

--	--	--

Sec. Twp. Range

**ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**

RECEIVED
214-017
FEB 19 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY xt

LIST ALL FOLIO #s: 30-2107-005-3140

Date Received

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

Advanced Learning Charter School, Inc.

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 5855 NW 171 ST
City: Miami Gardens State: FL Zip: 33015 Phone#: 305-231-4888

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

Owner's Name (Provide name of ALL owners): David K. O'Rear International Bible Baptist Church Inc.
Mailing Address: 17701 NW 57th AVE
City: Miami State: FL Zip: 33055 Phone#: 305-265-1175

4. CONTACT PERSON'S INFORMATION:

Name: Dulce Conde Company: Sol-ARCH
Mailing Address: 4917 SW 74th CT
City: Miami State: FL Zip: 33155
Phone# 305-740-0723 Fax# 305-740-0718 E-mail: d@sol-arch.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

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

A parcel of land in Section 7, Township 52 South, Range 41 East - Dade County Florida being more particularly described as follows: tract "C", Carol City Lake Seven Estates, according to Plat thereof as recorded in PB 65/page 144 of Public Records of Dade County

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

17701 NW 57th Ave, Miami, FL 33015

7. SIZE OF PROPERTY 300.01 ft x 412.50 ft (in acres): 3.40
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 07/14 (month & year)

9. Lease term: 3 years

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

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

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

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

12. PRESENT ZONING CLASSIFICATION: RU-1

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

- District Boundary(zone) Changes [Zone(s) requested]: _____
(Provide a separate legal description for each zone requested)
- Unusual Use: _____
- Use Variance: _____
- Non-Use Variance: _____
- Alternative Site Development: Option: _____
- Special Exception: Charter School
- Modification of Previous Resolution/Plan: 4-ZAB-106-92 & 4-ZAB-309-73
- Modification of Declaration or Covenant: _____

RECEIVED
214-017
FEB 19 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AD

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

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

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

violation notice was served: _____ and describe the violation:

16. Describe structures on the property: Church, Kindergarten, and 1st grade

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

Use: _____ Year: _____

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

If yes: Spanish Haitian Creole Other (Please specify which language)

19. If you would like a preliminary courtesy review of your application by the technical staff of the Developmental Impact Committee, please check Yes

If yes, the application will be placed on the next available Developmental Impact Committee agenda. There is no additional charge for this service.

APPLICANT'S AFFIDAVIT

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

OWNER OR TENANT AFFIDAVIT

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

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

CORPORATION AFFIDAVIT

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

Attest: _____

Authorized Signature
Office Held

(Corp. Seal)



Sworn to and subscribed to before me this 18th day of February, 2014.
Notary Public: Jenny Maya-Munne
Commission Expires: 8/29/2014

PARTNERSHIP AFFIDAVIT

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

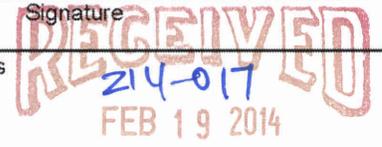
(Name of Partnership)
By _____ % By _____ %
By _____ % By _____ %

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

ATTORNEY AFFIDAVIT

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

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



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

ACKNOWLEDGEMENT BY APPLICANT

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

[Handwritten Signature]
(Applicant's Signature)

Joaquin A. Novoa
(Print Name of Applicant)

Sworn to and subscribed before me on the
18th Day of February, 2014.

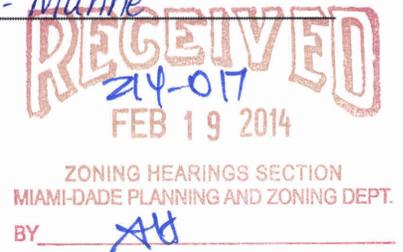
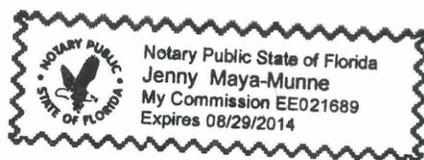
Affiant is personally known to me or has produced
driver's license (FL) as identification.

[Handwritten Signature]
(Notary Public's Signature)

My commission expires 8/29/2014

State of: Florida

Jenny Maya-Munne
Print Name



DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Advanced Learning Charter School, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See Exhibit A - Non for Profit</u>	<u>0 %</u>



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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

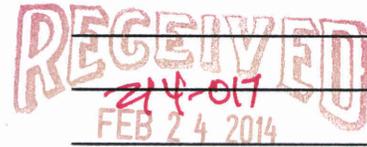
NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

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



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AB

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

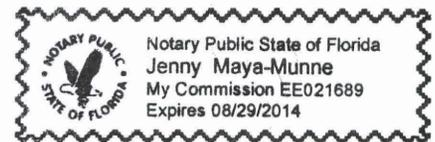
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Joaquin A. Novoa
(Applicant)

Joaquin A. Novoa
(Print Applicant Name)

Sworn to and subscribed before me this 24th day of February 20 14. Affiant is personally know to me or has produced Driver's License FL as identification.

Jenny Maya-Munne
(Notary Public)



My commission expires: 8/29/2014

Seal

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

Exhibit A.

NAME AND ADDRESS

Percentage of Stock

Title O

Garcia-Becerra, Ana – Non for Profit
9727 SW 106 TERRACE
Miami, FL 33176

0%

Title O

Giorgini, Renato Victor – Non for Profit
6950 SW 75 AVENUE
Miami, FL 33143

0%

Title O

Novoa, Joaquin A. – Non for Profit
10821 SW 67 COURT
Miami, FL 33156

0%

RECEIVED
24-017
FEB 24 2014

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

AB

DISCLOSURE OF INTEREST*

RECEIVED
214-017
FEB 24 2014

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

CORPORATION NAME: International Bible Baptist Church, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See Exhibit B - Non for Profit</u>	<u>0 %</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

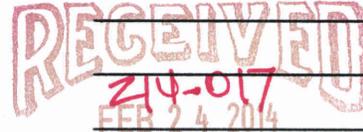
<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest



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

Date of contract: _____

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

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

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

Signature: _____

(Applicant)

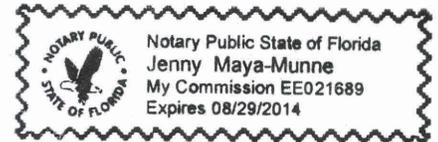
David K. O'Rear

(Print Applicant Name)

Sworn to and subscribed before me this 24th day of February 2014. Affiant is personally know to me or has produced Driver's License FL as identification.

(Notary Public)

My commission expires: 8/29/2014



Seal

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

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF _____ Public Hearing No. _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared David K. O'Rear
_____ hereinafter the Affiant(s), who being first duly
sworn by me, on oath, deposes and says:

- Affiant is the president, vice-president or CEO of the Corporation, with the following address:
17701 NW 57th AVE, Miami, FL 33055
- The Corporation owns the property which is the subject of the proposed hearing.
- The subject property is legally described as:
A parcel of land in Section 7, Township 52 South, Range 41 East - Dade County Florida being more particularly described as follows: tract "C", Carol City Lake Seven Estates, according to Plat thereof as recorded in PB 65 page 144 of Public Records of Dade County
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Jennifer Zequeira
Signature

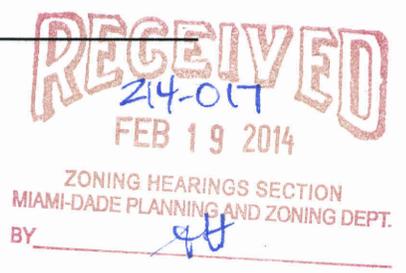
Jennifer Zequeira
Print Name

K - Raj
Signature

Karina Rodriguez
Print Name

David K. O'Rear
Affiant's signature

David K. O'Rear
Print Name



Sworn to and subscribed before me on the 18th day of February 20 14.

Affiant is personally known to me or has produced driver's license (FL) as identification

Notary Jenny Maya-Munne

(Stamp/Seal)

Commission Expires: 8/29/2014

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



P.H. # _____

**Owner's Sworn-to-Consent
Permitting Tenant to File for a Hearing
(Corporation)**

On behalf of International Bible Baptist Church, Inc., a Florida
(state) corporation, David K. O'Rear being first duly sworn, deposes
and says that as the President/Vice-President, or CEO (circle one) of the aforesaid Corporation,
which is the Owner of the property legally described below and which is the subject property of the
proposed hearing, does hereby grant consent to _____, as
Tenant to file this application for a public hearing.

Legal Description:

A parcel of land in Section 7, Township 52 South, Range 41 East - Dade County Florida being more particularly
described as follows: tract "C", Carol City Lake Seven Estates, according to Plat thereof as recorded in PB 65
page 144 of Public Records of Dade County

Witnesses:

Jennifer Zequeira
Signature
Jennifer Zequeira
Print Name
Karina Rodriguez
Signature
Karina Rodriguez
Print Name

International Bible Baptist Church, Inc.
Name of Corporation
Address:
17701 NW 57th AVE
Miami, FL 33055

By David K. O'Rear
President, Vice-President or CEO* (circle one)

[*Note: All others require attachment of
original corporate resolution of
authorization]

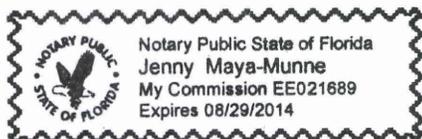
STATE OF Florida

COUNTY OF Miami-Dade

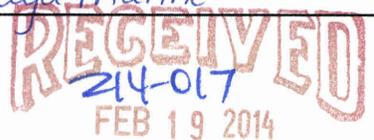
The foregoing instrument was acknowledged before me by
David K. O'Rear, of Int'l Bible Baptist Church corporation, on
behalf of the corporation. He/She is personally known to me or has produced
driver's License (FL), as identification.

Witness my signature and official seal this 18th day of
February, 2014, in the County and State aforesaid.

My Commission Expires: 8/29/2014



Notary Public-State
Jenny Maya-Munne
Print Name



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