



Sec. Twp. Range

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

LIST ALL FOLIO #s: 30-2012-047-0001

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. / dba HIVE Preparatory School

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

Mailing Address: 7301 SW 57th Court, #525  
City: Miami State: FL Zip: 33143 Phone#: 305-665-1775

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

Owner's Name (Provide name of ALL owners): Advanced Learning Charter School, Inc/Pedro Dedesma  
Mailing Address: 7301 SW 57th Court, #525  
City: Miami State: FL Zip: 33143 Phone#: 305-665-1775

**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.)

Palmetto Business Center Silva sub PB 158-99 Tract A as desc in decl or 253-3977 Lot size 137509 sq  
3977 FAU 3020120390010

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

5855 SW 171st ST, Miami, Florida 33015

214-017

7. SIZE OF PROPERTY 340 ft x 405.13 ft (in acres): 3.16 acres  
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property  acquired  leased: October 2009 (month & year)

9. Lease term: 15 years



10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?  
no  yes  If yes, provide complete legal description of said contiguous property by  
Palmetto Business Center Condo Unit A1 through A24, B1 through B9, B13 through B21 int in common  
elements office or 253-3977

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: BU-2

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: \_\_\_\_\_
- Modification of Previous Resolution/Plan: Z-24-09
- 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: One-story CBS Building

17. Is there any existing use on the property? no  yes . If yes, what use and when established?  
Use: Charter school/daycare Year: 2009

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

\_\_\_\_\_  
Signature

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

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



CORPORATION AFFIDAVIT

(I)(WE), Pedro L. Dedesma, 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 \_\_\_\_\_

[Signature]  
Authorized Signature  
CHAIRMAN OF BOARD  
Office Held

(Corp. Seal)

Sworn to and subscribed to before me  
this 9 day of JANUARY, 2015.

Notary Public: Manuela Conde  
Commission Expires: 07/24/2015  
Notary Public State of Florida  
Manuela Conde  
My Commission EE 219143  
Expires 07/24/2018

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.

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

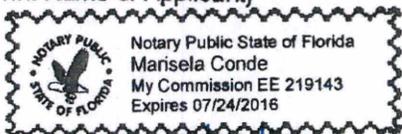
\_\_\_\_\_  
Signature  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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)

Pedro L. Dedesma
(Print Name of Applicant)



My commission expires 07/24/2016

State of: FLORIDA

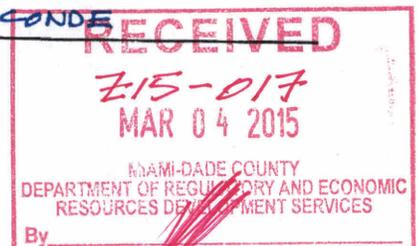
Sworn to and subscribed before me on the

9 Day of JANUARY 2015.

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

[Handwritten Signature: Marisela Conde]
(Notary Public's Signature)

MARISELA CONDE
Print Name



OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF Florida Public Hearing No. \_\_\_\_\_

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Pedro Dedesma

\_\_\_\_\_ hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:  
7301 SW 57th Court, Miami, FL 33143
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:  
Palmetto Business Center Silva sub PB 158-99 Tract A as desc in decl or 25386-3977 Lot size  
137509 sq. 3977 FAU 3020120390010
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

[Signature]  
Affiant's signature

Pedro Dedesma  
Print Name



Sworn to and subscribed before me on the 9 day of JANUARY 20 15.

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

Notary Marisela Conde

(Stamp/Seal)



Commission Expires: 07/24/2016



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

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

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

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

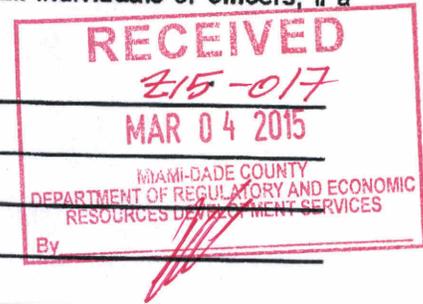
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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

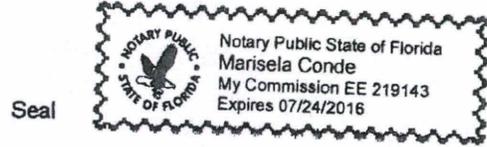
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Signature]* (Applicant) \_\_\_\_\_ Pedro Dedesma (Print Applicant Name)

Sworn to and subscribed before me this 9 day of JANUARY 20 15. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
(Notary Public)

My commission expires: 07/24/2016



\*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.

**RECEIVED**  
*2/15-017*  
**MAR 04 2015**

MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES  
 By 

CHILD CARE CHECK LIST: TABLE 1	NEW SCHOOL	EXISTING SCHOOL	TOTAL	EXISTING DAY CARE
NUMBER OF CLASSROOMS	18 CLASSROOMS	20 CLASSROOMS	✓ 38 CLASSROOMS	N/A
CLASSROOM SQ.FT.	12,609 SQ.FT.	11,149 SQ.FT.	23,758 SQ.FT	5,959 SQ.FT
NON-CLASSROOM SQ.FT.	36,006 SQ.FT.	9,531 SQ.FT.	45,064 SQ.FT	N/A
OUTDOOR RECREATIONAL / PLAY AREA SQ.FT.	7,145 SQ.FT. (ROOF TOP)	7,375 SQ.FT.	14,520 SQ.FT	2,377 SQ.FT
NUMBER OF PARKING SPACES -STAFF -DROP-OFF -VISITOR	26 PARKING SPACES 5 PARKING SPACES 20 PARKING SPACES	32 PARKING SPACES 5 PARKING SPACES 23 PARKING SPACES	58 PARKING SPACES 10 PARKING SPACES 43 PARKING SPACES	15 PARKING SPACES 5 PARKING SPACES 10 PARKING SPACES