL	305-720-1484
Jessica Torres	1441 SW 145th PL	786-366-9024
Eduardo Roman	1441 SW 145th PL	861-706-2582
Luis MEJIA	1461 SW 145th PL	

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
 ADDITIONALLY, THE APPLICANT IS REQUESTING NON-USE VARIANCES TO PERMIT THE SCHOOL TO BE SETBACK LESS THAN REQUIRED FROM PROPERTY LINE(S), AND TO PERMIT PARKING AND DRIVES WITHIN 25' OF AN OFFICIAL RIGHT-OF-WAY WHERE IT IS NOT PERMITTED, ON THIS SITE.

HEARING WILL BE HELD AT THE
 RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 195 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305) 375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

<u>NAME (NOMBRE)</u>	<u>ADDRESS (DIRECCION)</u>	<u>PHONE # (#TELEFONO)</u>
Monica Echeverri	1481 SW 145th place	786 374-4975
Michael De Los Rios	"	" 305-934-3533
Mubia Gonzalez	1440 SW 145th ave	786 216 5975
JORGE ESPANOSA	1440 SW 145th Ave	786 216 1616
Wilson Corzo	1400 SW 145th Ave	305 302 1116
VERONICA RODRIGUEZ	1400 SW 145th Ave	302 300 7101
Daiqueline Pino	14502 S.W. 13 Ter.	786-286-253
Raul Pino	14502 SW 13 Ter.	786-385-3740
Raul Pino Jr	14502 SW 13 ter	305-873-9643
Marcelo Proano	14491 SW 13 Terr	305-226-0099
Karen Proano	" "	" " "
Maria SAESANO	14501 SW 13 Terr	
Jose ALVAREZ	14601 SW 13 Terr	786-306-2997
RICHARD FERNANDEZ	14581 SW 13 fr.	305 610 5301

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE. ADDITIONALLY, THE APPLICANT IS REQUESTING NON-USE VARIANCES TO PERMIT THE SCHOOL TO BE SETBACK LESS THAN REQUIRED FROM PROPERTY LINE(S), AND TO PERMIT PARKING AND DRIVES WITHIN 25' OF AN OFFICIAL RIGHT-OF-WAY WHERE IT IS NOT PERMITTED, ON THIS SITE.

HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

3 fires
Schools built before

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
María Alonso	1390 SW 146ct	786-763-9674
María Barboza	1390 SW 146ct	786) 447-7882
Craig Johns	141633 SW 14st	405-520-2069
EDUARDO VENTURA	14603 SW. 14ST.	
Renaldo Robaina	1362 SW 145R	305 400 3834
HABAY GARCIA	1362 SW 145P	305 400 3834
ANDY VALES	1332 SW. 145R	305 525-1189
Arozcelly Vales	1332 S.W. 145R	305-525-1189
Floris Planas	14562 SW 13 Ter	305-559 4978.
Floris Stokes	14562 SW 13 Ter.	786 525 9244
Dania Garrido	14541 SW 13 Ter	305-778-8180
Gerry Castellon	14478 SW 14st	305-559-2805
Mae Castellon	14478 SW 14st	305-559-2805
Ramon Rodriguez	1461 SW 145 AVE	305 301 5190
Wanda Perez DR	1461 SW 145 AVE	305 898 0159

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: (12-085)
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE RUBEN DARZO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 165 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)575-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

<u>NAME (NOMBRE)</u>	<u>ADDRESS (DIRECCION)</u>	<u>PHONE # (#TELEFONO)</u>
----------------------	----------------------------	-----------------------------

MARIA ALUSNEZ	14601 SW 13 TER	305-223-9529
Daniel Rey	14581 SW 13 Tr	305-992-4810
Doris Prieto	14581 SW 15 Tr	305 609-6196
Alto Rodriguez	14611 SW 13 Tr	786-480-6582
Wautze Rowley	" " "	" " "
Miguel ARIAS	14621 SW 13 Ter	786-556-0662
Jeanette Cousins	14621 SW 13 Ter	786-576-0246
Mariam/a	14621 SW 13 Ter	305-642-9761
Kevin Chan	14631 SW 13th Ter	786 338 1756
Jodi Machi	1318 SW 146 Ct.	305-528-4025
L. Mendi	1318 SW 146 Ct.	305-495-3171
Daniel Galindo	1355 SW 146 Ct	305-498-4128
Doris Galindo	1355 SW 146 Ct	305-498-4128
Danny Araso	1390 SW 146 Ct	786 651-0745

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

******* NOTE ***** NEXT HEARING WILL BE ON FEB 19TH 2013 AT 6:00 PM**

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305) 375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
LESTER SEVILLA	1535 SW 145 TH AVE	305-796-4004
JENNIFER ATICK	1535 SW 145 TH AVE	305-338-7594
WALTER D. MARTINEZ	14472 S.W. 15 ST	305-389-5148
Seth Lopez	9555 SW 145 Ave	786-554-2556
Rosmary Rodriguez	1555 SW 145 Ave	786-925-2642
Ross Rodriguez	1555 SW 145	786-518-8589
Carlos Andres Ortiz	14480 SW 15 ST	305 606 8056
SANDRA LOZADA	14480 SW 15 ST	305 716 2236
Yaima Noguera	14464 SW 15 ST	(786) 663 0746
Maria J Gula	14464 SW 15 ST	(786) 200 3392
Angel F Hernandez	14464 SW 15 ST	(305) 726-7141
Maria Lourenço	14464 SW 15 ST	(305) 456-6570
Roberto Castillo	14456 SW 15 ST	305 972-2541
SUSANA CASTILLO	14456 SW 15 ST	305 4398198
Janier Cuba	1542 S.W. 144 AVE	305-773-4089

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

******* NOTE ***** NEXT HEARING WILL BE ON FEB 19TH 2013 AT 6:00 PM**

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSUAL USE TO PERMIT A DAYCARE.
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 RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY.

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305) 375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAHIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
Caridad Otano	1463 SW 146 CT Miami 33184	305 746 7110
Beatriz Arencibia	1463 SW 146 CT Miami 33184	305 746 7110
Rolando Arencibia Jr	1463 SW 146 CT Miami 33184	305 746 7110
Francesco Monetti	14653 SW 11 ST 33184	786-412-5692
Pierrel Monetti	14653 SW 11 ST	"
Marcia Watt	1104 SW 145 Ave	"
Emilia N Watt	1104 SW 145 Ave	"
Brenda Lambert	14653 SW 11 ST	786-412-5692
Emili Delgado	1105 SW 146 CT	305-227-7766
Jennie Delgado	1105 SW 146 CT	305-227-7766
Magdalena Boyles	1125 SW 146 CT	305 586-8130
Chafey E. PARRA	1145 SW 146 CT	305/554-0352
Jenny Ramirez	1245 SW 146 CT	305-316-8036
Nidia Buchholz	1265 SW 146 CT	305 216-5516
Jon Rivera	1286 SW 146 CT	305 450 8366

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

******* NOTE ***** NEXT HEARING WILL BE ON FEB 19TH 2013 AT 6:00 PM**

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305) 375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
DARIO STORNI	14428 SW 15st	305-321-4392
JEANNETTE VASSAUX	14428 SW 15st	305-321-4392
Mayrellis Cuba	1542 S.W. 144 Ave	301-773- 1702 989-1702
Robert Soler	14427 SW 16st	786-369-9333
Roberto A. Soler	14427 S.W. 16st	305-812-3995
Gracely Soto	14422 SW 16st	786-369-9333
Roxana Soler	14422 SW 16st	786-369-9333
Don Saavedra	14447 SW 16st	786-663-0825
Lena Ortega	14447 SW 16 st	786-390-4638
Erick Aranceda	14471 SW 16st	305-389-5885
Karla Gutierrez	14471 SW 16st	786-457-1981
LEONARDO GONZALEZ	1460 SW 145 ^{AV}	(786) 2019414
Yanelis Mujica	1460 SW 145 ave	(305) 776 4409
Josana Zuniga	1480 SW 145 ave	(786) 374 1423
Jose A. Zuniga	1480 SW 145 ave	(786) 3486460

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

******* NOTE ***** NEXT HEARING WILL BE ON FEB 19TH 2013 AT 6:00 PM**

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/09/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
Barney E. Flores	14463 SW 15 th St Miami, FL 33184	786 423 4141
Lvette Flores	" " " " "	786 457 1446
Quirenia Menendez	14448 SW 15 th St. Miami, FL	786-459-2462
Diego Rielo	14420 SW 15 th ST Miami, FL	954-551-0163
Diego Alberto Rielo	14420 SW 15 th ST Miami, FL	954 815-7057
Aggalis Rielo	" " " "	(786) 512-4136
George C. Williamson	14423 SW 15 th Miami, FL 33184	786-423-8509
Carmen G. Williamson	14423 SW 15 th St Mia FL 33184	786-423-8509
Renier Suarez	14444 SW 15 th St Miami FL 33184	305 964 5
Teresa Suarez	14444 SW 15 th Miami FL 33184	305 494 6
Alex Castineira	14403 SW 11 th St Miami, FL 33184	(786) 271 177
Ana Hdez	1142 SW 144 CT Miami FL 33184	
Jose Hdez	1142 SW 144 CT Miami FL 33184	
Pablo Rueda	14552 SW 10 th St Miami FL	33184
Carlin NARVAE	14552 SW 10 th St Miami FL	33184

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

***** NOTE ***** NEXT HEARING WILL BE ON **FEB 19TH 2013 AT 6:00 PM**

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1HA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
 ADDITIONALLY, THE APPLICANT IS REQUESTING NON-USE VARIANCES TO PERMIT THE SCHOOL TO BE SETBACK LESS THAN REQUIRED FROM PROPERTY LINE(S), AND TO PERMIT PARKING AND DRIVES WITHIN 25' OF AN OFFICIAL RIGHT-OF-WAY WHERE IT IS NOT PERMITTED, ON THIS SITE.

HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY.

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
ANDRES MONTICMA	1570 SW 145 AVE 33184	305-491-0675
MARY SANCHEZ	1570 SW 145 AVE 33184	786-553-9724
Jeremy Bowdon	14479 SW 15th ST 33184	305 514 3340 X
Alicia Bowdon	14479 SW 15th ST 33184	786-510-2555
Karing Williams	1512 SW 144ave	305 496 4335
Ibrahim Miranda	1562 SW 149 AVE 33184	786-797-0581
Vadely Leon	1562 SW 149 AVE 33184	786-797-4982
IVAN CASTILLO	14419 SW 16 ST 33175	786-303-2833
Roxanne Castillo	14419 SW 16 ST 33175	786-356-9466
ALFRED O HERDANDEZ	1061 SW 144 PL	786-258-0172
MELISSA HERDANDEZ	1061 SW 144 PL	786-258-0172
DUICE DIAZ	1182 SW 144 CT	305 220-2570
MANUEL DIAZ	1182 SW 144 CT	305 220-2570
JOSE L. DE FREITAS	14613 SW 11TH	305-934-7472
Brenice Ponte	14613 SW 11th ST	786-515-8318

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

******* NOTE ***** NEXT HEARING WILL BE ON FEB MARCH 19TH 2013 AT 6:00 PM**

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSUAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

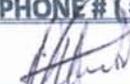
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2660, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
Atodiel Rodriguez	14513 SW 11 ST FL 33184	
Richard Padron	14503 SW 11 ST, FL 33184	
Wendylen Padron	14503 SW 11 ST, FL 33184	
Edgar Triana	14463 SW 11 ST FL 33184	
MARIO CARROLL	14463 SW 11 ST FL 33184	
Jose Chirino	14443 SW 11 ST	305-970-8606
MARLIN CHIRINO	14443 S.W. 11 ST.	305-970-8052
Aloisio CARVALHO	14602 SW 10th ST	786-280-6237
Rolando Perez	14532 SW 10th St	786-955-7853
MARY PEREZ	14532 SW 10th St	305-510-8360
Jose Estol	14541 SW 10 St	286-417-1285
Miguel Estol	14541 SW 10 ST	786-512-1235
Juan Sara	14502 SW 10 St	786-859-3516
Fidel A. Molina	1106 SW 146 Ct	305-494-0883
Sandra	1146 SW 146 Ct	(786) 326-3836

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

******* NOTE ***** NEXT HEARING WILL BE ON FEB MARCH 19TH 2013 AT 6:00 PM**

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSUAL USE TO PERMIT A DAYCARE.
 ADDITIONALLY, THE APPLICANT IS REQUESTING NON-USE VARIANCES TO PERMIT THE SCHOOL TO BE SETBACK LESS THAN REQUIRED FROM PROPERTY LINE(S), AND TO PERMIT PARKING AND DRIVES WITHIN 25' OF AN OFFICIAL RIGHT-OF-WAY WHERE IT IS NOT PERMITTED, ON THIS SITE.

HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)275-2690, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
Barbara Rivera	1286 SW 146 CT	305-4
Ada Broomez	1286 SW 146 CT	
Ashley Pajus	1286 SW 146 CT	
David Montero	14622 SW 12 LN	305 926-8137
Gloria Rodriguez	14622 SW 12 LN	305 318-7388
DUDY A. GOMEZ	14423 SW 11th ST	305-898-8637
BERNANTA GOMEZ	14423 SW 11th ST	305-338-9859
MARIA E Perez	1102 SW 144 CT	305-480-4054
Luis Perez	1102 SW 144 CT	305-720-6060
AIBA PALOMINO	1102 SW 144 CT	305 480 1038
E. PEREZ	1202 SW 144 CT	305-5510373
A. Perez		305 454-3188 car
Mayra Lobaton	1242 SW 144 CT.	
2 Claude Lafontant	1242 SW 144 CT.	
Rafael Quintero	14431 SW 12 Ln	

qator231p@yahoo.com

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

***** NOTE ***** NEXT HEARING WILL BE ON **FEB MARCH 19TH 2013 AT 6:00 PM**

HEARING NUMBER: 12-085
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NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
Danniel Quintero		3997 2570
Wendy Luan	14449 SW 12th Lane	
Chang Ju Wu	"	
Nixon Cambao	14461 SW 12 Lane	3/553-2172
Lillian J. Sang	1223 SW. 145 th Av.	3480 9292
APPIN PEREZ	1203 SW 145 th AVE.	7/218-8744
Allyz	14512 SW - 12th	786 247 6302
Rafael Diaz	14512 SW 12 Lane	786 246 7021
Arlum V. Cruz	14501 S.W 12 Lane	786 247 6055
Lito Cruz	14501 S.W 12 Lane	786 247 1650
Clara	14521 SW 12 LANE	
Hestie Hatley	14610 SW 12 LANE	305-223-3795
Zenildo Hatley	14610 SW 12 LANE	305-223-3795
Alberio Suarez	14541 SW 12 Lane	305 586-7881
Reynaldo Diaz	14522 SW 12 Lane	305 370 9833

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

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LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY.

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SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305) 375-2640, HEARING SECTION, OR VISIT OUR WEB PAGE AT: www.miamidade.gov/business/zoning.asp

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
Ernesto Suarez	14502 SW 12 LN	305-331-8839
Sergio Garcia	14476 SW-12 Lane	305-225-1856
Hilda Garcia	14476 SW-12 Lane	305-225-1856
ELENA M. MONSANTO	14468 SW -12 LANE	(305) 223-6294
GABRIEL M MONSANTO	14468 SW -12 LANE	(305) 223-6294
Emilyn Darnas	14444 SW 12TH LANE	(786) 556 1157
Robert Bustamant	14444 SW 12TH LANE	786 337 1152
Juan Fulen	14438 SW 12 PL	786 546 8929
DAVID DIAZ	14432 SW 12 TH LN	305-554-1626
Michelle Sols-Diaz	14432 SW 12 TH LN	305-554-1626
Jose Sanchez	14531 SW 16 ST	786 332-4882
Eva Sanchez	"	"
Oscar Sanchez	"	"
Eva Portilla	"	"
Rafael Font	14435 SW 15 ST	786-265-4115

3,000

South West 8th Street



SCHOOLS/DAYCARES

MILES

- Academir Charter School 1.3
- Academir Preschool Learning Center .8
- A Sunny Start Preschool 1.2
- The Big Bunny Daycare 2.0
- Creativa Learning Academy 1.5
- Future Leaders of the World 1.6
- Just Kids Center 1.2
- Kids in Action 1.6
- Kids Rainbow Learning Center 1.3
- KinderCare Learning Center 1.7
- Kinderkids Daycare & Learning 1.7
- Lincoln Marti (143rd Ave.) .8
- Lincoln Marti (156th Ave.) 1.8
- Little Angels Academy 1.7
- Mother Of Christ Catholic School 1.5
- New Horizons Preschool II 1.2
- New Horizons Preschool III 1.2
- Noah's Ark Learning Center 2.0
- Pinecrest Academy Charter School 1.2

LEGEND

- Opposing 12-085
- Schools/Daycares
- Proposition 12-085
- Tree Island Park

TREE ISLAND PARK

South West 147th Avenue

200

K-5TH

South West 24th Street

*Marked/Highlighted lots may be represented at a larger or smaller than actual size in order to clearly show details.

RECEIVED BY CLERK
Item # 12-085
CZAB # 70 Exhibit A-5

APR 19 2013

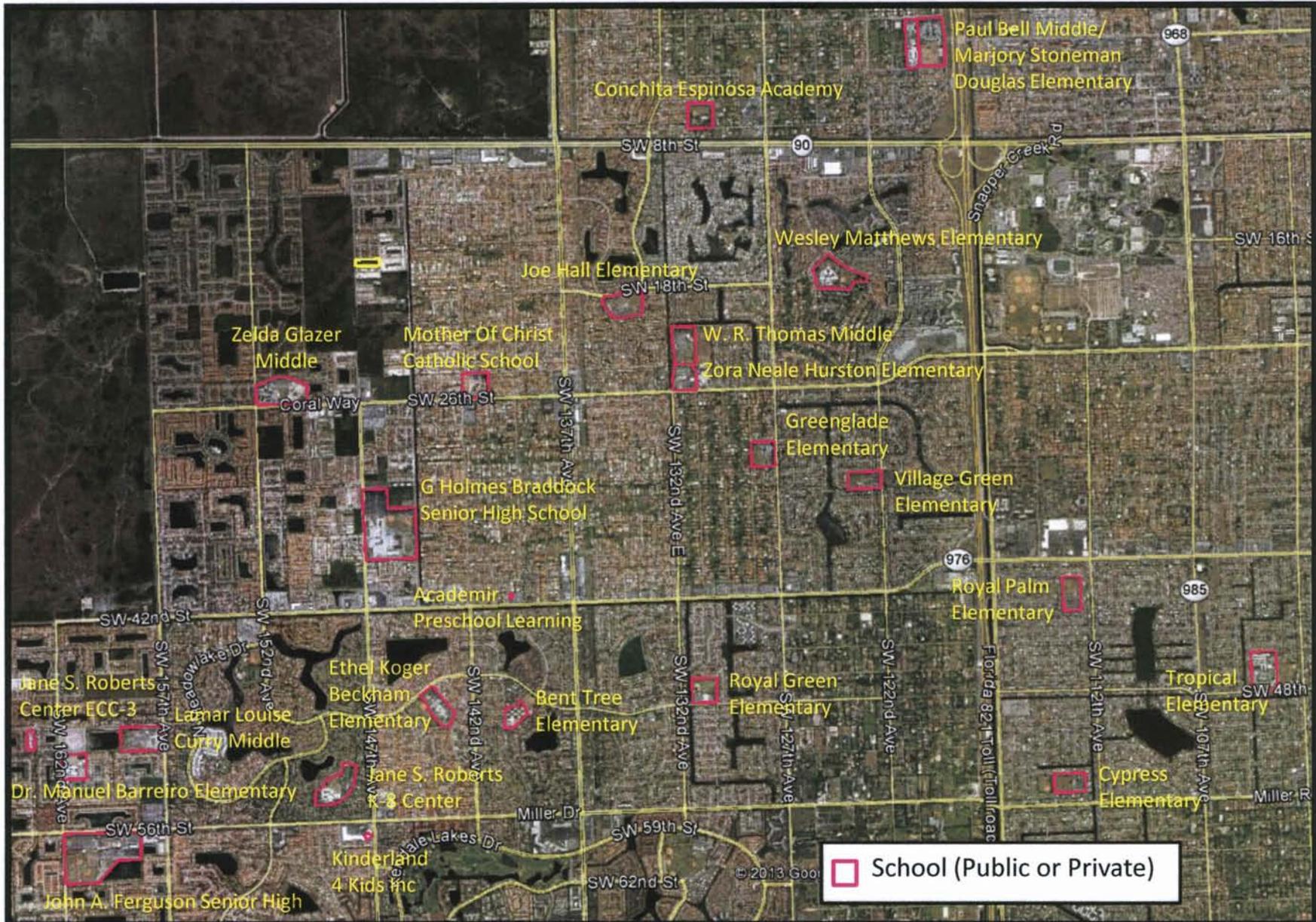
CLERK OF THE BOARD

Future Development

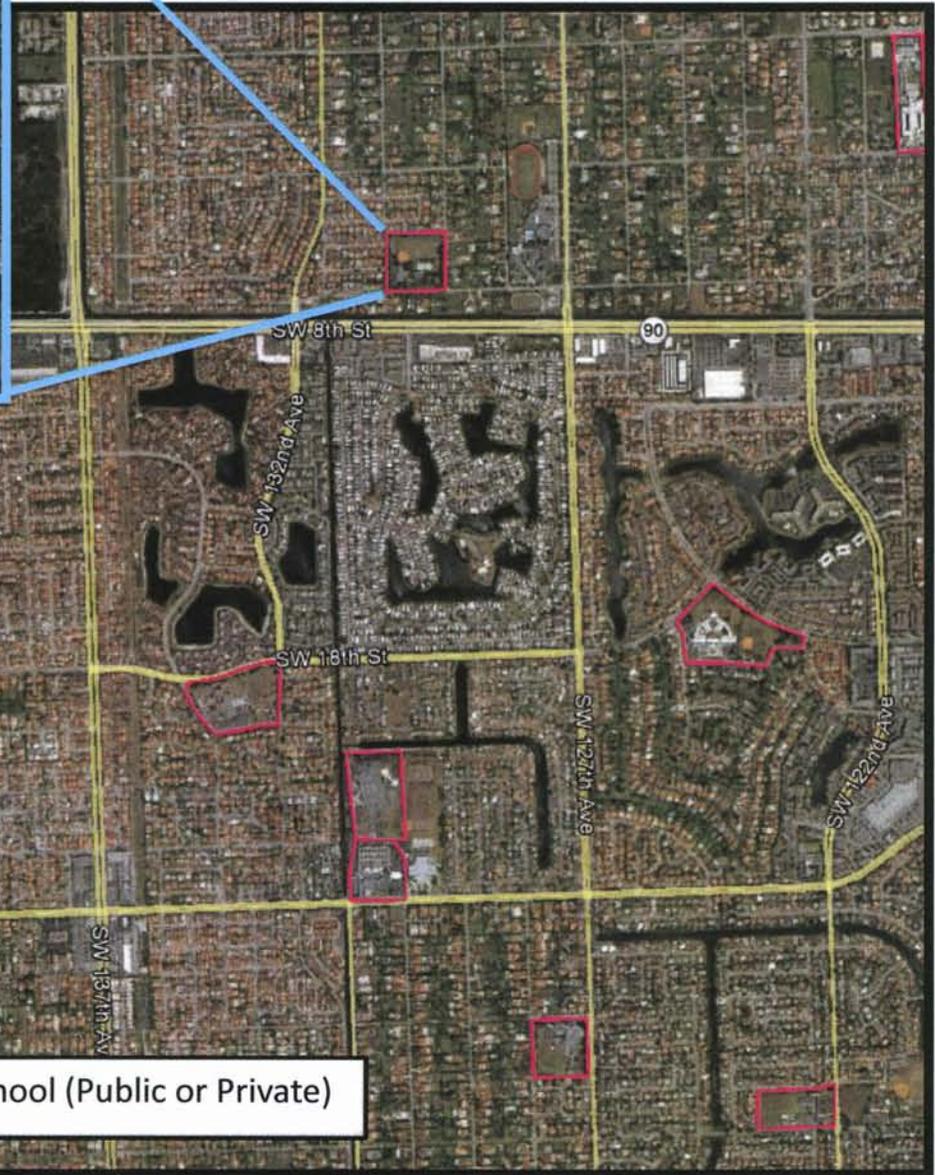


Public & Private School Location Map

Surrounded by Residential on Three or More Sides



Conchita Espinosa Academy



□ School (Public or Private)

RECEIVED BY CLERK
 Item # 12-085
 CZAB # 10 Exhibit A-6

APR 19 2013

Construction Project

"JULMAR 147 Investment" CLERK OF THE BOARD

Project for New Horizons Preschool and Private



Dear Parents,

We are asking for your support in our efforts of beginning construction for our project. We are gathering signatures from those who support this project and live in the area. Please sign below so we can be one step closer to our goal.

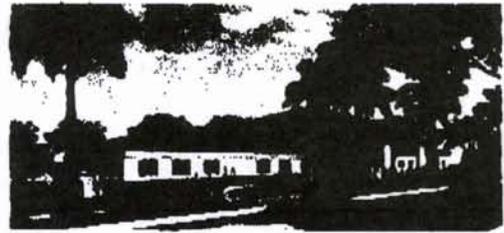
February 19, 2013 Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

Name	Address	Phone #	Signature
Oscar Escobar	3830 SW 152 CT	305 2075717	[Signature]
Jenny Mendoga	15582 S.W 13 ter	313895357	[Signature]
Mathias Costa	15650 SW 10 St	305 1207-0607	[Signature]
Michelle Coste	15650 SW 10 St	305-767-0604	[Signature]
Mathias Costa Sr.	1621 SW 162 Ave	305-244-0705	[Signature]
Beatriz Mestri	1622 SW 139 Ave	305-748-0918	[Signature]
Melany Brunely	1622 SW 139 Ave	305-748-0919	[Signature]
HERCULES LOPEZ	2469 SW 156 CT	786-2530150	[Signature]
Sandra Amador	14623 SW 11 St	786-355-5881	[Signature]
MANILAN FERNANDEZ	15608 1W 10 ST	786-400-9097	[Signature]
WENEN LARA	14905 SW B ROAD	305-220-1580	[Signature]
Wenddyn Davila	15663 SW 10 St.	305)200-5007	[Signature]
Richard Perez	15663 SW 10 ST	305)218-0819	[Signature]
Michelle Izquierdo	1691 SW 154 th CT	305 554 0780	[Signature]
Zhandra Guirarte	14882 SW 22 Terr	786 290 0519	[Signature]
Danny Jacomino	14882 SW 22 Terr	786 356 0928	[Signature]
GLORIA Reyes	1420 SW 152 place	786 285 4732	[Signature]
Enzo Maltese	14754 SW 25 ST	786 380 9646	[Signature]
Frankly Navarro	2324 SW 148 CT	786-327-1079	[Signature]
ELIZABETH ESTRADA	14623 SW 11 St.	(3) 226-5008	[Signature]
Yadira Hernandez	14930 SW 37 ST	786-362-0903	[Signature]
Yagolina Rojas	14930 SW 37 ST	786 564 8880	[Signature]

Construction Project

'JULMAR 147 Investment'

Project for New Horizons Preschool and Private



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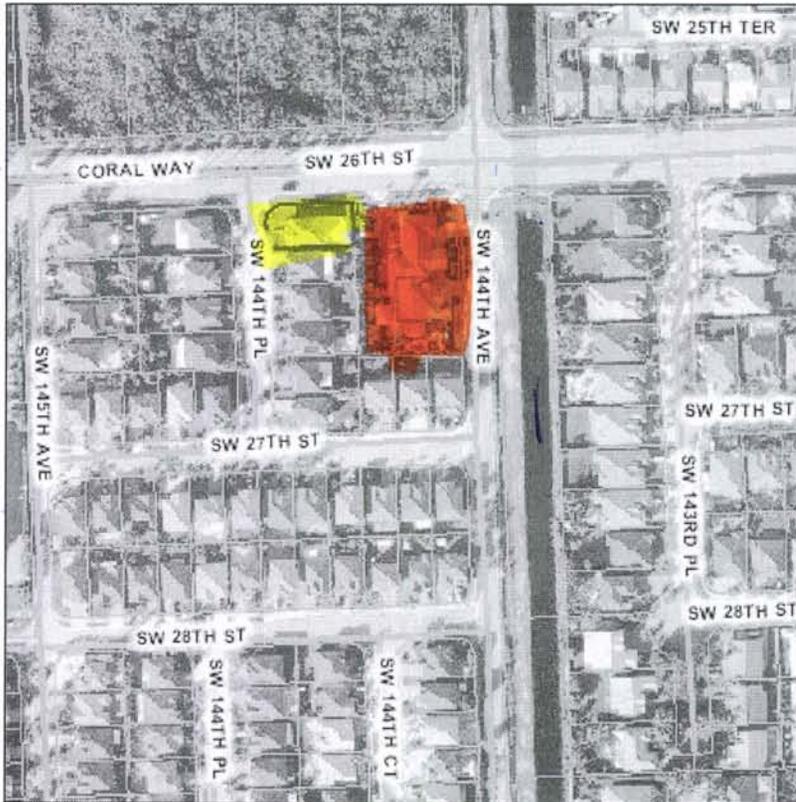
Name	Address	Phone #	Signature
Dora Torres	1622 SW 139 Ave	786-406-0397	[Signature]
Yamilka Brunely	1622 SW 139 Ave	786-406-4843	[Signature]
Paira Krause	1852 SW 155 Ave	305-227-3699	[Signature]
Yasmin Miranda	2332 SW 147 Path	702-449-0337	[Signature]
Angela Weckert	14447 SW 28th St	7/796-4636	[Signature]
Mercy Rubi	14025 SW 46 St	31710-1920	[Signature]
Henny Ledera	3002 SW 144 Ave	305-781-3700	[Signature]
Arlene Moreno	1596 SW 154 Ct	305-962-4893	[Signature]
William Peiera	938 SW 147 Ct	786-200-8656	[Signature]
Lian Barazal	4621 SW 142 Pl	31776-0128	[Signature]
Rendy Garcia	15077 SW 8th TERRACE	305-607-7626	[Signature]
Odalis Aragon	3090 SW 149 Ave	786-800-7279	[Signature]
RUBY PERA	15399 SW 17th Terr.	305-733-6518	[Signature]
Anelis Jones	1764 SW 151 Pl	786-234-9098	[Signature]
Esther Encinas	15434 SW 27th terrace	305-300-4383	[Signature]
Maria Jimenez	5332 SW 152 Ct.	305-803-4159	[Signature]
Lenny Cabrera	4536 SW 146 Ct	7/234-1919	[Signature]
Yreamilis Amador	2744 SW 145 Ave	(7) 372-3106	[Signature]
Keam Caedoso	3041 SW 180 Ave	2/233-8409	[Signature]
Augusto Perera	938 SW 147 Ct	706-200-8077	[Signature]
Daleyne Garlock	15372 SW 33 Ln	786-417-2692	[Signature]
Carlos Guerrero	15543 SW 32 Terrace	305-803-4694	[Signature]

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2012

0 — 115 ft

This map was created on 3/13/2013 1:10:04 PM for reference purposes only.

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Close

RECEIVED BY CLERK
Item # 12-085
CZAB # D Exhibit A-7

APR 19 2013

CLERK OF THE BOARD

Summary Details:

Folio No.:	30-4915-064-0010
Property:	2601 SW 144 PL
Mailing Address:	JENNY ZOILA DIAZ JTRS & JOHANNA DIAZ JTRS & 2601 SW 144 PL MIAMI FL 33175-

Property Information:

Primary Zone:	0102 MODIFIED SINGLE FAM RES
CLUC:	0004 RESIDENTIAL TOTAL VALUE
Beds/Baths:	4/3
Floors:	2
Living Units:	1
Adj Sq Footage:	2,924
Lot Size:	7,852 SQ FT
Year Built:	2003
Legal Description:	HELENA HOMES PB 159-7 T-21009 LOT 1 BLK 1 LOT SIZE 7852 SQFT FAU 30 4915 001 0040 0041 0042 & 0043 0051 0060 0080 & 0090

Assessment Information:

Year:	2012	2011
Land Value:	\$43,556	\$51,408
Building Value:	\$252,926	\$236,215
Market Value:	\$296,482	\$287,623
Assessed Value:	\$296,482	\$287,623

Exemption Information:

Year:	2012	2011
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/ \$246,482	\$50,000/ \$237,623
County:	\$50,000/ \$246,482	\$50,000/ \$237,623
School Board:	\$25,000/ \$271,482	\$25,000/ \$262,623

Sale Information:

Sale Date:	6/2010
Sale Amount:	\$100
Sale O/R:	27302-0949
Sales Qualification:	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2012

0 — 115 ft

This map was created on 3/13/2013 1:08:27 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	30-4915-064-0030
Property:	2637 SW 144 PL
Mailing Address:	PABLO J TORREALBA 2637 SW 144 PL MIAMI FL 33175-

Property Information:

Primary Zone:	0102 MODIFIED SINGLE FAM RES
CLUC:	0004 RESIDENTIAL TOTAL VALUE
Beds/Baths:	3/3
Floors:	2
Living Units:	1
Adj Sq Footage:	2,894
Lot Size:	6,604 SQ FT
Year Built:	2003
Legal Description:	HELENA HOMES PB 159-7 T-21009 LOT 3 BLK 1 LOT SIZE 6604 SQFT FAU 30 4915 001 0040 0041 0042 & 0043 0051 0060 0080 & 0090

Assessment Information:

Year:	2012	2011
Land Value:	\$34,812	\$41,416
Building Value:	\$229,837	\$221,344
Market Value:	\$264,649	\$262,760
Assessed Value:	\$264,649	\$262,760

Exemption Information:

Year:	2012	2011
Homestead:	\$25,000	\$25,000
2nd Homestead:	YES	YES

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/ \$214,649	\$50,000/ \$212,760
County:	\$50,000/ \$214,649	\$50,000/ \$212,760
School Board:	\$25,000/ \$239,649	\$25,000/ \$237,760

Sale Information:

Sale Date:	11/2010
Sale Amount:	\$100
Sale O/R:	27561-2413
Sales Qualification:	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2012

0 — 115 ft

This map was created on 3/13/2013 1:05:30 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	30-4915-085-0070
Property:	14405 SW 27 ST
Mailing Address:	OSCAR PAZ TRS 14405 SW 27 STREET MIAMI FL 33175-

Property Information:

Primary Zone:	0102 MODIFIED SINGLE FAM RES
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/3
Floors:	2
Living Units:	1
Adj Sq Footage:	2,581
Lot Size:	5,539 SQ FT
Year Built:	2008
Legal Description:	TERRY ENTERPRISES PB 166-054 T-22317 LOT 7 BLK 1 LOT SIZE 5538 SQ FT FAU 30 4915 001 0050 OR 24013-3048 11 2005 2 (7)

Assessment Information:

Year:	2012	2011
Land Value:	\$40,989	\$40,989
Building Value:	\$214,525	\$212,925
Market Value:	\$255,514	\$253,914
Assessed Value:	\$255,514	\$253,914

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$255,514	\$0/\$253,914
County:	\$0/\$255,514	\$0/\$253,914
School Board:	\$0/\$255,514	\$0/\$253,914

Sale Information:

Sale Date:	2/2010
Sale Amount:	\$365,000
Sale O/R:	27188-3080
Sales Qualification Description:	Sales qualified as a result of examination of the deed
View Additional Sales	

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2012

0 — 115 ft

This map was created on 3/13/2013 1:06:03 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	30-4915-085-0050
Property:	14421 SW 27 ST
Mailing Address:	I & D ASSOCIATES INVESTMENTS CORP 14279 SW 20 TERR MIAMI FL 33175-7070

Property Information:

Primary Zone:	0102 MODIFIED SINGLE FAM RES
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	4/3
Floors:	2
Living Units:	1
Adj Sq Footage:	2,505
Lot Size:	5,430 SQ FT
Year Built:	2008
Legal Description:	TERRY ENTERPRISES PB 166-054 T-22317 LOT 5 BLK 1 LOT SIZE 5430 SQ FT FAU 30 4915 001 0050 OR 24013-3048 11 2005 2 (7)

Assessment Information:

Year:	2012	2011
Land Value:	\$40,557	\$40,557
Building Value:	\$213,965	\$212,925
Market Value:	\$254,522	\$253,482
Assessed Value:	\$254,522	\$253,482

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$254,522	\$0/\$253,482
County:	\$0/\$254,522	\$0/\$253,482
School Board:	\$0/\$254,522	\$0/\$253,482

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: March 19, 2013

RESOLUTION #: CZAB10- -13

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
A	12-085	JULMAR 147 INVESTMENT, LLC	10-54-39

DEFERRED APRIL 23, 2013

EX. #	EXHIBIT DESCRIPTION	IN FILE	
A-1	Map of Tree Island Park and Preserve	X	✓
A-2	Four page letter from W. Tucker Gibbs	X	✓
A-3	Two page email to Melissa Tapanes from Cynthia Guerra	X	✓
A-4	Binder from Homeowners Coalition, Inc. entitled Hearing "12-085"	X	✓
A-5	Three maps and two color elevation renderings	X	✓
A-6	Two pages of waivers	X	✓
A-7	Four Aerials (property Information map) from Property Appraiser Department	X	✓
A-8	Giant Aerial	X	✓
A-9			
A-10			
A-11			
A-12			
A-13			
A-14			
A-15			
A-16			
A-17			
A-18			

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP

A

APPLICANT'S NAME: **JULMAR 147 INVESTMENT, LLC**

REPRESENTATIVE: **Melissa Tapanes Llahues**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-12-CZ10-1 (12-085)	March 19, 2013	CZAB10	13

REC: Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 through #5.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: April 23, 2013 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.

WITH CONDITIONS

OTHER: Motion to defer the application due to a lack of time.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	S	Julio R. CACERES	X		
COUNCILMAN	M	Jose GARRIDO	X		
COUNCILWOMAN		Miriam PLANAS		X	
COUNCILMAN		Gerardo RODRIGUEZ		X	
COUNCILMAN		Manuel VALDES	X		
VICE CHAIRMAN		Toufic ZAKHARIA	X		
CHAIRMAN		Richard M. GOMEZ		X	
VOTE:			4	3	

EXHIBITS: YES NO

COUNTY ATTORNEY: **DARON FITCH**

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: March 19, 2013

RESOLUTION #: CZAB10- -13

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
A	12-085	JULMAR 147 INVESTMENT, LLC	10-54-39

DEFERRED APRIL 23, 2013

EX. #	EXHIBIT DESCRIPTION	IN FILE
A-1	Map of Tree Island Park and Preserve	X
A-2	Four page letter from W. Tucker Gibbs	X
A-3	Two page email to Melissa Tapanes from Cynthia Guerra	X
A-4	Binder fromn Homeowners Coalition, Inc. entitled Hearing "12-085"	X
A-5	Three maps and two color elevation renderings	X
A-6	Two pages of waivers	X
A-7	Four Aerials (property Information map) from Property Appraiser Department	X
A-8	Giant Aerial	X
A-9		
A-10		
A-11		
A-12		
A-13		
A-14		
A-15		
A-16		
A-17		
A-18		

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP

A

APPLICANT'S NAME: JULMAR 147 INVESTMENT, LLC

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-12-CZ10-1 (12-085)	February 19, 2013	CZAB10	13

REC: Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 through #5.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>March 19, 2013</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER: Deferral was due to an advertising issue with the application. Board members were		
told by staff that their attendance was not necessary for this hearing.		

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Julio R. CACERES			X
COUNCILMAN		Jose GARRIDO			X
COUNCILWOMAN		Miriam PLANAS			X
COUNCILMAN		Gerardo RODRIGUEZ			
COUNCILMAN		Manuel VALDES			
VICE CHAIRMAN		Toufic ZAKHARIA			X
CHAIRMAN		Richard M. GOMEZ			

VOTE:

--	--

EXHIBITS: YES NO

COUNTY ATTORNEY: LAUREN MORSE

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: February 19, 2013

RESOLUTION #: CZAB10- -13

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
A	12-085	JULMAR 147 INVESTMENT, LLC	10-54-39

NONE (DEFERRED MARCH 19, 2013)

EX. #	EXHIBIT DESCRIPTION	IN FILE
A-1		
A-2		
A-3		
A-4		
A-5		
A-6		
A-7		
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A-14		
A-15		
A-16		
A-17		
A-18		

W. TUCKER GIBBS, P.A.

ATTORNEY AT LAW

P.O. BOX 1050
COCONUT GROVE FL 33133

TELEPHONE (305) 448-8486
FACSIMILE (305) 448-0773
tucker@wtgibbs.com

PLANNING AND ZONING
AGENDA OFFICE

2013 FEB -8 P 4:50

C-10
12-085

February 8, 2013

VIA HAND DELIVERY

Eric Silva, Director of Zoning
Miami-Dade County Department of
Regulatory and Economic Resources
Stephen P. Clark Center
111 NW 1st Street, 11th floor
Miami, Florida 33128

Re: Zoning Application for Julmar 147 Investment, LLC,
LLC; Case No.: Z-12-085

Dear Mr. Silva:

This letter is to notify you that the undersigned represents Ernesto Frye and the West Dade Home Owners Coalition, Inc. and other neighbors of the above referenced applicant for county zoning approvals.

At the continuation of the Community Zoning Appeals Board 11 public hearing on this issue on February 19, 2013, my clients will provide expert testimony on this matter from Mark Alvarez a professional planner. Mr. Alvarez will testify that the approval of the referenced application will have a negative impact on the adjacent neighborhood.

That testimony will relate to the planning principles underscoring the referenced zoning application and its relationship with the requirements the Miami-Dade County Comprehensive Master Development Plan ("CDMP"), Miami-Dade County zoning ordinance and other county and state regulations. The testimony will examine the planning issues regarding the application presented by Julmar 147 Investment, LLC ("Julmar") for the district boundary change, special exception, unusual use and two non-use variances to permit a private school as part of this application. The basis of this testimony is the witness'

expertise as a professional planner. Mr. Alvarez's testimony will address:

1. Inconsistency of the application with the CDMP regarding neighborhood compatibility set forth in the CDMP.
2. Incompatibility of the of the proposed school with its surrounding land uses, with respect to goals, objectives, policies, and other criteria as set forth in the CDMP.
3. Impacts of the proposed development, proposed mitigation measures, and their consistency with the CDMP and land development regulations.
4. The traffic studies relating to the application and this property presented to the Department of Regulatory and Economic Resources, and the impacts of traffic on the surrounding single-family neighborhood.
5. Existing school sites and facilities within this area of Miami-Dade County and the prevalent land use relationships of these schools with surrounding single-family neighborhoods.
6. The consistency of the application with best practices for the development of urban educational facilities in Florida and throughout the United States.
7. The evaluation, findings and recommendation regarding the application presented in the staff report.
8. In addition, based on presentations provided by the applicant and any witnesses on its behalf, Mr. Alvarez may provide additional presentation points or comments regarding the planning issues discussed.

Mr. Alvarez, in his testimony before the Community Zoning Appeals Board, will rely on professional planning books and treatises, and documents on file with Miami-Dade County and other state and local governmental entities, as well as material included in the public record relating to the property that is the subject of this zoning application (Case No.: Z-12-085) including all documents on file at the Department of Regulatory, Economic Resources of Miami-Dade

County as well as records on file at the Miami-Dade County Property Appraiser's Office and any documents relating to school facilities within the area of this proposed school on file with Miami Dade County Public Schools.

Please note that Mr. Alvarez may rely on and submit into evidence any document that "has been filed with the Director at least ten (10) days prior to the public hearing." This includes all documents on file with the Department of Regulatory and Economic Resources as of the date of this letter.

Mr. Alvarez also may rely on and submit into evidence additional documents filed with the county after the date of this letter and prior to the public hearing on the application.

Attached please find a copy of Mr. Alvarez's resume.

Sincerely,



W. Tucker Gibbs

enclosure

cc: Ron Connally, Development Supervisor, Zoning Hearings
& Administrative Review
Franklin Gutierrez, Agenda Coordinator

MARK ALVAREZ

3109 Grand Avenue, #331 Miami, Florida 33133

tel. 786-208-6655

URBAN PLANNER

e-mail: mark@alvarezplanning.net

EXPERIENCE

Mr. Alvarez provides land use planning, transportation planning, and development rights analysis services to public entities and private interests, including: comprehensive plan amendments; zoning analysis and amendments; developing area plans for redevelopment and neighborhood preservation; assisting citizens groups to liaison with governments; and analyzing development compliance. In the transportation area of practice, he performs work to develop transportation improvements that leverage redevelopment, and to developing transit system improvements for large and small systems. He has over 20 years of experience in: stakeholder engagement, baseline assessment, issue prioritization, development of performance indicators, impact analysis, cost-benefit analysis, and development of sustainable strategies.

Principal Alvarez Planning

Dec. 2006 - present
Miami, Florida

Mr. Alvarez provides land use planning, transportation planning, and development rights analysis services. Major projects include: *City of North Miami Beach Land Development Code amendments, Pinecrest US-1 Corridor Master Plan; City of North Miami Beach Comprehensive Plan; City of North Miami Land Use Code Amendments; West Perrine Community Redevelopment Area (CRA) Finding of Necessity; Goulds / Cutler Bay CRA Finding of Necessity; Florida Gold Coast Electric Vehicle and Charging Infrastructure Analysis Village of Pinecrest Transit Circulator Study; South Dade Busway Transit Park-and-Ride and Feeder Plan; Pinecrest South Dixie Highway Intersection Study.*

Senior Research Associate

Jun. 2003 - Dec. 2006

Center for Urban Transportation Research, University of South Florida Tampa, Florida

As a University of South Florida Research faculty member, Mr. Alvarez was the Principal Investigator for four large transit / land use planning studies with a total value of over \$1.6-million. He also conducted quantitative management and policy analysis efforts for governmental clients.

Capital Improvement Administrator City of Miami Beach

Nov. 1999 - Jun. 2003
Miami Beach, Florida

Mr. Alvarez coordinated the programming of a \$400-million capital improvement program (CIP). Reporting to the Assistant City Manager and Chief Financial Officer, he coordinated with the City's departments of finance, budgeting, planning, public works, parking, buildings, and media relations to prioritize the City's streetscape, utility, parks, and public facility projects.

Principal Meridian Consulting, Inc.

Apr. 1998 - Jun. 2003
Miami, Florida

Mr. Alvarez integrated provided specialized urban planning services in transportation, transit and parking improvements to support economic development strategies in urban downtown settings, and comprehensive plan amendments. He worked with planning teams on major urban planning efforts in Northwest, Midwest, and in Florida.

Senior Planner The Corradino Group

Nov. 1993 - Apr. 1998
Miami, Florida

Mr. Alvarez led transportation and community planning projects, managed the company's planning staff, and developed proposals for new work. He was the project manager for many major public sector projects that included: transit development, transportation corridors, traffic calming, community redevelopment area designations and, land use policy plans.

Regional Planner South Florida Regional Planning Council

Aug. 1992 - Nov. 1993
Hollywood, Florida

Mr. Alvarez was responsible for land use and transportation-related planning assignments, including: evaluating local comprehensive plan amendments; updating the Transportation Element of the Strategic Regional Policy Plan, and he was the Project Manager for the US Department of Energy and Florida Department of Community Affairs' Clean Cities Program.

EDUCATION

Master of Science
Civil Engineering
Ohio State University
1992

Master of City and
Regional Planning
Ohio State University
1992

Bachelor of Science
Operations Management
Ohio State University
1988

PROFESSIONAL DEVELOPMENT

American Institute of
Certified Planners, 1996

Professionalism and
Ethics Seminar, 2011
The Metropolitan Center,

Pedestrian Safety
Training Program,
1995 FDOT

Collaborative Planning
Dispute Resolution
Workshop, 1993,
Growth Management
Conflict Resolution
Consortium

COMMUNITY SERVICE

City of Miami Selection
Committee, Miami
Midtown Trolley Plan

City of Miami Upper
East Side Council
Biscayne Boulevard
Committee

City of Miami Beach
Transportation and
Parking Committee,
Commission Appointee

City of Miami Beach
Traffic Calming
Committee

W. TUCKER GIBBS, P.A.
P.O. Box 1050
COCONUT GROVE, FL 33133

Franklin Gutierrez
Agenda Coordinator
Miami-Dade County Department of
Regulatory and Economic Resources
111 NW 1st Street, 11th floor
Miami, Florida 33128

Gomez, Thomas R. (RER)

From: Ernesto Frye [ernestofrye@gmail.com]
Sent: Thursday, November 29, 2012 3:24 PM
To: Gomez, Thomas R. (RER)
Subject: daycare hearing 12- 085
Attachments: letter to committee final.docx; Schools within 2 Miles.docx; SCN_0001.pdf
Expires: Monday, January 28, 2013 12:00 AM

Hello Tom,

Here is the documents for the objection on the daycare we have been talking about off from 147th Ave. We have more signatures coming within these next couple of days. So far not one person is for the school inside the neighborhood. Please feel free to email or call if anything else is needed of us. Also, can you please send me some of that information we were talking about on the charter school.

Thank you.

Respectfully,

Ernesto Frye
786 554 0754

C-10
P-412
Z12-085

Dear Committee Council 10,

We are all homeowners and parents in the area of 147th Avenue. We are writing to express our concerns with permitting a Private School and a Daycare in a residential area that is increasingly high in traffic as to be requested on hearing 12- 085. We fear for not only the safety of the children but also the loss of a sense of community, the negative impact this plan will have on property values, and the undeniably heavy traffic that is to come of it. We ask you to please reconsider the location request for this plan to a safer, business oriented, and manageable traffic flow area.

Parents will not feel safe dropping off and picking up their children in a school that has requested so many code exceptions for its structure. Adding to this already concerning fact is the idea of it being built in a residential area, which contains uncontrollable outside forces such as dogs that may escape from a yard into the schools property. Also, many of the homes have pools directly within the vicinity of the proposed property.

We all know that 147th Avenue is now being expanded into a four-lane highway to accommodate a beautiful preservation park named "Tree Island Park", which is currently undergoing construction. This will be a great addition to the area for children to play and the homeowners to visit while giving a positive sense of community. A daycare would foil our appreciation for the family community as the flow of traffic from 147th Avenue will now be coming directly into our community instead of staying on the highway or west of it as it will without the daycare being implemented.

As homeowners, we purchased our homes in the area because it is quiet, close to shopping and is surrounded by well-rated schools. The real estate market, although not at its best, is still holding up in our area. We would like to do all that is possible to maintain it. Having a daycare and school in the neighborhood is not appealing to us, let alone to future homebuyers. There are dozens of spaces in nearby plazas, which could accommodate the traffic and parking. Also, there are 8 existing schools, not including High School, Middle Schools, or Elementary within a 2-mile radius of the proposed property.

Finally, the traffic, which will be coming into the residential area, will cause frustration among the parents of the potential students as well as the owners of the neighboring homes. The street is not meant to accommodate more than the traffic flow of homeowners and should not be disturbed.

Hearing 12- 085
November 19, 2012

With the property being so limited in space, there is only so much that they can devote to parking, this will cause parents to park in common areas and perhaps even in the homes of residences which will only lead to more traffic congestion in the already booming streets of 147th Avenue.

We know that your decision is always in the best interest of the people. We have continued with a list of the schools in the area and the names of just some that share the concern. We hope that this letter can be used as a voice for all of those who have signed and for the homeowners who are not able to attend the meeting. Thank you in advance for your time and we look forward to your support.

Respectfully and sincerely,

Homeowners

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
 ADDITIONALLY, THE APPLICANT IS REQUESTING NON-USE VARIANCES TO PERMIT THE SCHOOL TO BE SETBACK LESS THAN REQUIRED FROM PROPERTY LINE(S), AND TO PERMIT PARKING AND DRIVES WITHIN 25' OF AN OFFICIAL RIGHT-OF-WAY WHERE IT IS NOT PERMITTED, ON THIS SITE.

HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY.

FLORIDA.

SIZE OF PROPERTY: 2.54 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
1 JAVIERA Jimenez	14651 SW 16 th St	786 351-9915
2 Mary Arango	14641 SW 16 th St	305 322-9008
3 Maria Dieguez	14641 SW 16 th St	305 551-8005
4 RAMIRO CARBONELL	14631 SW 16 th ST	305-226-5229
5 Eliz Talio	14621 SW 16 th ST	305/804-2059
6 Ernesto Frye	14611 SW 16 St	786 554 0754
7 SERGIO Urdes	14661 SW 16 ST	786-436-1293
8 CHRISTIAN Pardo	14661 SW 16 ST	305 409 4895
9 Athena Klotzief	14611 SW 16 St.	786 305-282-2830
10 Maxim Casero	14601 SW 16 ST	786-300-7207
11 Harry Guerrero	14570 SW 147 Ct	786 412-3719
12 CATALINA RUIZ	14541 SW 16 ST	305 877 7298
13 SEBASTIAN ISAZA	14541 SW 16 ST	305 910 6221
14 DAN CARULO MONTAÑA	14541 SW 16 ST	305 546 6903

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NN 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:50 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.54 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305) 375-2640, HEARING SECTION, OR VISIT OUR WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
15 ALEXANDRA BOTELO	15640 SW 28 TERR	305 2837772
16 JOHANN AUTIE	15640 SW 28 TERR	305 8030807
17 Steve Quintavalli	1550 SW 145 AVE	786-283-0770
18 Rudy Quintavalli	" "	" "
19 GEORGE ARANGO	14641 SW 16 ST.	305-323-8794
20 Yenciel Perez	14804 SW 146 CT	(786) 202-7145
21 Orquidea Santo	14804 SW 146 CT	(786) 344-1498
22 ANA Hernandez	1464 SW 146 CT	305.202.1694
23 Carlos Toro	1424 SW 146 CT	786-238-0042 305-970-7693
24 Maria Cannady	1424 SW 146 CT	786 238 0042
25 David Cannady	1424 SW 146 CT	305-305-8728
26 NIURKA SAPTANA	1444 SW 146 CT	305-967-3882
27 JADARO LLERA	1444 SW 146 CT	786-236-3211
28 JULIET ROMERO	1444 SW 146 CT.	" "

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.59 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305) 275-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

	NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
29	Maricel Jimenez	1403 SW 146th	3
30	Augustin Perez	" "	
31	Wesley G. Galt	1423 SW 146th	
32	Martha Perez	" "	
33	Yanessa Torres	1422 SW 145th PL	(786) 280-0547
34	DANNY RODAS	1422 SW 145th PL	
35	VERONIKA LOPEZ	1402 SW 145th PL	(786) 210-5736
36	ADEL Senano	1401 SW 145th PL	(305) 505-7972
37	Maranyeliz Fuentes	1401 SW 145th PL	"
*38	Paul FAUJAR	1421 SW 145th PL	786-514-5300
39	Darwelly DeCampo	1421 SW 145th PL	305-720-1484
40	Jessico Rojas	1441 SW 145th PL	786-366-9024
41	Eduardo Rojas	1441 SW 145th PL	861-704-2582
42	Luis MEJIA	1461 SW 145th PL	

These are just some applicable schools within less than 2 miles radius of the location sought for the daycare on hearing number 12-085. Location description as on hearing notice: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI- DADE COUNTY, FLORIDA NOTE: This list does not include all the Junior Highs or Elementary Schools that also encompass the area.

<u>SCHOOL NAME</u>	<u>TELEPHONE #</u>
1- JUST KIDS CENTER 14268 SW 8 th St. Miami, FL 33184 Daycare- Kinder	(305) 222- 2272
2- NEW HORIZONS PRESCHOOL II 2419 SW 147 th Ave Miami, FL 33185 Infant Daycare- ??	(305) 229- 8292
3- NEW HORIZONS PRESCHOOL III 2757 SW 147 th Ave Miami, FL 33175 Infant Daycare- Pre K	(305) 227- 7979
4- KID'S RAINBOW LEARNING CENTER 13860 SW 8 th St Miami, FL 33184 Infant Daycare- VPK	(305) 228- 0909
5- CREATIVA LEARNING ACADEMY 13910 SW 8 th St Miami, FL 33184 Infant Daycare- VPK	(786) 900- 0099
6- LITTLE ANGELS ACADEMY 2420 SW 137 th Ave Miami, FL 33175	(305) 559- 9240
7- MOTHER OF CHRIST CATHOLIC SCHOOL 14141 SW 26 th St. Miami, FL 33175 Pre K - 8th Grade	(786) 497- 6111
8- LINCOLN MARTI SCHOOL 890 SW 143 Ave Miami, FL Daycare- Pre K	

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: December 5, 2012

RESOLUTION #: CZAB10- -12

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
1	12-085	JULMAR 147 INVESTMENT, LLC	10-54-39

DEFERRED FEBRUARY 19, 2013

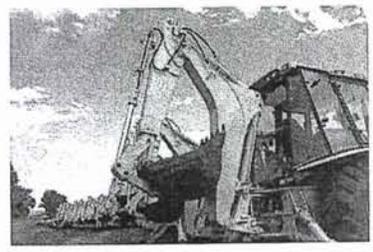
EX. #	EXHIBIT DESCRIPTION	IN FILE
1-1	Forty pages of waivers from the applicant	X ✓
1-2	Vanilla folder (one page list of objections, two page letter, six pages of objections, one page list of schools, and radius map with letter	X ✓
1-3		
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1-7		
1-8		
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Construction Project

DEC 05 2012

"JULMAR 147 Investment"

CLERK OF THE BOARD



Project for New Horizons Preschool and Private

Dear Parents,

We are asking for your support in our efforts of beginning construction for our project. We are gathering signatures from those who support this project. Please sign below so we can be one step closer to our goal. On December 5th we must submit signatures. We must also gather members to come support us. Please join us...

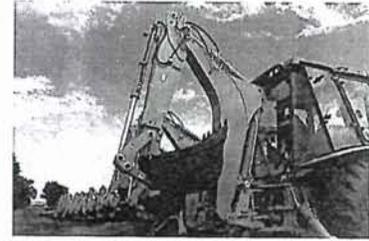
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
1	Veronica Ravelo	8745 SW 152ave #210	(986)308-1089	[Signature]
2	MANLEN RIZ	15608 SW 10th ✓	(786)400-9097	[Signature]
3	Arlen P. ...	11741 SW 27 st	(305) 505-9369	[Signature]
4	Arlene Aleman	14222 S.W. 18 st. ✓	(786)253 6981	[Signature]
5	Iveth Marin	6500 NW 114 Aven	(786)238 6835	[Signature]
6	ENDRIK ALONSO	7342 SW 79 ST	786 460 1774	[Signature]
7	Yanetsy Fernandez	5849 SW 144th PL	(305)409-8791	[Signature]
8	Ocalis Oragm	3090 SW 149 AVE	786 800 7271	[Signature]
9	Yasmin Pinto	2332 SW 147 Path ✓	702 449 0337	[Signature]
10	MAYRA Jimenez	3003 SW 148 PL ✓	786 343 7959	[Signature]
11	Andres Arango	3142 SW 152 PL ✓	786 389 6965	[Signature]
12	Patricia Torron	14983 SW 18 Ter. ✓	786-728-4968	[Signature]
13	Christina Pons	3117 SW 152 CT. ✓	786-222-7189	[Signature]
14	Kenia Hernandez	6205 SW Kendall lake cir apt. F288	786-445-3267	[Signature]
15	Jesus Perez	1060 SW 144th ✓	786-286-5856	[Signature]
16	Radita Perez	1060 SW 144th ✓	786-286-5857	[Signature]
17	Julia Gomez	14421 SW 25th ✓	786 240 9033	[Signature]
18	Ayela Aleman	14222 SW 18 ST ✓	786 253 7415	[Signature]
19	Onar Dominguez	16122 SW 83 Ter	305-903-9879	[Signature]
20	Beatriz Mestri	1622 SW 139 Ave ✓	305-748-0918	[Signature]
21	Jonny ...	13275 SW 57th Ave Apt 111	(786)287-8009	[Signature]
22	Emily Orozco	3142 SW 152 pl	305 303 9871	[Signature]

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



Dear Parents,

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Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
23	Maria Krausel	1852 SW 155 Ave	305-227-3699	[Signature]
24	Lian Barazal	4621 S.W. 142 Pl.	317-76-0128	[Signature]
25	Magela Herrera	11260 SW 48 St	7) 357-1856	[Signature]
26	Lilibet Burgos	11795 SW 18 St, Apt 6	305-905-5391	[Signature]
27	Alina Martinez	15122 S.W. 23 Way	305-226-5391	[Signature]
28	Miriam Cuellar	14760 SW 25 LN. MIAMI, FL 33185	305-426-7082	[Signature]
29	Jennifer Estrella	15458 SW 21 st Terrace Miami 33185	309 960 7830	[Signature]
30	Mathias Costa	15620 SW 10 th Street Miami 33185	786-543-3670	[Signature]
31	Michelle Costa	15620 SW 10 th Street	(786) 543-3707	[Signature]
32	Ed Staffhagen	15077 SW 8 th Trc	786 247-5553	[Signature]
33	Diana Guzman	10620 SW 200 ST. M. FL 33157	305-772-6415	[Signature]
34	EDUARDO SUAREZ	10620 SW 200 ST. M. FL 33157	305-410-8777	[Signature]
35	VULVIS SUAREZ	11960 SW 184 ST M FL 33177	305-748-8915	[Signature]
36	ERIK RAMOS	14850 SW 26 ST M FL 33185	305-225-5271	[Signature]
37	Natali Mora	75167 SW 23 Lane M. 33185	786-444-4136	Natali Mora
38	Janet Jones	1764 SW 151 Pl M 33185	784 394 4027	[Signature]
39	Abel Rodriguez	15122 SW 23 way	305 721 9408	[Signature]
40	Isabella Kaba	15323 SW 26 St.	305 746 9847	[Signature]
41	Mathias Costa Sr.	621 SW 62 Ave Miami, FL 33144	305 264-0755	[Signature]
42	Sandra Carcedo	15077 SW 8th Terrace Miami 33194	305 607-7685	[Signature]
43	Teresa Garcia	1066 SW 144 Ave. 33184	786 246-0773	[Signature]
44	Paul Hernandez	6401 SW 87 Av.	786 393-7101	[Signature]

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



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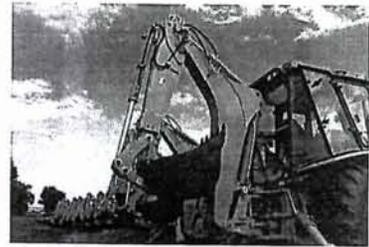
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
45	GLORIA REYES	1420 SW 152 place	7/285 4732	[Signature]
46	Wenddyn Davila	15863 SW 10 St.	7/269-5564	[Signature]
47	TERESA ROMAN	14755 SW 25 th Lane	305-498-2846	[Signature]
48	MARCELO MONTE	14200 SW 48th ST	7/253-1956	[Signature]
49	Jenny mendoro	15582 S.W 13 ter	3/389 5357	[Signature]
50	Dolores Garloch	15372 SW 331 n	7/417-2692	[Signature]
51	Jenny Medina	3002 SW 144 Ave	3/781-3760	[Signature]
52	MERCEDES LOPEZ	2469 SW 156 CT 33185	7/2530150	[Signature]
53	Heather Allende	2409 SW 153 Pass. ^{Miami} FL 33185	305-229-1140	[Signature]
54	Joel Machin	14447 SW 28 ST MIAMI	3/325-0355	[Signature]
55	JOHN CEPOTTI	2469 SW 156 CT MIAMI #1	7/2530051	[Signature]
56	Alan	3003 SW 148 PL	986 468563	[Signature]
57	Maura Estrada	14952 SW 65 TERR.	786 2694565	[Signature]
58	deon. Paez	115262 SW 46 Dr.	(305) 879-6653	[Signature]
59	Maria Arana	16564 SW 50 TE	(305) 231-7896	[Signature]
60	Janine Arana	16564 SW 40 Ter	786 402 9122	[Signature]
61	Roberto Brunely	520 SW 63 Ave	(3) 553-1200	[Signature]
62	Caridad Perez	520 SW 63 Ave	(3) 442-6421	[Signature]
63	Belkys Brunely	1317 SW 140 P	(3) 229-6242	[Signature]
64	Ruben Figueroa	1040 SW 138 Ave	(3) 313-2002	[Signature]
65	Maria Figueroa	1040 SW 138 Ave	(7) 421-7082	[Signature]
66	Sergio Figueroa	1040 SW 139 Ave	(3) 942-2903	[Signature]

Construction Project

"JULMAR 14'7 Investment"

Project for New Horizons Preschool and Private



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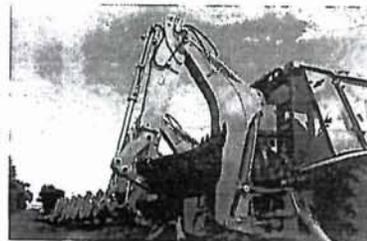
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
67	Mercy Rabi	4613 SW 143rd West	305-740-1926	
68	Silvia Rabi	4613 SW 143rd West	305-740-7873	
69	Senjo DeLeon	7590 SW 127 Drive	786 663-2741	
70	Luis Pimentel	5452 SW 162 Pl.		
71	Yadira Hernandez	74930 SW 37 St Miami FL	786-362-0903	
72	Carmen N. Martinez	13225 S.W. 128 Pass	786-374-3061	
73	Luisa Torres	5766 SW 149th Place	(305) 387-4475	
74	Ixel Fernandez	116215 SW 66 St Miami FL 33193	305-799-0349	
75	Tatiana Vargas	14741 SW 22nd Terrace Miami	FL 33185 (305-753-0223)	
76	Carolina Fabel	5417 SW 76 St Hialeah	FL 33185 305 3488284	
77	Patricia Jovian	14983 SW 18 Ter	786-988-4468	
78	Mildiana Casanova	11010 S.W 38th	305 552-5000	
79	Maurin de la Riva	2117 SW 151 Place	786-301-5763	
80	Lela Romero	2161 SW 139 Ave	786 327 0398	
81	Ismeria Nuñez	15257 SW 30 Terrace		
82	Rodolfo Urdaneta	15457 SW 31 Lane	305 380 7363	
83	Luis Pimentel	16237 SW 98 Ter	786-587-6190	
84	Carmen Garcia	909 Alborca St.	305-502-4434	
85	Lord Lozada	13225 SW 128 Pass.	305 747 8886	
86	Ara Gonzalez	14625 SW 46 St	305 554-3445	
87	Rick Gonzalez	14625 SW 46 St	305 554-3445	
88	Yaqueles Rojas	14930 SW 37 St	786 564 8880	

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



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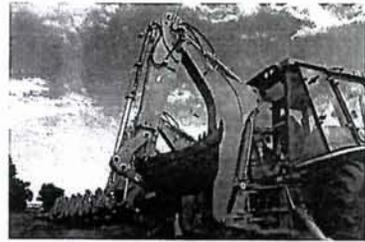
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
89	BERTHA Brenes	10820 SW 7ST #2	305 333-2559	<i>[Signature]</i>
90	Dionicio Guerrero	10820 SW 7ST #2	305 608-1883	<i>[Signature]</i>
91	Pastora Martinez	10821 - SW 7ST #2	786-873-9537	<i>[Signature]</i>
92	Daniel Webb	10831 SW 7th St #3	305-418-0239	Daniel Webb
93	Marshlen Escalante	10831 SW 7st #1	786 668 9622	Marshlen Escalante
94	Aurora Tellez	10831 SW 7st #1	786 592 1220	Aurora Tellez
95	Manoel Latorre	10831 SW 7st #2	786-376-5934	<i>[Signature]</i>
96	Denis M Caldera	10841-SW-7 st #3	786-992-2392	Denis M Caldera
97	Dora Caldera	10841 SW 7th #3	305-546 8024	Dora Caldera
98	Yenny Delasquez	10841 SW 7st #7	305-3160777	yennydelasquez
99	Argel Alonso	116 85 NW 1st terrace #3	(305)-389-7948	<i>[Signature]</i>
100	Marcela Arsenal	10815 SW 4 St Apt 12	(305) 5545937	<i>[Signature]</i>
101	Marco Guerrero	10841 SW 7st #1	(786) 287-8046	marco Guerrero
102	Mario Martinez	10821 SW 7th #2	(305) 298-3897	Mario Martinez
103	Harold DONA	10821 SW 7ST #2	786 389 1102	<i>[Signature]</i>
104	Sore Betanco	10831 SW 7st #1	786 663 9622	<i>[Signature]</i>
105	Marlon Quiñone	10831 SW 7st #3	786 208 2622	Marlon Quiñone
106	Deyrin Escalante	10831 SW 7st Apt 1	786 488 2534	Deyrin
107	Adrian Dubois	10831 SW 7st #1	786 333 4308	<i>[Signature]</i>
108	Rosalila Webb	10831 SW 7st #3	(305) 609-2645	Rosalila Webb
109	Sisely	10831 SW 7st #1		<i>[Signature]</i>
110	Rigoberto Perez	10831 SW 7th #2		Rigoberto Perez

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



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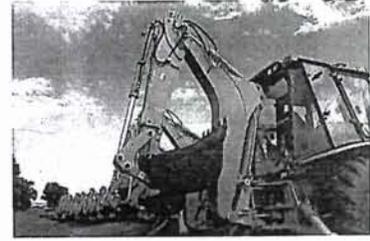
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
111	Vanessa Zambiano	1112 SW 148th Miami, FL		<i>Vanessa Zambiano</i>
112	MANIA PENEZ	13189 SW 10 LN	(305) 480-9763	<i>Mania Penez</i>
113	Enza Falke	14754 SW 25 ST	(7) 380 5646	<i>Enza Falke</i>
114	Ricardo Bakista	3193 SW 147 Pl.		<i>Ricardo Bakista</i>
115	William Perera	930 SW 147 CT	(2) 200-8656	<i>William Perera</i>
116	Dominis Gamera	15201 SW 58th Ter	(305) 387-5340	<i>Dominis Gamera</i>
117	Daniel Gamera	15201 SW 58th Ter	(857) 544-1659	<i>Daniel Gamera</i>
118	Rodmarys Urdaneta	15431 SW 31 Lane	7868386817	<i>Rodmarys Urdaneta</i>
119	Patricia Fernandez	7585 SW 152 Ave G41a	305 753001	<i>Patricia Fernandez</i>
120	Seonor Hoyt	15262 SW 46 Lane #167	786 291 0486	<i>Seonor Hoyt</i>
121	Seonor Hoyt	15262 SW 46 Lane #167	305 879 6653	<i>Seonor Hoyt</i>
122	ISSITA GONZALEZ	15397 SW 124th Ave	305 606 6003	<i>ISSITA GONZALEZ</i>
123	Ula Romero	2161 SW 139 Ave	786 377 0398	<i>Ula Romero</i>
124	Eusele Figueroa	600 NW 99 CT 1	305 221-5991	<i>Eusele Figueroa</i>
125	Cindy Murillo	2332 SW 147th Path	(213) 245-7028	<i>Cindy Murillo</i>
126	Alina Ocha	11931 SW 190 St	786-573 1827	<i>Alina Ocha</i>
127	MARIANA CARABANTEJ	1902 SW 149 PASSAGE	305-338-0378	<i>Mariana Carabantej</i>
128	Ruby Penez	15399 SW 17 TH TEAR ^{ING} MI ^{LL}	305-733-6518	<i>Ruby Penez</i>
129	Forge / Diaz	15306 SW 39 TEAR ^{ING} MI ^{LL}	786 955 5546	<i>Forge / Diaz</i>
130	Jose WEDNETZ	15254 SW 30 TH LANE	305-604-4525	<i>Jose WEDNETZ</i>
131	Lourdes Paboto	13790 Kendall Lakes Dr	7/394 7128	<i>Lourdes Paboto</i>
132	Wendy Gamera	261 SW 139 Ave	786 246 4704	<i>Wendy Gamera</i>

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



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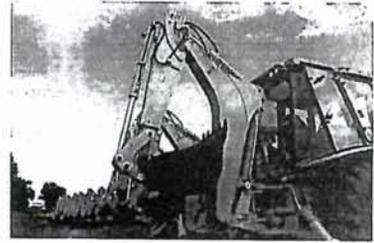
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
133	Mania Hernandez	110 Fontainebleau Miami FL	786 426 8285	[Signature]
134	Pedro Mesa	110 Fontaine Miami FL	786 223 6591	[Signature]
135	Roberto	14020 SW 47 St Miami FL	786 712 4465	[Signature]
136	Daniel	13900 SW 9 St Miami FL	305 562 5372	[Signature]
137	Don Rodriguez	5920 SW 147 Ct	786 327 6491	[Signature]
138	CASO ROSAS	146 SW 114 TERR	804 35 99	[Signature]
139	JOSES REYES	4708 SW 145 AVE	305 336 8911	[Signature]
140	ROLAND ROIS	13901 SW 9 ST	786 248 7739	[Signature]
141	HILDA OTERO	5239 SW 139 CT	305 22 2291	[Signature]
142	Manuel Hernandez	5819 SW 139 AVE	786 428 4076	[Signature]
143	PASIMIRO ROZ	27777 SW 637	786 343 0616	[Signature]
144	JOSEFINA	3103 SW 117 PL	305 554 4495	[Signature]
145	ANGEL SUAREZ	15401 SW 74 CIRCLE 305	786 348 7671	[Signature]
146	ALCIRA FALCON	12954 SW 50 LN	305 553 1419	[Signature]
147	Daniel Montes	15090 SW 96 Terr	786 953 3930	[Signature]
148	MAYLEN PERA	12800 SW 43 DRIVE	305 263 0194	[Signature]
149	Manuel Lopez	4130 SW 143 Ave	786 515 5181	[Signature]
150	Maria V. Cortez	14915 SW 50 St Miami FL	717 712 7991	[Signature]
151	Rubén Cortez	15312 SW 81 LN	786 715 8478	[Signature]
152	EUDIQUE GONZALEZ	15466 SW 138 CT	406 975 9991	[Signature]
153	Octavio	14950	305 678 215	[Signature]
154	RAYE SANCHEZ	5500 163 CT	305 768 9116	[Signature]

Construction Project

"JULMAR 147 Investment"

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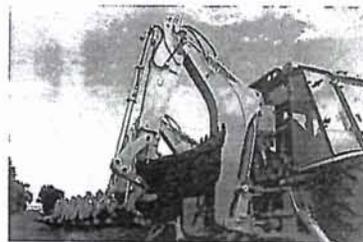
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
155	David Tarafa	1720 SW 149 Passage	786 261 8843	David Tarafa
156	Marcel Fernandez	2411 SW 147 Ave.	305 494 7363	Marcel Fernandez
157	Gloria Camacho	2411 S.W. 147 AV.	(305) 383 9581	Gloria Camacho
158	Abraham Rodriguez	18013 SW 65 TER	305-710-6000	Abraham Rodriguez
159	Manuel Saldan	11255 SW 29th St	305-726-9611	Manuel Saldan
160	Carolina Gonzalez	12239 SW 14th Ln APT 3303 Miami FL 33184	3/878-7870	Carolina Gonzalez
161	Shawn Subri SSOL	10732 SW 19th CT	3/877-9158	Shawn Subri
162	Mary Ann Johnson	15642 SW 31 LN	3/225-2414	Mary Ann Johnson
163	Oliver	12345 SW 1st Ave	2/925-3258	Oliver
164	Jennifer Rodriguez	13750 SW 36 St 33175	7/925-3394	Jennifer Rodriguez
165	DAVID MATRISON	15642 SW 31 LN	3/225-2414	David Matrison
166	JORGE CARRION	1806 SW 153 RD PL	3/559-6886	Jorge Carrion
167	LAZARO RICHARDO	13961 SW 37 terr	3/498-2371	Lazaro Ricardo
168	Kristina Richardo	13961 SW 37 terr	7/2024626	Kristina Richardo
169	Javier Lorenzo	2942 SW 156 AVE	786-362-6627	Javier Lorenzo
170	Alina Lorenzo	2942 SW 156 AVE	Same	Alina Lorenzo
171	Samantha Perez	6421 SW 103 CT	3) 439-0787	Samantha Perez
172	Moises Rodia	10245 SW 154 LN apt 110	3/385-5280	Moises Rodia
173	Antonio Martin	3255 SW 89 AVE	287-5556	Antonio Martin
174	Erica Martin-Hidalgo			Erica Martin-Hidalgo
175	Erica Martin-Hidalgo	10225 SW 87 th ave	305-528-2846	Erica Martin-Hidalgo
176	Vanessa Valle	15481 SW 81 Circle LN	305-878-6486	Vanessa Valle

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



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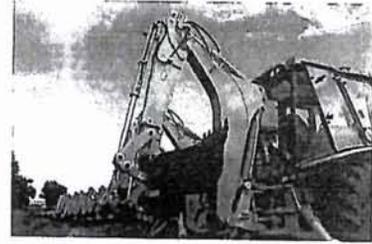
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
177	Mossyel Ponce	10831 SW 7 th #2	786-320-0867	<i>Mossyel Ponce</i>
178	Flore Lopez	14413 SW 46 th Tr	(786) 229-4185	<i>Flore Lopez</i>
179	Maritza Garcia	1432 SW 4 th LN	786 422-2666	<i>Maritza Garcia</i>
180	Jessica Sanchez	14413 SW 46 th terr.	(305) 903-8107	<i>Jessica Sanchez</i>
181	Rafael Rodriguez	11863 SW 103 rd lane	(305) 810-4861	<i>Rafael Rodriguez</i>
182	Marilyn Leon	11863 SW 103 rd lane	(305) 753-5989	<i>Marilyn Leon</i>
183	Camilo Sanchez	14413 SW 46 th Tr	(305) 283-9081	<i>Camilo Sanchez</i>
184	Olivia Lopez	14412 SW 46 th Tr	(305) 226-1766	<i>Olivia Lopez</i>
185	Maria Cabrera	1622 SW 139 Ave	305-229-4292	<i>Maria Cabrera</i>
186	Elizabeth Moreno	1596 SW 154 th Ct	(305) 208-9340	<i>Elizabeth Moreno</i>
187	Elizabeth Termin	8544 NW Pst	786 9730717	<i>Elizabeth Termin</i>
188	Patricia Rivera	14521 SW 7 th Ct	305 934 1101	<i>Patricia Rivera</i>
189	Carolina Madrid	10710 NW 2 nd St	-	<i>Carolina Madrid</i>
190	Marcela Argueta	10810 SW 4 th St	-	<i>Marcela Argueta</i>
191	Luis Soto Mayor	10810 SW 4 th St	-	<i>Luis Soto Mayor</i>
192	Johannes Sanchez	14413 SW 46 th Tr	(305) 778-9586	<i>Johannes Sanchez</i>
193	Olivera Leiva	14315 SW 46 th Terr	-	<i>Olivera Leiva</i>
194	Vilma Perez	13741 SW 42 nd St.	786/859-6623	<i>Vilma Perez</i>
195	Carmen Leon	8170 NW 8 th St. #103	305-269-7950	<i>Carmen Leon</i>
196	Yulian Leon	8170 NW 8 th St. #103	-	<i>Yulian Leon</i>
197	Fabiola Leal	8181 NW 7 th St.	-	<i>Fabiola Leal</i>
198	Melanie Ortega	10591 SW 42 nd Terr	786/321-1314	<i>Melanie Ortega</i>

Construction Project

"JULMAR 14' Investment"

Project for New Horizons Preschool and Private



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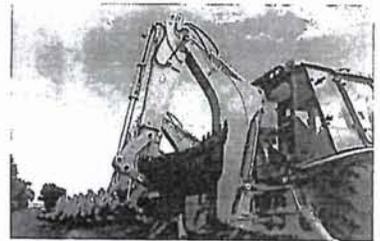
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	Name	Address	Phone #	Signature
199	Valeria Bravo	1060 SW 144 AV. 33104	786-203-5607	Valeria Bravo
200	Elba Zamora	10795 SW 42 terra 33165	305/3057780	Elba Zamora
201	Cinara Bravo	8660 NW 5 terra. 33126	786/4491530	Cinara Bravo
202	Adolfo Caicasuare	8660 NW 5 terra. 33126	786/4491578	Adolfo Caicasuare
203	Aritza Fernandez	10795 SW 42 Terra.	786-36666144	Aritza Fernandez
204	Yvonne Mendez	1060 SW 144 AVE 33104	786 859 6133	Yvonne Mendez
205	Macleano Bove	16972 SW 142 of 33177	786-3466103	Macleano Bove
206	Lidia M. Carbonell	8335 SW 152 NW Apto B212	786-566-0005	Lidia M. Carbonell
207	Erlyn Bravo	5000 NW 10740 Doral FL 33178	786-5533094	Erlyn Bravo
208	Hugo Bravo	5600 NW 10740 Doral FL 33178	786 334 2406	Hugo Bravo
209	FRANCISCO PERI	11268 NW, FFLOR 33178	786-4401751	Francisco Peri
200	Yennybel Soto	8181 NW 8st #E-5 Miami, FL 33126	786-859-0857	Yennybel Soto
211	Jessie Soto	8181 NW 8st E-5	305 216 9326	Jessie Soto
212	Pitler Soto	2065 SW 103 pl Miami, FL 33165	305 216 9326	Pitler Soto
213	JUAN C. SOTO	2065 SW 103 pl Miami, FL 33165	786 399-0869	Juan C. Soto
214	Luis Hernandez	8181 NW 8st #E-3 Miami, FL 33126	305 989-4220	Luis Hernandez
215	Juan Soto Jr	2065 SW 103 pl Miami, FL 33165	305-846-0816	Juan Soto Jr
216	Maria Julia	8181 NW 8st #E-3 Miami, FL 33126	786-280-7008	Maria Julia
217	Ruben Lopez	8181 NW 8st #E-5 Miami, FL 33126		Ruben Lopez
218	Ricardo Bravo	10795 SW 42 terra 33165	786.970.3204	Ricardo Bravo
219	Jose Izquierdo	1691 S.W. 154 Ct. 33185	786-525-4770	Jose Izquierdo
200	Michelle Izquierdo	1691 S.W. 154 Ct. 33185	786-299-9214	Michelle Izquierdo

Construction Project

"JULY 14' Investment"

Project for New Horizons Preschool and Private



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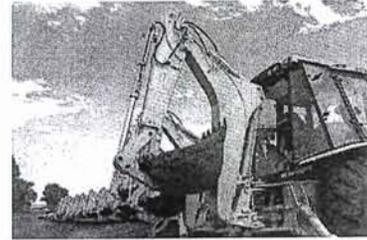
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
221	Maritza Garcia	14332 SW 48 LN	786-422-2661	[Signature]
222	Héctor Gonzalez	14332 SW 48 LN	786-280-6240	[Signature]
223	Flora Cabrera	14413 SW 46 TR	(305) 905-9258	[Signature]
224	Jorge Gonzalez	14350 SW 47 St	(305) 256-1609	[Signature]
225	Alina Gonzalez	14350 SW 47 St	(305) 331-8229	[Signature]
226	Ricardo Nestor	1622 SW 139 Ave	305-229-4292	[Signature]
227	José Garcia	5025 SW 147 Ave	786-340-3119	[Signature]
228	Mercedes Garcia	5025 SW 147 Ave	786-340-3120	[Signature]
229	Alexandra Quintero	14332 SW 48 LN	786-241-3832	[Signature]
230	Hamlet Llanes	232 SW 117 Ave	305-987-0777	[Signature]
231	Rosa M ^{rs} Delgado	232 SW 117 Ave	305-402-8574	[Signature]
232	Reynaldo Diaz	232 SW 117 Ave	786-525-0830	[Signature]
233	Anayram Caballero	232 SW 117 Ave	786-327-4927	[Signature]
234	Ines P. Gonzalez	14932 SW 50 St	786-325-4032	[Signature]
235	Irma Mtnes	14932 SW 50 St	(786) 304-5077	[Signature]
236	Ruben Jimenez	2417 SW 149 N.	305/417-2112	[Signature]
237	Fabricio Gutierrez	11831 SW 180 Th. St.	204/594-1320	[Signature]
238	Flavia Perez	1927 SW 127 Ct. 33175	786-7231520	[Signature]
239	Osvaldo Perez	1927 SW 127 Ct 33175		[Signature]
240	Leonardo Barreiro	2315 SW 117 N.		Leonardo Barreiro
241	Betaida Orta	14217 SW 39 St	786/291-3688	[Signature]
242	Bairda Orta	14217 SW 39 St	786/344-0710	[Signature]

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



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Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
243	Xiomara Frias	1420 SW 55 St Miami FL	787-210-2771	Xiomara Frias
244	Maribel Frias	6207 SW 132 Pl Miami	786-342-5485	[Signature]
245	Silvia Rondon	7535 SW 152 Ave Miami	786-375-0255	[Signature]
246	Colenda Alvarez	1520 SW 124 Place Miami-FL	305-303-9853	[Signature]
247	Eugenio Reyes	6491 W 22nd Ln, Hialeah FL	(786) 406-5446	[Signature]
248	Ameres Sosa	1800S W 83Ave Miami FL	786-506-6978	[Signature]
249	MAGALY VAZQUEZ	15603 SW 24th Ave	305-585-6000	[Signature]
250		Miami FL 33185		
250	Debra Gorman	17350 NW 6th Ave Apt 404	786-356-7460	[Signature]
251	Miriam Fernandez	15489 SW 18th Ln Miami FL	786-853-7663	[Signature]
252	Clara Barreto	11201 NW 3 Str.	786-282-6851	[Signature]
253	Charmaine Lynn	905 W 3rd #2904	3-606-2441	[Signature]
254	Yolanda Castañeda	7800 NW 16th Ave ^{Miami} FL 33145	3/332-0056	[Signature]
255	Vanesa Cantos	1592 SW 13th St Miami FL	3/964-7148	[Signature]
256	Maria Romay	1820 SW 84 Ave Miami FL	3/262-0039	[Signature]
257	Yolanda Reyes	8689 SW 137 Ave Miami FL	3/299-1915	[Signature]
258	Maylin Hernandez	10902 NW 83 St Doral FL	33178 7/222	[Signature]
259	Alvaro Barmen	9781 SW 163 Ct Miami FL 33	7/210-3766	[Signature]
260	Fernando Carrillo	921 SW 126 Ct Miami FL 33105	7/712-2071	[Signature]
261	Roberto Lopez	1921 SW 126 Ct Mia, FL 33175	772 2672140	[Signature]
262	Yolanda Reyes	16374 SW 63 Terr, Mia, FL 33193		[Signature]
263	Payson Benito	16374 SW 63 Terr, Mia, FL 33193		[Signature]

Construction Project

"JULMAR 147 Investment"

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Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
264	Katherine Garcia	14814 SW 82 terrace	786 223 1177	Kath Garcia
265	Wladimir	501 S.W 82 ave	786-9851359	Wladimir
266	Tony Torron	501 SW 82 AVE	305-261-2658	Tony Torron
267	Maria Jimenez	5312 SW 152 Court	305-803-4159	Maria Jimenez
268	SARA TORRES	14976 SW 59 ST Miami FL 33193	305-401-1588	SARA TORRES
269	Matthew		305-2613453	Matthew
270	Miguel Gomez		305-632-8367	Miguel Gomez
271	Gabriel Garcia	14814 SW 82 Terrace	786 554 3286	G. Garcia
272	Emma Canales		305) 682-6253	Emma Canales
273	Rosa Jayapp de Vargas	14741 SW 22nd Terrace	305-3205572	Rosa Jayapp de Vargas
274	Nemesis Miranda	7230 NW 58 St. 33166		Nemesis Miranda
275	Janet Perez	14819 SW 81 terrace	3-412-1215	Janet Perez
276	Ernesto Urdaneta	14715 SW 42 ND. ST 3318		Ernesto Urdaneta
277	Ruth Estrada	14729 SW 42 ST 3317	305/227-9655	Ruth Estrada
278	Roxana Perates	11865 SW 26 st.	305/5595333	Roxana Perates
279	Sydnia Machado	11641 N.W. 4 Terri.	(305) 220-9354	Sydnia Machado
280	Luis M. Machado	11641 N.W 4 Terri	(305) 220-9354	Luis M. Machado
281	Raul Machado	11641 N.W 4 Terri	(305) 220-9354	Raul Machado
282	Carolina Colu	10820 SW 7st # 1	(3) 742-6482	Carolina Colu
283	Consuelo Castillo	14756 SW 64 st	(3) 388-3215	Consuelo Castillo
284	Oscar Castillo	14756 SW 64 st	(3) 388-3215	Oscar Castillo
285	Diego Perandis	8260 W. Flagler	(3) 534-4830	Diego Perandis

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



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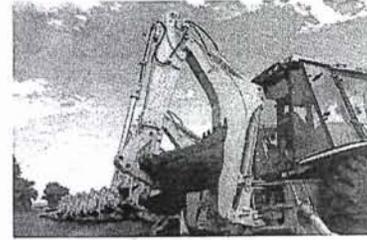
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
286	Marcos Sanchez	9126 SW 148 CT 33196	786 444 7326	[Signature]
287	Eduardo Lopez	9126 SW 148 CT 33196	786 252-5939	[Signature]
288	Marilyn Roman	9126 SW 148 CT 33196	786 252-5418	[Signature]
289	Nieltha Vela	9120 S.W 148 CT 33196	3/303-8167	[Signature]
290	EDIAN PEÑA	9120 SW 148 CT 33196	7/873-9548	[Signature]
291	Ramon Parrado	9118 SW 148 CT	305 456 7739	[Signature]
292	Lourdes Parrado	9118 SW 148 CT	305) 456-7739	[Signature]
293	Silvia Francos	9118 SW 148 th ct.	(305) 456-7739	[Signature]
294	Yudany Roman	9120 SW 148 CT	7/546-6592	[Signature]
295	Andrey Martin	14113 SW 168 th st	786-295-2290	[Signature]
296	Lourdes CASANOVA	3184 W. 74 Street	305-820-0025	[Signature]
297	Danishia Arce	8918 NW 111 th Ter 33018	305-821-1236	[Signature]
298	Jose Vento	8777 NW 139 th Ter 33018	305-562-0113	[Signature]
299	Pedro H Bravo	12813 SW 6 th Ter	305 3816988	[Signature]
300	[Signature]	1450 SW 8 th AVE	786 400 7027	[Signature]
301	[Signature]	4468 SW 1360 th	786 3808166	[Signature]
302	Pablo Motta	14272 SW 121 st	786 293 3170	[Signature]
303	John Ramirez	10419 S.W. 210 Terrace	305-389-9559	[Signature]
304	Cristhian Vanegas	15665 Miami Lakesway N	305 910 4317	[Signature]
305	RAFAEL GIRON	855 NW 44 AVE Apt 26	786 493 5117	[Signature]
306	FELIPE ENCINA	1134 N.W. 123 CT	305 763 2318	[Signature]
307	Katrina Perez	4971 SW 146 Ave	305-215-2464	[Signature]

Construction Project

"JULMAR 147 Investment"

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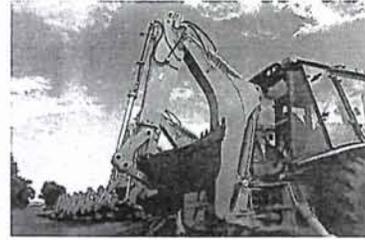
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
308	Lucelly Cortes	13700 SW 62 nd St ¹⁵⁰ Apto 210	786-444-5081	Lucelly Cortes
309	Sandra Sader	540 SW 106 Ave	305-305-1622	Sandra Sader
310	Edmundo Pagan	10360 W. Flagler	7/2220165	Edmundo Pagan
311	Altagracia Piquero	6380 SW 138 PL	786-339-6701	Altagracia Piquero
312	Cristina Fritonilla	13700 SW 62 APT 249	786-332-7447	Cristina Fritonilla
313	Alejandra Diaz	13700 SW 62 APT 249	786-384-2372	Alejandra Diaz
314	HENY Garcia	13700 SW 62 APT 49	786-384-2373	HENY Garcia
315	Dajana Delgado	13700 SW 62 ST APT 212	786-443-6856	Dajana Delgado
316	Luis Cordeiro	100 Fountain Blca Blvd	786-355-3324	Luis Cordeiro
317	MARIA Martinez	5605 SW 75th AVE	305-910-9261	MARIA Martinez
318	GISELA Socarras	1468 NW 98th FL 33147	305-491-8512	GISELA Socarras
319	DOLORES Laredo	320 W 5 PARK th FL 33172	305-487-2407	DOLORES Laredo
320	Maria Renon	13700 SW 62 ST APT 210 ³³¹⁸³	786-356-4736	Maria Renon
321	Arni Rendo	13700 SW 62 ST 210 33183	305-992-4154	Arni Rendo
322	Johnson Bel	13700 SW 62 ST 150 33183	786-263-3711	Johnson Bel
323	Lisett Rodriguez	2245 SW 147 CT Miami	(786) 715-2050	Lisett Rodriguez
324	Alexandro Rodriguez	2245 SW 147 CT Miami	305-546-4924	Alexandro Rodriguez
325	Penny Rodriguez	2245 SW 147 CT Miami	305-298-8115	Penny Rodriguez
326	Jose Q. Batista	2429 SW 147 Ave	3/229 1938	Jose Q. Batista
327	YASSEL BATISTA	2429 SW 147 Ave	3/229 1938	YASSEL BATISTA
328	Dajana Piquero	2429 SW 147 Ave	3/229 1938	Dajana Piquero
329	Ileana Cervantes	6440 SW 138 CT #403	(7) 350-8513	Ileana Cervantes

Construction Project

"JULMAR 147 Investment"

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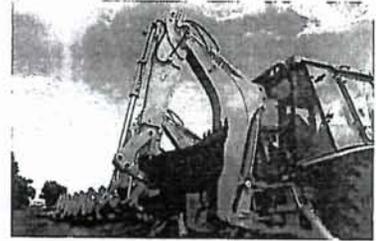
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
330	Fredy Cuellar	14760 SW 25 LN	305 926 7092	[Signature]
331	Monica Cuellar	14760 SW 25 LN. MIRAMI, FL. 33185	305-426-7082	[Signature]
332	MARYAM CHARLES	11201 NW 89 ST #103. DORAL, FL ³³¹⁷⁸	305 300 4920	[Signature]
333	Argentina Charles	11201 NW 89 th St. #103 DORAL, FL. ³³¹⁷⁸	786-973-6504	[Signature]
334	Sancton Rodriguez	2516 SW 147 path 33185	7)290-8893	[Signature]
335	Silberto Peralta	4834 NW 108 Passage	305-525-8643	[Signature]
336	Genara Peralta	4834 NW 108 PASS DORAL FL	305-525-8642	[Signature]
337	Jose Tavera	8540 NW 6 th Ln. Miami, FL 33126	786-897-5221	[Signature]
338	Edwin Rodriguez	8540 NW 8 th St. Miami FL 33126	786-328-1090	[Signature]
339	Maria Herrera	12847 SW 134 Terr	(305)846-0606	[Signature]
340	Maria Cerda	6235 SW Kendall Lakes Cir	786-716-2354	[Signature]
341	Jenny Matus	16085 SW 138th ave	(786)443-6396	[Signature]
342	ERIKA ZAMBRANO	5284 NW 114th ave	7863837067	[Signature]
343	Ingrid Faust	16121 SW 96 Terr	305 202 2569	[Signature]
344	MOTHACABIERA	333 University Dr	7863327883	[Signature]
345	James Bernal	11345 SW 57th St.	(305) ⁸⁶¹⁻ 6443	[Signature]
346	Richard Rosario	4560 NW 114 Ave	347-355-1608	[Signature]
347	Yudiana Zavaera	8095 WSW 8 th St.	786-397-2880	[Signature]
348	Jimmy Peralta	8180 GENEVA COT AP ³³¹⁶⁶	321 786-367-8423	[Signature]
349	HELEN DURAN	5131 NW 106 AVE. DFL/33128	786 473-7484	[Signature]
350	Clara Duran	5131 NW 106 AVE. FL 33128	786-473-7484	[Signature]
351	FRANC. PERALTA	4834 NW 108 PAS. M. FL.	786 367 1446	[Signature]

Construction Project

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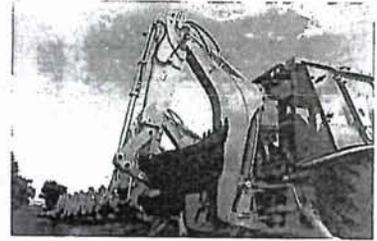
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
352	Lezaro Valdes	7661 NW 68 ST #103	(305) 882 6101	[Signature]
353	Jennifer Torres	18201 SW 108 Pl miami ³³¹⁵¹	305-496-3493	Jennifer Torres
354	SOL Urbieto	955 SW 154 PATH ^{MIAMI 33194}	305 5164087	[Signature]
355	Jose Urbieto	955 SW 154 PATH ^{MIAMI 33194}	305 3356444	[Signature]
356	Wilfredo Tijerino	5312 SW 157 ct ^{MIAMI 33185}	305 803 5916	[Signature]
357	Hugo Londono	2444 SW 156 COUT # 33185	305-2261214	[Signature]
358	Esther Aquino	15221 SW 58 Terr	786 3406302	[Signature]
359	Damaris Gomera	15221 SW 58 Terr	857 891 7293	[Signature]
360	Angel Aquino	15221 SW 58 Terr	954 3364643	[Signature]
361	Wesley Fraga	1598 SW 131 Pl.	305 124302	[Signature]
362	Sebastian Murillo	2444 SW 156 ct miam, FL 33185	7861712-4951	[Signature]
363	Jaime Gallego	15299 SW 17 Terr MIAMI FL	305-207-7225	[Signature]
364	Ruby Pena	15299 SW 17 Terr MIAMI FL	305-207-7225	[Signature]
365	Miriam Blizos	11760 SW 14 ST FL	786 - 233 5525	[Signature]
366	Lucibel Alvarez	3090 SW 149 Ave	3/331-8602	[Signature]
367	Lorenzo Trujillo	3090 SW 149 Ave	7/613-1068	[Signature]
368	Jessica Trujillo	7/393-0974 → 11760 SW 14 ST		[Signature]
369	Hector J Lopez	375 NW 85 PL # 1909		[Signature]
370	[Name]	375 NW 85 PL #1908	305 3896477	[Signature]
371	Rosa Milena	821 NW 27 cor		[Signature]
372	Angela Vargas	625 NW 39 terr	7863701399	[Signature]
373	Jon S Lopez	428 SW 72 ST	3053 89664	[Signature]

Construction Project

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Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
374	Martha Robles	13278 SW 30 st.		Robles
375	Yaquelin Rojas	14930 SW 37st	786 564 8880	[Signature]
376	Sandra Pereira		305 7570104	[Signature]
377	[Signature]	5220 NW 79th Ave	786.2341622	[Signature]
378	Michelle Izquierdo	1691 SW 154 th ct 33185	305 554 0780	[Signature]
379	Rosibeth Urbaneja	15257 SW 30 terrace		[Signature]
380	Estelle Cruz	382 NE 35 Terrace 33033	305-764888	[Signature]
381	Lisue Mouris	2657 SW 145 Ave	3/2021608	[Signature]
382	Liam Cardoso	3041 SW 130 Ave	3/733-8409	[Signature]
383	Alfonso Morales	8309 SW 158 Ave	31989-0698	[Signature]
384	Heero Garcia	16215 SW 66st	305.525.4227	[Signature]
385	Danielle Miao	15422 SW 30 terrace	305 733 1121	[Signature]
386	Jacqueline Sanchez	5452 S.W. 162 nd PL.	305-227-1938	[Signature]
387	Daymi Perez	14907 SW 21 terrace.	305-226-0436	[Signature]
388	[Signature]	14907 SW 21 terrace.	786 210-9326	[Signature]
389	Ang Anily	2575 SW 92 Ave	786 439-5119	[Signature]
390	Terrado Flores	13341 SW 43 ST	786 488 6634	[Signature]
391	Yosenu M. Pinto	15546 SW - 25 lanes	406-399-9761	[Signature]
392	Conix Lopez	950 SW 151 Pl. 33194	(305) 553-2514	[Signature]
393	Rosa Quintana	6483 SW 166ct 33193	786-3468391	[Signature]
394	Lauren Prieto	14000 SW 8 Terr 33184	305-608-5821	[Signature]
395	Nicolas Gallego	21459 SW 86 pl 33189	305-803-5485	N Gallego

Construction Project

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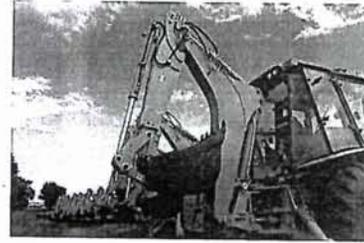
	Name	Address	Phone #	Signature
396	Arlen E. Pineda	11741 SW 27 st	305 505 9369	[Signature]
397	Frank Navarro	2334 SW 148 ct	1786-324-6449	[Signature]
398	Juan Rodriguez	11795 SW 18 ST, Apt 6	305 905 5391	[Signature]
399	Javier Guzman	15161 SW 23 rd Ln	305 924 4765	[Signature]
400	Maria P. Martin	7130 SW 15 ct	(305) 393-0170	[Signature]
401	CARLOS ORTIZ	15381 SW 11st.	(305) 364-0092	[Signature]
402	MAYRA Jimenez	3003 SW 148 PL	(786) 343 7959	[Signature]
403	ARCHIT SAICHUMKONG	3044 SW 154 PL	786-317-2249	[Signature]
404	[Signature]			
405	Berbert Rodriguez	2516 SW 147 Rd. Miami	786-554-0162	[Signature]
406	Luis Ramirez	955 SW 157 Ave	205 514 1135	[Signature]
407	A. ROSQUETE	822 SW 148 th PL	305 775 5980	[Signature]
408	R. Quintana	1550 SW 145 AVE	786-819-4742	[Signature]
409	S. Hernandez	2301 SW 127 ct.	305 226 6486	[Signature]
410	Susel de Armas	907 SW 122 Ave	116 263 8634	[Signature]
411	Maylin Uruiza	13370 SW 17th #2	(305) 510 6700	[Signature]
412	Katherine DeArmas	907 SW 122 nd AVE	(305) 133-0808	[Signature]
413	Marisol Nolasco	12232 SW 27 AVE	(305) 559 2889	[Signature]
414	Volinda Zayas	13370 SW 17th #4	566 873 3580	[Signature]
415	MAYRA BIVACHEA	3370 SW 17 th #4		[Signature]
416	Juan Cruz	12740 NW 95+	305 389 8586	[Signature]
417	Carolina Marciano	12743 SW 92 st.	305 793 6244	[Signature]

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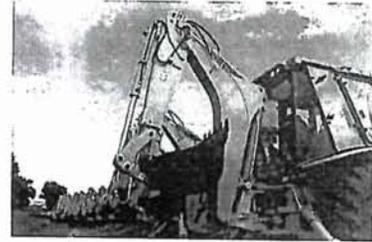
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
418'	Yuramis Amador	2944 SW 145 Ave Miami, FL 33185	(786) 372-3100	[Signature]
419'	INES RODRIGUEZ	3193 SW 142 PL MIAMI FL 33185	(786) 955-5576	[Signature]
420	Yalila Gutierrez	14751 SW 38 ST Miami, FL 33185	305 505 0264	[Signature]
421	Haydine Pardo	4526 SW 146 PT	305-227-1604	[Signature]
422	Edwina Mendez	14759 SW 38 ST	305-905-5387	[Signature]
423	DAVID HERNANDEZ	1666W ROYAL PKWY #710	786 314 1852	[Signature]
424	Beatriz Morales	8309 SW 158 Ave M/F 33183	(3) 989 01098	[Signature]
425	Lord Lorado	1322S SW 128 Pass 33186	(3) 7478888	[Signature]
426	Mateo Sandy	15306 SW 39 Ter	305 505 9566	[Signature]
427	Roger Sara	15238 SW 18 St.		[Signature]
428	Emma Sara	15238 SW 18 St		[Signature]
429	Jose Martinez	14961 SW 42 Terr.		[Signature]
430	Maricela Perez	7350 SW 149 Ave		[Signature]
431	Maricelis Cartaya	2830 SW 142 Ave	(7) 443-2013	[Signature]
432	Magaly Lopez	14125 SW 32 Terrace.	(305) 969-1202	[Signature]
433	John Hernandez	2544 SW 38 St. 33185	786/484-09187	[Signature]
434	Isabel	16233 SW 61 Court.	786/78 3545	[Signature]
435	Olivia Daura	15863 SW 43 St. 33185	786-4397703	[Signature]
436	Ricardo Montero	2451 Drive. #102. 33194	(305) 226-0216	[Signature]
437	Yanis Lopez	3052 SW 148 PL -		[Signature]
438	Hade Bermudez	8740 SW 83 St.	786/525-597	[Signature]
439	Licia Barraza	27464 SW 143 Court.	786/543-0235	[Signature]

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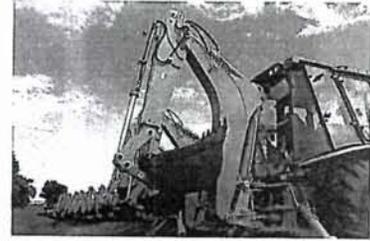
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
440	ALBERTO BARBA	11432 NW 4TH TERRACE	305-223-4248	A Barba
441	LORENA BARBA.	11432 NW 4TH Terrace	305-223-4248	Lorena Barba.
442	Flore Cabrera	14413 SW 46TR	(305) 229-4185	Flore
443	Irma Brenes.s	10820 SW 7stre	(786) 285-6028	Irma Brenes.s
444	Marvin Ordñez	10820 SW 7 st	786) 263-1151	Marvin Ordñez
445	Isolina Ordóñez	10820 SW 7st	305) 228-9009	Isolina Ordóñez
446	Noirys Cedeno	10710 SW 56 st		Noirys Cedeno
447	Rosa Hernandez	10740 SW 4 st.		Rosa Hernandez
448	Alberto Barba Jr.	11432 N.W 4th TER.	(786) 299-0931	Alberto Barba Jr.
449	Anabella Barba	11432 NW 4th Ter.	(305) 972-2828	Anabella Barba
450	Maryel Barba	10831 SW 7st #2	(7) 320-0867	Maryel
451	Isa M ^a Barba	11432 NW 4 TR	(305) 226-7565	Isa Barba
452	Elba Alvarez.	8881 NW 8st. #301	(305) 3057780	Elba Alvarez
453	Ralph Alvarez	11420 SW 7st.	(305) 4098550	Ralph Alvarez
454	Ynessis Urriola.	10737 SW 42 terra.	784 4103063	Ynessis Urriola
456	Carmen Beltran	10751 SW 41 court.	786) 226 5742	Carmen Beltran
457	Pommer Perez	11837 SW 41 st.	(3) 4231214	Pommer Perez
458	Lidia Gonzalez	12714 SW 41 st. Miami Pl.	(7) 2157034.	Lidia Gonzalez
459	Gerard Marin.	13715 SW 42 st.	(7) 4143021.	Gerard Marin.
460	Donald Barba	10841 SW 7st #3	(3) 22-1654	Donald Barba
461	Leda Chamaein	10851 NW 8st #2	(7) 450-8812	Leda Chamaein
462	Socorro Padilla	9595 Fentender Blvd #10813 N, Fl. 33172	(305) 456-7748	Socorro Padilla

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



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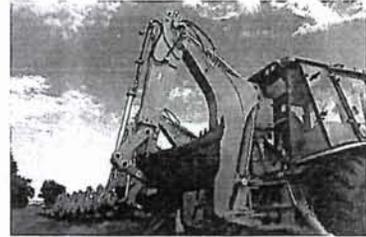
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
463	Elizabeth Fermin	8544 NW 8st		Elizabeth Fermin
464	Lydia Bon	8544 NW 8st	786-281-5274	Lydia Bon
465	Mariela Leiva	1901 SW 29ave		Mariela Leiva
466	Virgilio Bon	8544 NW 8st		Virgilio Bon
467	Marlene Ferrades	931 NW 134ave		Marlene Ferrades
468	Vanessa Ferrades	931 NW 134ave		Vanessa Ferrades
469	Virgilio Bon	1901 SW 29ave		Virgilio Bon
470	Lydia Bon	8544 NW 8st		Lydia Bon
471	Maria Perez	971 NW 134ave		Maria Perez
472	Jose Perez	971 NW 134ave		Jose Perez
473	SOR CALZADILLA	15317 SW 36 TER		SOR CALZADILLA
474	Bethel Reuli	4613 SW 143 et west	305-276-7312	Bethel Reuli
475	Rolando Reuli	4613 SW 143 et W		Rolando Reuli
476	Carlos Roman	15219 SW 39 court	786/7343094	Carlos Roman
477	Ernesto Mejias	15131 SW 52 st.	3/4391592	Ernesto Mejias
478	Yolanda Ferrer	3895 SW 17 st	786-275-2910	Yolanda Ferrer
479	Eduardo Cruz	2810 NW 87 st	305-598-1015	Eduardo Cruz
480	Claine Diaz	11825 SW 89 Ave	786-098-3056	Claine Diaz
481	JUAN RUIZ	13721 SW 24 st.	(305) 274-0436	JUAN RUIZ
482	Amanda Ruiz	13741 SW 26 st.	786/3142112	Amanda Ruiz
483	Stephanie Yano	14215 SW #34 st.		Stephanie Yano
484	Glucia Perez	1520 SW 41 st.	305/2154021	Glucia Perez

Construction Project

"JULMAR 147 Investment"

Project for New Horizons Preschool and Private



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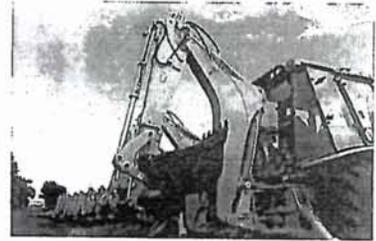
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
485	Carolina Alvarez	11804 SW 103 LN		[Signature]
486	Luz A Arias	580 Palmetto Dr Miami Springs		[Signature]
487	Patricia Palmero	2131 W. 81 82 Ave		[Signature]
488	Elba Mendez	107 35 SW		[Signature]
489	Fenny Velasco	431 NW 82 AV		[Signature]
490	GERMÁN LUJAN	431 NW 82 Ave		[Signature]
491	DANIELA LUJAN	451 NW 82 AV		[Signature]
492	Patricia Rubio	12725 NW 12 AV		[Signature]
493	Adonis Morales	7785 W 30th Ct	786-925-8841	[Signature]
494	Maria Karla Novo	7755 W 30th Ct	786-838-8842	[Signature]
495	ROBERTO LEON	2425 SW. 147 Ave		[Signature]
496	Fenny Rodriguez	2437 SW 149 pl.	786/9703131	[Signature]
497	Isabel Alvarez	2437 SW 149 pl.	305/4318546	[Signature]
498	Carmen Aparicio	2517 SW 147 AV		[Signature]
499	Dora Estrada	2415 SW 142 terra.	786/215-1040	[Signature]
500	Julio Hernandez	15211 SW 26 Ln	786-350-1820	[Signature]
501	Maria Baez	2839 NW 97 Ave	305-372-2780	[Signature]
502	Julian Soto	13087 SW 28 Ct	786-298-3414	[Signature]
503	Teresa Muñoz	150 SW 21 St	954-899-2750	[Signature]
504	Marihel Conales	11117 SW 88 St	786-314-2115	[Signature]
506	H. Argueta	14846 SW 47 Lane	786-800-7982	[Signature]
507	Sara Martinez	18261 NW 11st, 33185	305-7765317	[Signature]

Construction Project

"JULMAR 147 Investment"

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Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
508	Carlos Barro	3581 SW 117 AVE #5109	305-747-1321	[Signature]
509	Allan Seifo	3581 SW 117 AVE #103	786-246-7006	[Signature]
510	Dogertis Lopez	3581 SW 117 AVE #103	786-657-9109	[Signature]
511	Roberto Rosales	3581 SW 117 AVE #103	786-316-5505	[Signature]
512	Maria Pau	3581 SW 117 AVE #103	786-366-1368	[Signature]
513	Juan Carlos	3581 SW 117 AVE #103	305-278-6001	[Signature]
514	Deniseley	3581 SW 117 AVE #103	786-853-4170	[Signature]
515	Manuel	3581 SW 117 AVE #103	786-486-0210	[Signature]
516	Angel	3581 SW 117 AVE #103	786-280-6215	[Signature]
517	Ramiro	3581 SW 117 AVE #102	786-513-3341	[Signature]
518	Pedro Pau	3581 SW 117 AVE #109	786-450-3325	[Signature]
519	Daniel	3581 SW 117 AVE #109	305-345-2675	[Signature]
520	Guadalupe	3581 SW 117 AVE #105	786-240-2680	[Signature]
521	Isabella	3571 SW 117 AVE APT 107	MP 33175 7/523-6297	[Signature]
522	Isabel	3571 SW 117 AVE APT 107	MP 33175 7/543-0990	[Signature]
523	Jorge	3571 SW 117 AVE APT 107	MP 33175 3/330-4996	[Signature]
524	Dolores	6345 SW 138 CT APT 118	MP 33183	[Signature]
525	Crystal	6345 SW 138 CT APT 119	MP 33183	[Signature]
526	Sakina	6345 SW 138 CT APT 118	MP 33183 7/523-5740	[Signature]
527	Jorge	6345 SW 138 CT APT 118	MP 33183 3/398-2334	[Signature]
528	Yousley	3571 SW 117 AVE APT 108	MP 33175	[Signature]
529	Dorely	3571 SW 117 AVE APT 105	MP 33175	[Signature]

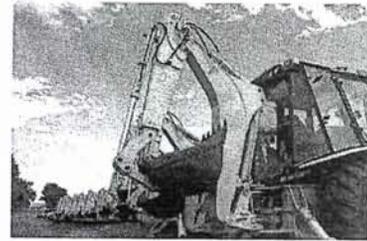
Construction Project

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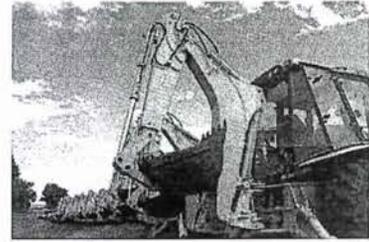
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
530	Yelenni Diaz	937 SW 71 AV	(786) 362-1725	[Signature]
531	Marten Calzo	30 SW 116 th ct.	305/5918585	[Signature]
532	Lucas Rivera	15888 SW 15 Ave Miami, FL 33157	787/306-3476	[Signature]
533	Challita Gomez	580 SW 115 Ave	(7) 470 61576	[Signature]
534	Helen Conner Perdomo	5364 NW 113 place	3-3051940	[Signature]
535	Adriana Valladares	3901 SW 78ct Apto 214	(305) 799-9004	[Signature]
536	Kerna Hernandez	6705 SW Kendall Lakes Cir. AA	786-445-3267	[Signature]
537	JARQUELINA HERNANDEZ	3560 ESTERONA AV	(305) 5918975	[Signature]
538	Gretel Betancourt	10801 SW 109ct. Apt. D409	786-712-7853	[Signature]
539	Daniela	8193 SW 9 TERRACE	786-3375618	[Signature]
540	JOSE FIGUEROA	8193 SW 9 TERRACE	786-362-9843	[Signature]
541	Doris Diaz	341 DE LEON DRIVE	786-897-9007	[Signature]
542	Alicia Mayi	8125 SW 107 th TER	305-772-4326	[Signature]
543	Rosario Rodriguez	3231 NW 57 th Ln #276 M, FL	305-7730127	[Signature]
544	Michael Chan-Wang	5357 SW 67 th Ave, M, FL	3/786-2819	[Signature]
545	Denise Zimber	4123 open way cooper city.	954-815-5199	[Signature]
546	Maia V Martiarena	10292 NW 95 th Cir.	786 2714755	[Signature]
547	Ignacio Mantua	15091 SW 18 Terr	784 202 5666	[Signature]
548	Jessica Puaza	2265 SW 107 CT	(786) 259-0009	[Signature]
549	Mariela Morejon	8150 SW 85T	(305) 206-5701	[Signature]
550	Yakelyn Dato Pena	10601 SW 22 Lane	(786) 663-5820	[Signature]
551	Fernando Lorenzo	10601 SW 22 Lane 33165	(786) 267-1234	[Signature]

Construction Project

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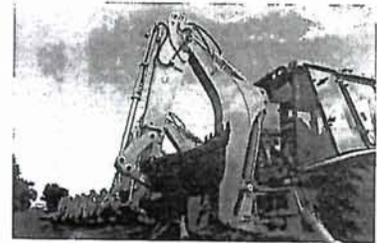
Ruben Dario Middle School (Auditorium) 350 NW 97 Avenue 6:00 PM

	Name	Address	Phone #	Signature
552	Omar	1021 SW 82 AV	786-486-7782	[Signature]
553	Yolce	8100 SW 15 ST	786-230-4271	[Signature]
554	JUNIET	7046 SW 22 ST	(786) 371-3539	[Signature]
555	Mileidy	1087 SW 79 AVE	786-7124377	[Signature]
556	IRaída	4711 SW 132 AV	(786) 4933201	[Signature]
557	BERTAROMAN	7750 SW 71 AVE	74874835	[Signature]
558	Yanisleu	1950 SW 122 Ave.	305 484-0837	[Signature]
559	elaine	5765 SW 17 ST	617-800-4380	[Signature]
560	Karla de la Campa	8150 SW 5 ST	(305) 262 0818	[Signature]
561	Lise Rodriguez	8220 SW 10 ST	305-261-8701	[Signature]
562	Corde Juncu	335 NW JB Ave.	786 370 8300	[Signature]
563	Mary Cano	6880 SW 37 St.	786 395-2215	[Signature]
564	Raul Garcia	835 NW 134 ST	(786) 122-76	[Signature]
565	Ray Rodriguez	128 SW 14 AVE	786 234 4465	[Signature]
566	Carlos Comuñy	75 SW 150 ST	786 333 2121	[Signature]
567	Anna Valladares	3901 SW 78th #214	786-3522474	[Signature]
568	Vaney Moya	7191 SW 13 ST	305 731 5771	[Signature]
569	x Ivan Caldera	81152 SW 13 ST	786 286 3762	[Signature]
570	Oscear Soto	1087 SW 79 AVE	786 531 9566	[Signature]
571	Beatriz Perez	8150 SW 8 ST	786-443-5151	[Signature]
572	Ana Maria HAINEGRA	18630 SW 132nd Ave	305 905 4418	[Signature]
573	Roberto Lazo	4711 SW 132 AV	(786) 81 9474	[Signature]

Construction Project

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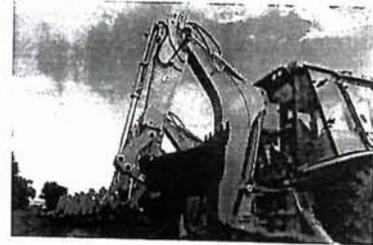
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	Name	Address	Phone #	Signature
574	MARIA ARROYO	2988 SW 11ST	30544606	[Signature]
575	Olivia Muñoz	3270 SW 18ST	7864193270	[Signature]
576	David Castano	2381 SW 16 TER	7863269405	[Signature]
577	Marylyn Jimenez	222 SW 102 AVE	3059706586	[Signature]
578	Yameel Moyn	222 SW 102 AVE	7862516731	[Signature]
579	Yameel Moyn	222 SW 102 AVE	7863715101	[Signature]
580	Jesus Perez	222 SW 102 AVE	7863991421	[Signature]
581	Marylyn Moyn	11750 SW 11ST	7865370121	[Signature]
582	Joel Gil	11750 SW 11ST	3054097230	[Signature]
583	ROSENDO MIRANDA	1558 SW 65ST A3 M.	7863708809	[Signature]
584	SARA ROMERO	1558 SW 65ST A3 MF	3055414522	[Signature]
585	Mary Miller	1757 W 42 Street	305819075	[Signature]
586	Oswaldo Llanes	1757 W 42 Street	305-772-0267	[Signature]
587	Sheldon Carnegie	600 NE 30 th Street #1016	305 331-5937	[Signature]
588	Echo Fernandez	9351 NW 11 th St Terrace W. Sanders 6221 NW 19 th Terr. Hialeah FL 38015	305-828-4616	[Signature]
589	Dayana Pintaluga	Hialeah FL 38015	786-512-5232	[Signature]
590	CARLOS VAZQUEZ	735 SW 2nd St #40 MIAMI, FL 33130	209.980.7274	[Signature]
591	Felipe Rios	10901 SW 146 CT Miami, FL 33146	786.503.1700	[Signature]
592	Ana Sentmanat	451 NW 82nd Ave Miami FL #802 33124	(305) 799-0198	[Signature]
593	Everett Sentmanat	451 NW 82nd Ave 802 Miami FL 33126	7864277839	[Signature]
594	Jorge Iera	13047 NW 95th MI FL 33182	305 992-0084	[Signature]
595	Carolina Patino	8925 Collins Ave PH-12J Surfside FL 33154	305-724 9049	[Signature]

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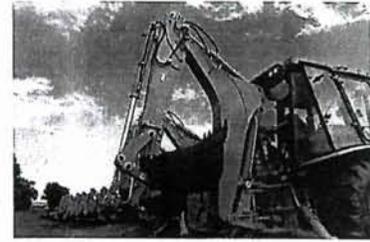
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	Name	Address	Phone #	Signature
596	Arlene Moreno	1596 SW 154 CT Miami		[Signature]
597	Sylvia Vallen	1587 SW 154 CT Mia	305 221 9794	[Signature]
598	Maria Aguado	15403 SW 77 Circle Miami		[Signature]
599	Carmen Aguado	8977 SW 147 Ave Miami		[Signature]
600	Elizabeth Moren	13783 SW 166 ST Miami		[Signature]
601	Amy Moreno	1596 SW 154 CT Miami		[Signature]
602	Christian Moreno	2041 NW 61 Terr		Christian M
603	Daysi Lopez	10940 SW 7th		[Signature]
604	Reynor Martinez	10930 NW 8th	386-329-5633	Reynor Martinez
605	Humberto Nunez	10820 NW 7th	(305) 332-2721	Humberto
606	Boiga Nunez	10820 NW 7th	(305) 332-2721	Boiga Nunez
607	Enrique Valle	10831 SW 7th #1		Enrique Valle
608	Yesenia Valle	10831 SW 7th #1		Yesenia Valle
609	Glenda Martinez	10810 NW 9th		Glenda Martinez
610	Guadalupe Martinez	11740 NW 4th	305-223-4244	Guadalupe Martinez
611	emilio Martinez	11740 NW 4th	305-223-4244	emilio Martinez
612	Gerardo Martinez	10831 SW 7th #2	(7) 320-0867	Gerardo H
613	Yisel Rodriguez	2334 SW 118 CT	305-542-5466	[Signature]
614	ALTAGRACIA Lopez	11201 NW 89 th Apt 103	786-872-7932	[Signature]
615	MANUELA Lopez	11201 NW 89 th Apt 103	786-872-9781	[Signature]
616	Juan C. Carrera	8912 W. Flayler #205	305-409 6241	Juan C Carrera
617	Alison Lopez	8912 W. Flayler #3	386 877 7435	Alison Lopez

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	Name	Address	Phone #	Signature
618	Miguel A Herrera	12800 SW 43 Drive	305 527 5232	[Signature]
619	Leonel Rodriguez	13965 SW 47th Miami	305 244 9667	[Signature]
620	Damaris Mesa	13965 SW 47th Miami	786 437 2091	[Signature]
621	Violeta Lopez	13965 W 47th Miami	305 225 6556	[Signature]
622	Pedro Luis Nunez	118 Font SW 2000 ^{RD 10} ₂₀₀₀		[Signature]
623	Israelis Camaj	11101 SW 19th St N.F.	308 591 6302	[Signature]
624	Quida Cruz	33157		[Signature]
625	Jesus Macal	8470 SW 156 Ct. #208	786 478 8172	[Signature]
626	Ruben Almeyda			[Signature]
627	Money Acuna	14699 SW 35th Miami	4133 175	[Signature]
628	José Morales	11655 SW, 50 St. Miami	786-246-3240	[Signature]
629	Roberto Acuna	905 SW 141 Ct.		[Signature]
630	Ester Acuna	905 SW 141 Ct.		[Signature]
631	Caridad Leon	2411 NW 147 Av		[Signature]
632	Yeniel Espinosa	11748 W 27th	305-318-7984	[Signature]
633	Ana Gonzalez	141025 SW 46 St	305-889-3405	[Signature]
634	Grener Rubi	4413 SW 143 Ct W	305-890-4104	[Signature]
635	Rolando Rubi	4413 SW 143 Ct W	305-890-4104	[Signature]
636	[Signature]	15755 SW 50 TER 33185	305 226 0064	[Signature]
637	Delbert Rodriguez	2816 SW 147 Rd # 33185	786-557-0162	[Signature]
638	Maria E Vega	2471 SW 143 Court		[Signature]
639	LUIS A. PENNA	1125 MEDINA ST	305-710-8995	[Signature]

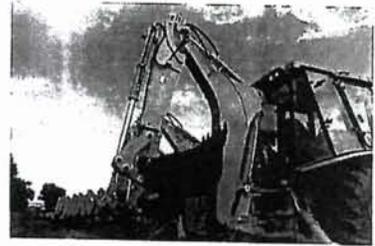
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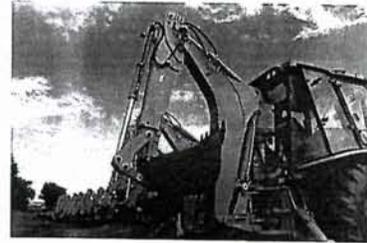
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	Name	Address	Phone #	Signature
640	Monica Maratelli	8307 SW 107 Av #B	7/287-4969	[Signature]
641	Jorge Jane	18442 SW 119 Ct	7/456-1878	[Signature]
642	Kerola Ariana	1265 W 24 St Apt 225	7/970-6401	Kerola Ariana
643	Ceisha Garcia	12860 SW 43 DR apt 245-B	7/873-7214	[Signature]
644	Emil R. Noun	2451 SW 138 Ct.	3/607-0357	[Signature]
645	Milagros Cayo	1040 Collins Ave apt 1005	305-534-6214	[Signature]
646	Yenlita Fernandez	8601 NW 162 St	(786) 499-5099	[Signature]
647	Ana Blanca	8310 SW 10 Ct	3/244-0026	[Signature]
648	Eylen Flertas	11031 NW 85 Ter	(786) 340-7034	[Signature]
649	Rolando Churro	729 W 60 St	(305) 303-3124	[Signature]
650	Diana Fernandez	11011 NW 9 Ct	(786) 319-0713	DFP
651	Opriat Perez	10030 NW 89 St	(786) 315-6129	[Signature]
652	Reneado Gamas	2030 NW 87 St	(786) 908-3452	[Signature]
653	Yamila Cedoso	9010 SW 83 St	(786) 514-2110	[Signature]
654	Angelica Cedoso	9010 SW 83 St	(305) 434-7503	Angelica
655	Jose Arland	7841 SW 27 Ter	(305) 200-2399	[Signature]
656	Leidy Sanchez	10 SW 30 Ct	(786) 837-1146	[Signature]
657	Josefina Gonzalez	10842 SW 4 St apt #4	(786) 342-4522	[Signature]
658	Barbara Gallego	6645 SW 150 Ct	3/597-8278	[Signature]
659	Jose Perez	2983 SW 109 Av	7/283-2241	[Signature]
660	Jose Ruiz	8380 SW 41 Ter	5/448-0323	[Signature]
661	Kelly Mercedes	7270 SW 27 Ter	305-513-2227	[Signature]

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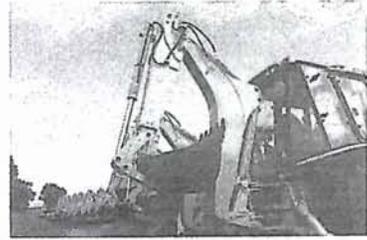
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	Name	Address	Phone #	Signature
686	Miriam Lopez	1596 SW 154 Ct Miami	(305) 962-4289	[Signature]
687	Concepcion Lopez	1596 SW 154 Ct Miami		[Signature]
688	Maribel Delgado	1597 SW 154 Ct Miami		[Signature]
689	Emmy Gonzalez	1598 SW 154 Ct Miami		[Signature]
690	Rosario Gonzalez	1599 SW 154 Ct Miami		[Signature]
691	Pedro Gomez	1679 SW 154 St Miami	(786) 299-2886	[Signature]
692	Joel Quintana	1678 SW 153 St Miami		[Signature]
693	Alex Alferez	1720 SW 20th Miami		[Signature]
694	Debra Perez	1815 SW 157 Miami		[Signature]
695	Jenny Perez	1722 SW 157 Miami		[Signature]
696	Javier Alvarado	9595 Fontaine Blvd.	786-299-0931	[Signature]
697	Rafael Padilla	16831 NW 7th #3	(305) 223-4248	[Signature]
698	Wilvet Penalba	10820 SW 2nd St. Apt. #2	305-456-7748	[Signature]
699	Maribel Sola	11641 NW 3rd	305-223-4246	[Signature]
700	Yanisael Espinosa	11741 SW 27th St	305 225 2839	[Signature]
701	Melania Doms	11432 SW 4th Ave		[Signature]
702	Emmanuel Leiby	10851 NW 7th Ave	(305) 332-4405	[Signature]
703	Ronald Lopez	3878 SW 11th Ave	(305) 298-3021	[Signature]

Construction Project

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	Name	Address	Phone #	Signature
750	Joseph Torz	9805 NW 52 ST #118 Doral FL	305-801-3220	[Signature]
751	Al Paredes	1180 SW 159 th TER P. PINES	954-4323706	[Signature]
752	Carlos Perzica	20908 leeward ^{APT 231} ct. ³³¹²⁰ Aventura FL	407-7188181	[Signature]
753	Nery Garcia	9805 NW 52 st # 118	786-543-4786	[Signature]
754	Juan Garrido	8481 SW 82 terr	786-547-6632	[Signature]
755	Rosy Segura	3084 SW 27 Ave #29	305-804-9532	[Signature]
756	Cynthia Morales	3084 SW 27 th ave #29	80-35863358	[Signature]
757	Nerely Garrido	20908 leeward ct Aventura FL	407-756-7978	[Signature]
758	Piedad Paredes	1180 SW 159 th Terr. P. Pines ³³¹²⁰	954-540-9189	[Signature]
759	Marcial Alvarez	1168 NW 67 th #33178	321-245-0617	[Signature]
760	MARGARITA MONDRAGON	13581 NW 6 th ST #101 P. PINES ³³⁰²⁸	954-547-5551	[Signature]
761	Rebeca Mantilla	2108 West 62nd ST.	305-556-0008	[Signature]
762	Lourdes Coca	451 N.W 82 Ave #802	(786) 556-9729	[Signature]
763	Justa Martinez	451 N.W 82 Ave #802	(305) 266-6930	[Signature]
764	Elsa Martinez	451 N.W 82 Ave #802	(305) 266-6930	[Signature]
765	Rebecca Quintana	1550 SW 145 Ave.	(786) 879-4742	[Signature]
766	Jonathan Plazola	1550 SW 145 Ave.	(786) 202-9710	[Signature]
767	Ruth Quintanilla	1550 SW 145 Ave.	(786) 283-0770	[Signature]
768	Anitra Kennel	3720 SW 88 CT	(305) 343-3944	[Signature]
769	Frank Ramos	3630 SW 149 PL	(786) 406-9828	[Signature]

OBJECTION TO DAYCARE INSIDE NEIGHBORHOOD

HEARING # 12- 085

- SAFETY OF CHILDREN, GUARDIANS OR PARENTS, RESIDENTS IN NEIGHBORHOOD
- NOT IN THE MASTER PLAN FOR THE RESIDENTIAL AREA
- HEAVY BOTTLENECKING TRAFFIC FOR NEIGHBORHOOD AND 147TH AVENUE WHILE TURNING INTO DAYCARE
- ANOTHER SCHOOL FOR 3000 STUDENTS IS IN PLAN WITHIN JUST A FEW BLOCKS
- PLAZAS IN ALREADY BUSINESS ZONED AREA WILL ACCOMMODATE PARENTS, STAFF, AND TRAFFIC BETTER
- WHAT EFFECT WILL THIS HAVE ON A RESIDENTIAL COMMUNITY PROPERTY VALUE
- AESTHETICS TAKEN FROM A VERY NICE NEIGHBORHOOD
- PARKING FOR STAFF OR PARENTS IS MINIMAL. THEY WILL PARK ON COMMON AREAS AND NEIGHBORING LANDSCAPES

Dear Committee Council 10,

We are all homeowners and parents in the area of 147th Avenue. We are writing to express our concerns with permitting a Private School and a Daycare in a residential area that is increasingly high in traffic as to be requested on hearing 12- 085. We fear for not only the safety of the children but also the loss of a sense of community, the negative impact this plan will have on property values, and the undeniably heavy traffic that is to come of it. We ask you to please reconsider the location request for this plan to a safer, business oriented, and manageable traffic flow area.

Parents will not feel safe dropping off and picking up their children in a school that has requested so many code exceptions for its structure. Adding to this already concerning fact is the idea of it being built in a residential area, which contains uncontrollable outside forces such as dogs that may escape from a yard into the schools property. Also, many of the homes have pools directly within the vicinity of the proposed property.

We all know that 147th Avenue is now being expanded into a four-lane highway to accommodate a beautiful preservation park named "Tree Island Park", which is currently undergoing construction. This will be a great addition to the area for children to play and the homeowners to visit while giving a positive sense of community. A daycare would foil our appreciation for the family community as the flow of traffic from 147th Avenue will now be coming directly into our community instead of staying on the highway or west of it as it will without the daycare being implemented.

As homeowners, we purchased our homes in the area because it is quiet, close to shopping and is surrounded by well-rated schools. The real estate market, although not at its best, is still holding up in our area. We would like to do all that is possible to maintain it. Having a daycare and school in the neighborhood is not appealing to us, let alone to future homebuyers. There are dozens of spaces in nearby plazas, which could accommodate the traffic and parking. Also, there are 8 existing schools, not including High School, Middle Schools, or Elementary within a 2-mile radius of the proposed property.

Finally, the traffic, which will be coming into the residential area, will cause frustration among the parents of the potential students as well as the owners of the neighboring homes. The street is not meant to accommodate more than the traffic flow of homeowners and should not be disturbed. With the property being so limited in space, there is only so much that they can devote to parking, this will cause parents to park in common areas and perhaps even in the homes of

residences which will only lead to more traffic congestion in the already booming streets of 147th Avenue.

We know that your decision is always in the best interest of the people. We have continued with a list of the schools in the area and the names of just some that share the concern. We hope that this letter can be used as a voice for all of those who have signed and for the homeowners who are not able to attend the meeting. Thank you in advance for your time and we look forward to your support.

Respectfully and sincerely,

Homeowners

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
 ADDITIONALLY, THE APPLICANT IS REQUESTING NON-USE VARIANCES TO PERMIT THE SCHOOL TO BE SETBACK LESS THAN REQUIRED FROM PROPERTY LINE(S), AND TO PERMIT PARKING AND DRIVES WITHIN 25' OF AN OFFICIAL RIGHT-OF-WAY WHERE IT IS NOT PERMITTED, ON THIS SITE.

26 33-41
 HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

33-42
 COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

	NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
1	Monica Echeverri	1481 SW 145th place	786-374-4975
2	Michael De Lusios	" "	305-934-3533
3	Nubia Gonzalez	1440 SW 145th ave	786 216 5975
4	JORGE ESPINOSA	1440 SW 145th Ave	786 216 1616
5	Wilson Corzo	1400 SW 145th Ave	305 302 1116
6	Veronica Rodriguez	1400 SW 145th Ave	302 300 7101
7	Daiqueline Pino	14502 S.W. 13 Ter.	786-286-1253
8	Raul Pino	14502 SW 13 Ter.	786-385-3740
9	Raul Pino Jr	14502 SW 13 Ter	305-873-9643
10	Marcelo Proaño	14491 SW 13 Terr	305-226-0099
11	Karen Proaño	" "	" " "
12	Vivian SAESANO	14501 SW 13 Terr.	
13	Jose ALVAREZ	14601 SW 13 Terr	786-306-2997
14	Richard FERNANDEZ	14581 SW 13 fr.	305 610 5301

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: 12-085
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE
 RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
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LOCATION: LYING SOUTH OF SH 15 STREET, BETWEEN SH 145 AVENUE & SH 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

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	NAME (NOMBRE)	ADDRESS (DIRECCION)	PHONE # (#TELEFONO)
15	María Alonso	1390 SW 146ct	786-763-9674
16	María Barboza	1390 SW 146ct	786) 447-7882
17	Craig Johns	141633 SW 14st	405-520-2069
18	EDUARDO VENTURA	14603 SW. 14 ST.	
19	Renardo Robarwa	1362 SW 145 PL	305 400 3834
20	HABAY GARCIA	1362 SW 145 P	305 400 3834
21	ANDY VALDES	1332 SW. 145 PL	305 525-1189
22	AUZCELLY VALDES	1332 S.W. 145 PL	305-525-1189
23	Floris Planas	14562 SW 13 Ter	305-559 4978.
24	Floris Stokes	14562 SW 13 Ter.	786 525 9244
25	Dania Garrido	14541 SW 13 Ter	305-778 8180
26	Gerry Castellon	14478 SW 14 ST	305-559-2805
27	Mae Castellon	14478 SW 14 ST	305-559-2805
28	Ramin Rodriguez	1461 SW 145 AVE	305 301 5190
29	Wanda Perez DR	1461 SW 145 AVE	305 898 0159

PETITION AGAINST DAYCARE (PETICIÓN CONTRA GUARDERIA INFANTIL)

HEARING NUMBER: (12-085)
 APPLICANT NAME: JULMAR 147 INVESTMENT, LLC
 THE APPLICANT IS REQUESTING A DISTRICT BOUNDARY CHANGE FROM AU (AGRICULTURAL) TO RU-1MA (MODIFIED SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT.), A SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL, AND AN UNUSAL USE TO PERMIT A DAYCARE.
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HEARING WILL BE HELD AT THE RUBEN DARIO MIDDLE SCHOOL
 350 NW 97 AVENUE
 MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD 10
 DATE 12/05/2012
 WEDNESDAY
 TIME 6:30 PM

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI-DADE COUNTY,

FLORIDA.

SIZE OF PROPERTY: 2.34 GROSS ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL (305)375-2640, HEARING SECTION, OR VISIT OUR NEW WEB PAGE AT: WWW.MIAMIDADE.GOV/BUSINESS/ZONING.ASP

	<u>NAME (NOMBRE)</u>	<u>ADDRESS (DIRECCION)</u>	<u>PHONE # (#TELEFONO)</u>
30	MARIA ALVAREZ	14601 SW 13 TR	305-223-9529
31	Daniel Rey	14581 SW 13 Tr	305-992-4810
32	Doris Puerto	14581 SW 15 Tr	305 609-6196
33	Altu Rodriguez	14611 SW 13 Tr	786-480-6582
34	Woutze Rodriguez	" - " "	" " " "
35	Miguel ARIAS	14621 SW 13 Tr	786-556-0662
36	Jeanette Causelo	14621 SW 13 TR	786-576-0646
37	Mariana	14621 SW 13 TR	305-642-9761
38	Kevin Chan	14631 SW 13th Tr	786 338 1756
39	Jedi Machi	1318 SW 146 Ct.	305.528-4025
40	L. Machi	1318 SW 146 Ct.	305.495-3171
41	Daniel Galindo	1355 SW 146 Ct	305-498-4128
42	Doris Galindo	1355 SW 146 Ct	305-498-4128
43	Danny Acauso	1390 SW 146 Ct	786 651-0745

These are just some applicable schools within less than 2 miles radius of the location sought for the daycare on hearing number 12-085. Location description as on hearing notice: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVENUE & SW 147 AVENUE, MIAMI- DADE COUNTY, FLORIDA NOTE: This list does not include all the Junior Highs or Elementary Schools that also encompass the area.

<u>SCHOOL NAME</u>	<u>TELEPHONE #</u>
1- JUST KIDS CENTER 14268 SW 8 th St. Miami, FL 33184 Daycare- Kinder	(305) 222- 2272
2- NEW HORIZONS PRESCHOOL II 2419 SW 147 th Ave Miami, FL 33185 Infant Daycare- ??	(305) 229- 8292
3- NEW HORIZONS PRESCHOOL III 2757 SW 147 th Ave Miami, FL 33175 Infant Daycare- Pre K	(305) 227- 7979
4- KID'S RAINBOW LEARNING CENTER 13860 SW 8 th St Miami, FL 33184 Infant Daycare- VPK	(305) 228- 0909
5- CREATIVA LEARNING ACADEMY 13910 SW 8 th St Miami, FL 33184 Infant Daycare- VPK	(786) 900- 0099
6- LITTLE ANGELS ACADEMY 2420 SW 137 th Ave Miami, FL 33175	(305) 559- 9240
7- MOTHER OF CHRIST CATHOLIC SCHOOL 14141 SW 26 th St. Miami, FL 33175 Pre K - 8th Grade	(786) 497- 6111
8- LINCOLN MARTI SCHOOL 890 SW 143 Ave Miami, FL Daycare- Pre K	
9- ACADEMIR CHARTER SCHOOL WEST 14880 SW 26 Street Kinder- 5th	(305) 485- 9911

ADMINISTRATIVE OFFICE
3111 STIRLING ROAD
FORT LAUDERDALE, FL 33312
954-987-7550

WWW.BECKER-POLIAKOFF.COM
BP@BECKER-POLIAKOFF.COM

October 16, 2012

Reply To:
Miguel A. Diaz de la Portilla, Esq.
Direct Dial: (305) 260-1037
mportilla@becker-poliakoff.com

Miami-Dade County
Jack Osterholt, Director
Department of Sustainability,
Planning and Economic Enhancement
111 SW 1st Street, 11th Floor
Miami, FL 33128

RECEIVED
212-128
OCT 17 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

**Re: Letter of Intent/Pinecrest Academy Charter School
Tamiami Trail Campus
Location: SW 8th Street & 152nd Avenue**

FLORIDA OFFICES
BOCA RATON
FORT MYERS
FORT WALTON BEACH
HOLLYWOOD
HOMESTEAD
MELBOURNE*
MIAMI
NAPLES
ORLANDO
PORT ST. LUCIE
SARASOTA
TALLAHASSEE
TAMPA BAY
WEST PALM BEACH

Dear Mr. Osterholt:

This shall constitute our letter of intent on behalf of Ferro Development, LLC (the "Applicant"), in support of its request for a Special Exception to permit a public charter school facility including, grades pre-kindergarten through the 12th grade (the "Application"). The proposed charter school will serve up to 3000 students. The 8.9264 acre Property is zoned BU-1A (Business District Limited). Currently, a charter school facility is a permitted use after public hearing in the BU - 1A zoning district.

The 8.9264 acre Property is designated Business and Office on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). This land use category is generally characterized by commercial and retail activity. Schools are permitted in any land use category provided they are approved at a public hearing. Further, the proposed Charter School is consistent with the CDMP and will provide a much needed service to the surrounding community.

In accordance with the plans accompanying this Application, the charter school will consist of 81,600 sq. ft of class room area, 117,150 sq. ft. of non-class room area (offices, bathrooms, kitchens etc.) and 97,000 sq. ft. of outdoor recreation area. The plans fully comply with all applicable land development regulations.

U.S. & GLOBAL OFFICES
BAHAMAS
NEW JERSEY
NEW YORK CITY
PARIS*
PRAGUE
TEL AVIV*

* by appointment only

Jack Osterholt
Miami- Dade County
October 16, 2012
Page 2

The proposed facility adheres to the setbacks for buildings of public assemblage and, therefore, is adequately spaced from adjoining properties under different ownership and from the rights-of-way. The property's frontage on S.W. 8th Street and S.W. 152nd Avenue provides good access to the site for the intended use. Vehicular ingress and egress to the site has been carefully designed. The parking lot will contain 274 parking spaces. The school drop-off area provides a surplus of vehicular stacking area for 67 vehicles that will primarily serve parents as they drop-off and pick-up their children.

The playground area is adequately spaced from the rights-of-way and will be enclosed with a fence and self-locking gates. Use of the playground area will occur in shifts to ensure that adequate outdoor space is afforded to the number of children allowed outdoors. Perimeter landscaping will be introduced to buffer the adjoining properties under different ownership.

This proposal is compatible with the surrounding area and consistent with the CDMP. We ask that you enthusiastically recommend approval of our request for a Special Exception. If you have any questions or comments, please do not hesitate to contact our office. We look forward to working with your department.

Very truly yours,



Miguel A. Diaz de la Portilla
For the Firm

MAP1/tfj

P. 43

Nav Protest

RECEIVED BY CLERK

Item # 12-085

CZAB # 12 Exhibit 1-2

DEC 05 2012

CLERK OF THE BOARD

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP

#1

APPLICANT'S NAME: **JULMAR 147 INVESTMENT, LLC**

REPRESENTATIVE: Guillermo Olmedillo

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-12-CZ10-1 (12-085)	December 5, 2012	CZAB10	12

REC: Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 through #5.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: February 19, 2013 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: Deferred in order for the applicant to revise the covenant and to meet with the neighbors. The Board also has requested a staff member of the Environment Division of RER and a staff member from the Traffic Division of Public Works and Waste Management to attend the February hearing in 2013 to address some concerns that the Board has about the application.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	M	Julio R. CACERES	X		
COUNCILMAN		Richard M. GOMEZ	X		
COUNCILWOMAN		Miriam PLANAS	X		
COUNCILMAN	S	Gerardo RODRIGUEZ	X		
COUNCILMAN		Manuel VALDES	X		
COUNCILMAN		Toufic ZAKHARIA			X
CHAIRMAN		Jose GARRIDO (C.A.)	X		
VOTE:			6	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: LAUREN MORSE
DAVID HOPE

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: December 5, 2012

RESOLUTION #: CZAB10- -12

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
1	12-085	JULMAR 147 INVESTMENT, LLC	10-54-39

DEFERRED FEBRUARY 19, 2013

EX. #	EXHIBIT DESCRIPTION	IN FILE
1-1	Forty pages of waivers from the applicant	X
1-2	Vanilla folder (one page list of objections, two page letter, six pages of objections, one page list of schools, and radius map with letter	X
1-3		
1-4		
1-5		
1-6		
1-7		
1-8		
1-9		
1-10		
1-11		
1-12		
1-13		
1-14		
1-15		
1-16		
1-17		
1-18		

ATTENDANCE & SPEAKERS' ROSTER

12/5/12
(DATE)

COMMUNITY ZONING APPEALS BOARD

10
(CZAB #)

AGENDA ITEM(S)	PRINT NAME	SIGN NAME
212-098	Maria Vazquez	Maria Vazquez
212-098	MEVIS VAZQUEZ	Mevis Vazquez
212-085	SANDRA ANAPURIA	Sandra Anapuria
212-085	Ramon Garcia	Ramon Garcia
212-085	Raul Pina	Raul Pina
212-085	DIANA GURIAN	Diana Gurian
212-085	EDUARDO SUAREZ	Eduardo Suarez
212-085	Barbara Herron	Barbara Herron
212-085	Ernesto Freid	Ernesto Freid
212-085	SERGIO VALDES	Sergio Valdes
212-085	Ixel Fernandez	Ixel Fernandez
212-085	Ramin Rodon	Ramin Rodon
212-085	Sergio Deleon	Sergio Deleon
212-085	MARCIA GARCIA	Marcia Garcia
212-085	G. Arango	G. Arango
	Jenny	Jenny
	Jennexis Castellanos	Jennexis Castellanos
	Marta Anel	Marta Anel
	Vanessa Vincent	Vanessa Vincent
	JOENY CASTELLANOS	JOENY CASTELLANOS

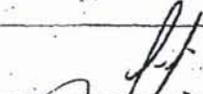
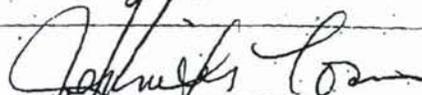
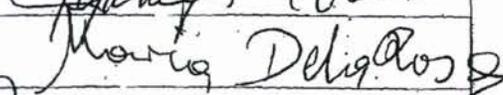
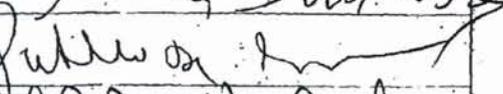
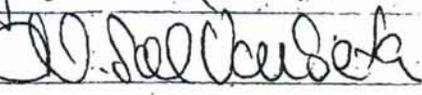
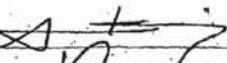
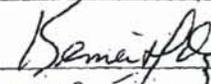
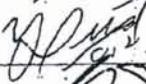
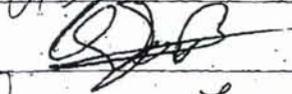
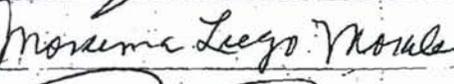
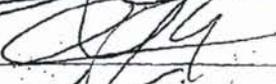
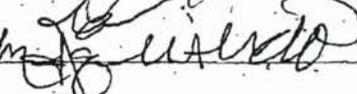
CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE & SPEAKERS' ROSTER

12/5/12
(DATE)

COMMUNITY ZONING APPEALS BOARD

10
(CZAB #)

AGENDA ITEM(S)	PRINT NAME	SIGN NAME
12-085	SEBASTIAN ISAZA	
	Jennifer Torres	
	MARIA DELAROSA	
	Publio De la M	
	Sol Urbietta	
12-085	Aithca Kolodziej	
	Beatriz Moratel	
	Veronica Candia	
	Kenny Hernandez	
	Yvonne De La Peria	
	OMAR DOMINGUEZ	
	MORAIMA LUGO MORALES	
	Jorge L. Reyes	
	Luis Hernandez	
	Michelle Izquierdo	

C-10

8-02-12 P-1

To:

Miami Dade County

In reference to the hearing # 12-085

Applicant Name: Oscar Castilla (trustee)

Requesting a zone change from AU to RU-IMA and special exception and unusual use for a private school and kindergarten

LOCATION: LYING SOUTH OF SW 15 STREET, BETWEEN SW 145 AVE & SW 147 AVENUE, MIAMI-DADE COUNTY FL.

To whom it may concern,

I received the notification of the hearing but unfortunately I can't attend because my wife is very sick and I can't leave her along in the house. I am a neighbor behind the land you are planning to build a school but I wanted to let you know that I don't approve this idea because it would be too crowded with traffic for our neighborhood and also the noise would be bothering, this is a residential place that should stay that way so it would be a pleasure if you could consider my vote against it.

Sincerely



Ramiro Carbonell

14631 SW 16 ST

Miami FL 33175-7024

From

RAMIRO CARBONELL
NEIVA CARBONELL

14631 SW 16 ST.

MIAMI FL 33175-7024

MIAMI FL 331

02 AUG 2012 PM 11



DEFERRED MAILING
AUG 03 2012

REGISTRATION
EXCISE

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING
111 N. W 1ST STREET SUITE 7110
MIAMI FLORIDA 33128-1974

33128192385



To: Miami Dade County
Department of Regulatory & Economic Resources
111 N.W. 1st Street Suite 1110
Miami Fl 33128-1974

Reference:
Community Zoning Appeals Board 10
Date 12/5/2012 Time 6:30PM
Address of Hearing Ruben Dario Middle School
350 NW 97 AVE Miami-Dade County Florida
Hearing Number: 12-085
Applicant Name: Julmar 147 Investment, LLC

PH
Duplicate

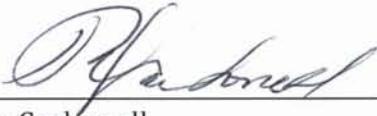
November 8, 2012

To whom it may concern.

My name is Ramiro Carbonell, my wife is very sick and for this reason I won't be able to attend this hearing but I wanted to make sure to let you know that I'm against this Project of building a Private School behind my house. This would populate the area very much and it will bring a lot of noise to our quiet and peaceful neighborhood.

Hopefully you can consider my letter.

Thank you



Ramiro Carbonell

★★★★
2012
★★★★

Mr. Ramiro Carbonell
14631 SW 16th St
Miami, FL 33175 ★

MIAMI FL 331



MIAMI DADE COUNTY
DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES
111 N.W. 1ST STREET SUITE 1110
MIAMI FL. 33128-1974

13 JUL 2012 11:00 AM

RECEIVED

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PLANNING AND ECONOMIC

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