

31	54	40
Sec.	Twp.	Range

Pre-Application No.: Z2015P00048  
 Pre-Application Meeting Date:

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

LIST ALL FOLIO #s: 30-4031-000-0140 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).

The Seed School of Miami Foundation, Inc.

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:**

Mailing Address: 8004 NW 154 Street # 389  
 City: Miami Lakes State: FL Zip: 33016  
 Phone# 202-785-4123X10 Fax# 202-785-4125 E-mail: eric@seedfoundation.com

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

Owner's Name (Provide name of ALL owners): Miami Dade County Human Services  
 Mailing Address: 8701 NW 1 Ct., 10th Floor  
 City: Miami State: FL Zip: 33136

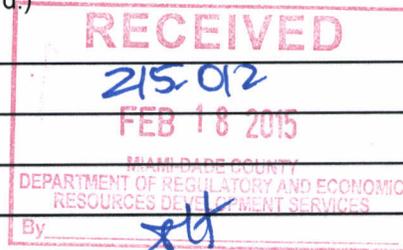
**4. CONTACT PERSON'S INFORMATION:**

Name: Jorge L. Navarro Company: Greenberg Traurig  
 Mailing Address: 333 S.E. 2 Avenue, Suite 4400  
 City: Miami State: FL Zip: 33131  
 Phone# 305-579-0821 Fax# 305-961-5310 E-mail: navarrojo@gtlaw.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 CD in Microsoft Word.)

See attached Exhibit "A"



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

11025 SW 84 Street

7. SIZE OF PROPERTY \_\_\_\_\_ ft x \_\_\_\_\_ ft (in acres): 8.9 Acres  
(divide total sq. ft. by 43,560 to obtain acreage)

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

9. Lease term: \_\_\_\_\_ 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: GU

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

District Boundary(zone) Changes [Zone(s) requested]: RU-4L  
(Provide a separate legal description for each zone requested)

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

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

Non-Use Variance: \_\_\_\_\_

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

Special Exception: to permit a charter school

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

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



14. Has a public hearing been held on this property within the last year & a half? no  yes   
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

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

15. Is this application a result of a violation notice? no  yes . If yes, give name to whom the violation notice was served: \_\_\_\_\_ and describe the violation:

\_\_\_\_\_

16. Describe structures on the property: Various 1 Story CBS Buildings to be demolished

\_\_\_\_\_

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)

\_\_\_\_\_

**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), ERIC S. ADLER, 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.

Eric S. Adler  
Signature

**JOYCE ABICHAUER AMADI**  
Notary Public  
Montgomery County  
Maryland  
My Commission Expires May 11, 2018

Signature  
Notary Public: JOYCE ABICHAUER AMADI  
Commission Expires: May 11, 2018

Sworn to and subscribed to before me this 17th day of February, 2015.

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

Attest: \_\_\_\_\_

(Corp. Seal)

RECEIVED  
215-02  
FEB 18 2015  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND ECONOMIC  
RESOURCES DEVELOPMENT SERVICES  
By JA

Authorized Signature  
Office Held

Sworn to and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

PARTNERSHIP AFFIDAVIT

(I)(WE), ERIC S. ADLER, being first duly sworn, depose and say that (I am)(we are) partners of the aforesaid 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.

By Eric S. Adler %

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

By \_\_\_\_\_ %  
**JOYCE ABICHAUER AMADI**  
Notary Public  
Montgomery County  
Maryland  
My Commission Expires May 11, 2018

By \_\_\_\_\_ %  
Notary Public: JOYCE ABICHAUER AMADI  
Commission Expires: May 11, 2018

Sworn to and subscribed to before me this 17th day of February, 2015.

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.

Signature

Sworn to and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires \_\_\_\_\_

**ACKNOWLEDGEMENT BY APPLICANT**

1. RER Platting and Traffic Review Section, RER Division 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 Platting and Traffic 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 on County forms, 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 the Department must carry a cover letter indicating subject matter, application number and hearing date.

Eric S. Adler  
(Applicant's Signature)

ERIC S. ADLER  
(Print Name of Applicant)

Sworn to and subscribed before me on the

17th Day of February, 2015.

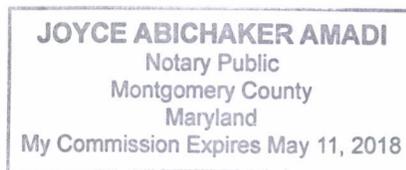
Affiant is personally known to me or has produced  
Maryland Driver license as identification.

[Signature]  
(Notary Public's Signature)

My commission expires May 11, 2018

State of: Maryland

JOYCE ABICHAUER AMADI  
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].

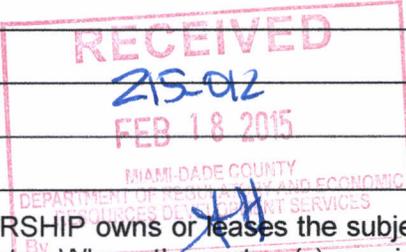
CORPORATION NAME: The Seed School of Miami Foundation, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</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: The SEED School of Miami Foundation, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>The SEED Foundation, Inc. - A not-for-profit corporation</u>	<u>100%</u>
<u>Please see attached IRS for 990 for specific governance information.</u>	_____
_____	_____
_____	_____

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

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

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

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



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

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

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

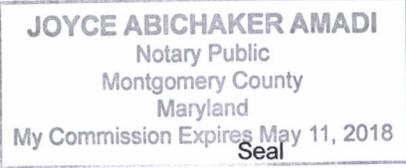
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature [Signature] ERIC S. ADLER  
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 17th day of February, 2015. Affiant is personally know to me or has produced Maryland Driver license as identification.

[Signature]  
JOYCE ABICHAUER AMADI  
(Notary Public)



My commission expires: May 11, 2018

\*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"**  
**LEGAL DESCRIPTION:**

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE- QUARTER OF SAID SECTION 31; THENCE SOUTH 89°58'32" WEST ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31 FOR 0.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°58'32" WEST, ALONG SAID SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 84th STREET, FOR 376.65 FEET; THENCE NORTH 00°05'02" EAST, FOR 456.15 FEET; THENCE NORTH 04°37'39" EAST, FOR 37.36 FEET; THENCE NORTH 13°31'25" EAST, FOR 219.43 FEET; THENCE SOUTH 89°11'58" EAST, FOR 510.44 FEET; THENCE SOUTH 00°01'28" EAST, FOR 680.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. 84th STREET; THENCE SOUTH 84°16'27" WEST, ALONG SAID RIGHT-OF-WAY LINE, FOR 189.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINS 389,521 SQUARE FEET (8.9422 ACRES), MORE OR LESS.

