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Sec. Twp. Range

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

*preap  
216P-226*



Date Received *for SD*

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

**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. d/b/a HIVE Preparatory School

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

Mailing Address: 5855 NW 171st ST  
City: Miami 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 Fla*  
Mailing Address: 17707 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 360.01 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 & Z-12-14

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: Church and Charter School

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.

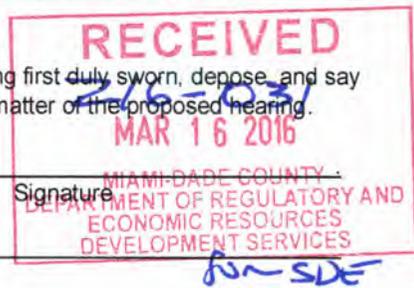
\*\*\*\*\*

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

\_\_\_\_\_  
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.

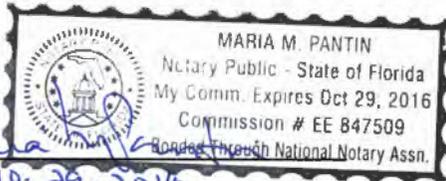
Attest: \_\_\_\_\_

Joaquin A. Novoa  
Authorized Signature  
board member  
Office Held

(Corp. Seal)

Sworn to and subscribed to before me this 7 day of December, 2015

Notary Public: Maria M. Pantin  
Commission Expires: 10.29.2016



\*\*\*\*\*

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: \_\_\_\_\_

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ATTORNEY AFFIDAVIT

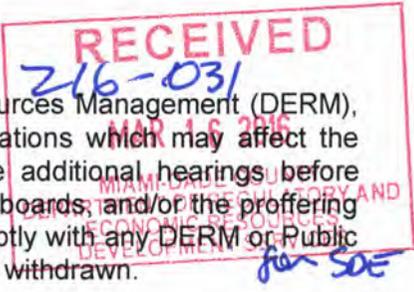
I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature

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

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

ACKNOWLEDGEMENT BY APPLICANT



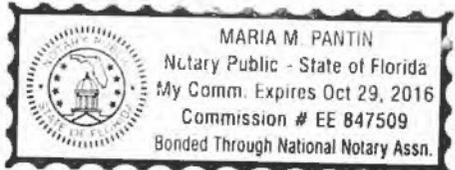
1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality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

Joaquin A. Novoa  
 (Applicant's Signature)  
 Joaquin A. Novoa  
 (Print Name of Applicant)

Sworn to and subscribed before me on the  
7 Day of December, 2015  
 Affiant is personally known to me or has produced  
 \_\_\_\_\_ as identification.  
Maria M Pantin  
 (Notary Public's Signature)

My commission expires 10.29.2016  
 State of: Florida

Maria M Pantin  
 Print Name



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:**

Jennyfer Zequeira  
Signature

Jennyfer Zequeira  
Print Name

Jenny Guerra  
Signature

Jenny Guerra  
Print Name

David K. O'Rear  
Affiant's signature

David K. O'Rear  
Print Name

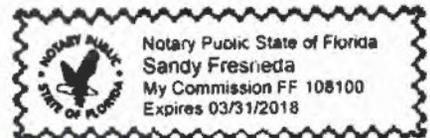
Sworn to and subscribed before me on the 9 day of December 20 15.

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

Notary Sandy Fresneda

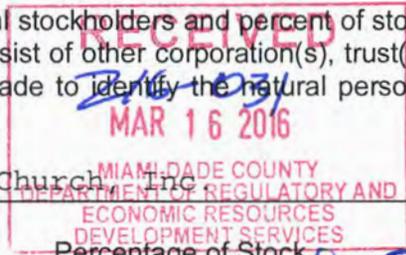
(Stamp/Seal)

Commission Expires: 3/31/2018



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: International Bible Baptist Church, Inc

NAME AND ADDRESS

Percentage of Stock

See Exhibit B - Non for Profit

0%

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 \_\_\_\_\_

NAME AND ADDRESS

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: \_\_\_\_\_

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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].

Exhibit B



Percentage of Stock

FOR SUE

NAME AND ADDRESS

Title PD

Johnson Russell Rev. – Non for Profit  
19511 Cypress CT  
Hialeah, FL 00000 AF

0%

Title VD

Melendez, Omar – Non for Profit  
6541 W 14 AVENUE  
Hialeah, FL 33015

0%

Title TD

O'Rear, David K. – Non for Profit  
18899 NW 77 CT  
Hialeah, FL 33015

0%

Title SD

Porro, Martha – Non for Profit  
18776 NW 80<sup>TH</sup> AVE  
Hialeah, FL 33015

0%

Title AT

Porro, William – Non for Profit  
18776 NW 80<sup>TH</sup> AVE  
Hialeah, FL 33015

0%

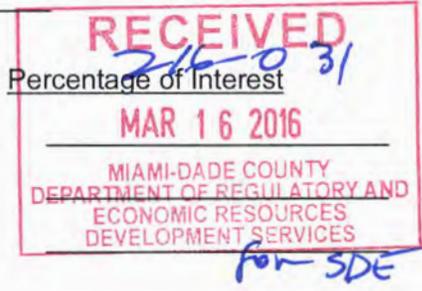
Title AS

Zelaya, Carolina – Non for Profit  
1855 W 60 AVE #203  
Hialeah, FL 33012

0%

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

NAME, ADDRESS AND OFFICE (if applicable)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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

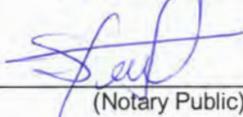
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

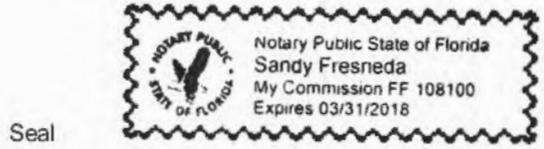
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

 \_\_\_\_\_  
David K. O'Rear  
(Applicant)

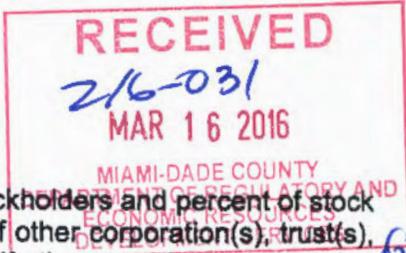
Sworn to and subscribed before me this 9 day of December, 2015. Affiant is personally know to me or has produced Sandy Fresneda as identification.

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

My commission expires: 3/31/2018



\*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.



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

CORPORATION NAME: \_\_\_\_\_

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

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and 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 partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

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

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

Exhibit A



NAME AND ADDRESS

Title O

Garcia-Beccerra, 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%

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

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

NAME, ADDRESS AND OFFICE (if applicable) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Percentage of Interest  
**RECEIVED**  
2-16-031  
**MAR 16 2016**  
MIAMI DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES  
*for SDE*

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

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

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

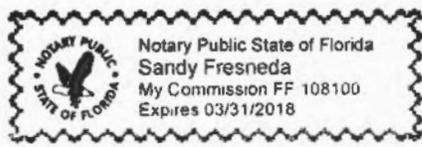
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *[Handwritten Signature]*  
(Applicant)

Sworn to and subscribed before me this 10 day of March, 2016. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

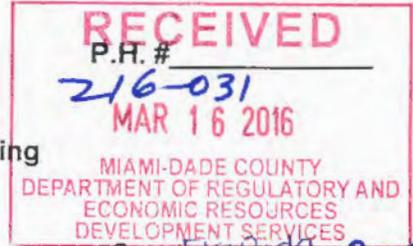
*[Handwritten Signature]*  
Sandy Fresneda  
(Notary Public)



My commission expires \_\_\_\_\_

\*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.

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



On behalf of International Bible Baptist Church, 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:

Witnesses:

[Signature]  
Signature  
David K. O'Rear  
Print Name  
[Signature]  
Signature  
Mazel Sanchez  
Print Name

International Bible Baptist Church, Inc.  
Name of Corporation  
Address:  
17701 NW 57 Ave.  
Miami Gardens, FL 33055  
By Agent of Record  
President, Vice-President or CEO\* (circle one)

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

STATE OF Florida  
COUNTY OF Dade

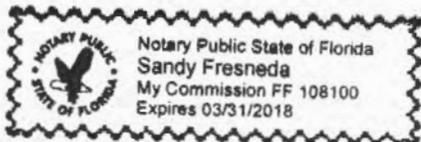
The foregoing instrument was acknowledged before me by \_\_\_\_\_ of \_\_\_\_\_ corporation, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_, as identification.

Witness my signature and official seal this 11 day of March, 2016, in the County and State aforesaid.

[Signature]  
Notary Public-State

My Commission Expires:

Sandy Fresneda  
Print Name



## COMMERCIAL LEASE AGREEMENT

RECEIVED  
216 -031  
MAR 16 2016

DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES

**THIS LEASE (this "Lease") dated this 8<sup>th</sup> day of May, 2014**

**BETWEEN:** International Bible Baptist Church, Inc. of 17701 NW 57th Ave, Miami, Florida, 33055 Telephone: (305) 620-5111, Fax: (305) 474-4349 (the "Landlord") - AND - Advanced Learning Charter School, Inc. D/B/A HIVE Preparatory School of 7301 SW 57th Court, Suite 525, Miami, Florida, 33143, Telephone: (305) 665-1775 Fax: (305) 665-1773 (the "Tenant").

**IN CONSIDERATION OF** the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

### Basic Terms

1. The following basic terms are hereby approved by the Parties and each reference in this Lease to any of the basic terms will be construed to include the provisions set forth below as well as all of the additional terms and conditions of the applicable sections of this Lease where such basic terms are more fully set forth:
  - a. **Landlord:** International Bible Baptist Church, Inc.
  - b. **Address of International Bible Baptist Church, Inc.:** 17701 NW 57th Ave, Miami, Florida, 33055
  - c. **Tenant:** Advanced Learning Charter School, Inc. D/B/A HIVE Preparatory School
  - d. **Address of HIVE Preparatory School:** 5855 NW 171<sup>st</sup> Street, Miami, Florida 33015
  - e. **Operating Name of HIVE Preparatory School:** HIVE Charter School
  - f. **Leasable Area of Premises:** Approximately 5,000 square feet
  - g. **Term of Lease:** The term of the Lease is for 3 years to commence on July 1, 2014.
  - h. **Commencement Date of Lease:** July 1, 2014
  - i. **Base Rent:** \$5,000.00, payable per month due by July 1, 2014
  - j. **Permitted Use of Premises:** Kindergarten and 1<sup>st</sup> Grade Students from HIVE Charter School
  - k. **Advance rent:** First Month's Rent
  - l. **Security/Damage Deposit:** \$5,000.00 due by July 1, 2014
  - m. **Non-Affiliation Disclosure** - A Non-Affiliation Disclosure needs to be signed by all parents and frequent invitees and copies of said disclosures need to be provided to IBB Church. The disclosure should be displayed at HIVE's main office.
  - n. **Transfer of Utilities** - All utilities must be transferred to and paid for by Advanced Learning Charter School, Inc. D/B/A HIVE Preparatory School starting on May 1, 2014.

### Definitions

2. When used in this Lease, the following expressions will have the meanings indicated:
  - a. **"Additional Rent"** means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
  - b. **"Building"** means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at Kidzone Building, which includes Auditorium, Juniors Room, Tots Room, and their respective bathrooms located at 17701 NW 57th Avenue, Miami Florida 33055. An aerial diagram should be attached to the Lease indicating the particular section that will be leased.
  - c. **"Common Areas and Facilities"** mean:
    - i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to time are not designated or intended by the Landlord to be leased to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits, parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and

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BUSINESS DEVELOPMENT SERVICES

10. Subject to this Lease, the Tenant and its employees, customers and invitees will have the non-exclusive right to use for their proper and intended purposes, during business hours in common with all others entitled thereto those parts of the Common Areas and Facilities from time to time permitted by the Landlord. The Common Areas and Facilities and the Building will at all times be subject to the exclusive control and management of the Landlord. The Landlord will operate and maintain the Common Areas and Facilities and the Building in such manner as the Landlord determines from time to time.

**Term**

- 11. The term of the Lease is for 3 years to commence on July 1, 2014. Lease is subject to Tenant obtaining land use change for its intended use and issuance of certificate of occupancy 15 days prior to the first day of the 2014-15 school year (August 1). The hours of operation for HIVE are as follows: Monday – Friday, from 6:00 AM – 8:00 PM.
- 12. Although the term of this Lease commences on July 1, 2014, the Tenant is entitled to possession of the Premises on May 1, 2014 to begin agreed upon remodeling and repairs.
- 13. Should the Tenant remain in possession of the Premises with the consent of the Landlord after the natural expiration of this Lease, a new tenancy from month to month will be created between the Landlord and the Tenant which will be subject to all the terms and conditions of this Lease but will be terminable upon either party giving one month's notice to the other party. All expenses/liabilities incurred regarding said remodeling and repairs shall be the sole responsibility of the Tenant.

**Rent**

- 14. Subject to the provisions of this Lease, the Tenant will pay a base rent of \$5,000.00, payable per month, for the Premises (the "Base Rent") to International Bible Baptist Church, Inc.
- 15. The Tenant will pay the Base Rent on or before the first of each and every month of the term of this Lease by company check to the Landlord at International Bible Baptist Church, Inc. 17701 NW 57th Ave, Miami, Florida 33055, or at such other place as the Landlord may later designate.
- 16. The Tenant will be charged an additional amount of 5.00% of the Rent for any late payment of Rent received after the 10th<sup>h</sup> day of each month.
- 17. In the event that this Lease commences, expires or is terminated before the end of the period for which any item of Additional Rent or Base Rent would otherwise be payable or other than at the commencement or end of a calendar month, such amounts payable by the Tenant will be payable in full for such an irregular period.

**Operating Costs**

- 18. In addition to the Base Rent, the Tenant will pay as Additional Rent, without setoff, abatement or deduction, 100 Percent of all of the Landlord's costs, charges and expenses of operating, maintaining, and repairing the Building including the Common Areas and Facilities from time to time and the carrying out of all obligations of the Landlord under this Lease and similar leases with respect to the Building ("Operating Costs") which include without limitation or duplication, all expenses, costs and outlays relating to the following:
  - a. All utilities supplied to the Common Areas and Facilities;
  - b. Tenant will have janitorial and maintenance staff that will perform the majority maintenance services such as janitorial supplies, HVAC, and Waste Management.
  - c. Tenant is willing to pay for: Utilities, which are separately metered, a portion of landscape maintenance and any other reasonable incremental common area cost associated with the Tenant occupying the space.
  - d. Landlord will be an additional named insured on its comprehensive insurance policy.
- 19. Except as otherwise provided in this Lease, Operating Costs will not include debt service, depreciation, or work performed in connection with the initial construction of the Building.

rectification within the said 15 days notice period and thereafter promptly and diligently and continuously proceed with the rectification of any such defaults then, at the option of the Landlord, this Lease may be terminated upon 15 days notice and the term will then immediately become forfeited and void, and the Landlord may without further notice or any form of legal process immediately reenter the Premises or any part of the Premises and in the name of the whole repossess and enjoy the same as of its former state anything contained in this Lease or in any statute or law to the contrary notwithstanding.

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**Overholding**

28. If the Tenant continues to occupy the Premises without the written consent of the Landlord after the expiration or other termination of the term, then, without any further written agreement, the Tenant will be a month-to-month tenant at a minimum monthly rental equal to twice the Base Rent and subject always to all of the other provisions of this Lease insofar as the same are applicable to a month-to-month tenancy and a tenancy from year to year will not be created by implication of law.

**Additional Rights on Reentry**

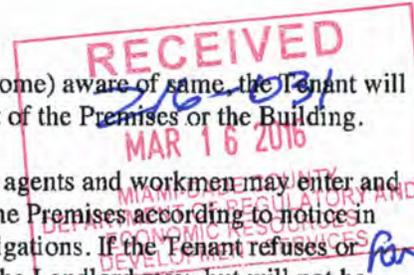
29. If the Landlord reenters the Premises or terminates this Lease, then:
- a. notwithstanding any such termination or the term thereby becoming forfeited and void, the provisions of this Lease relating to the consequences of termination will survive;
  - b. in the event that the Landlord has removed the property of the Tenant, the Landlord may store such property in a public warehouse or at a place selected by the Landlord, at the expense of the Tenant. If the Landlord feels that it is not worth storing such property given its value and the cost to store it, then the Landlord may dispose of such property in its sole discretion and use such funds, if any, towards any indebtedness of the Tenant to the Landlord. The Landlord will not be responsible to the Tenant for the disposal of such property other than to provide any balance of the proceeds to the Tenant after paying any storage costs and any amounts owed by the Tenant to the Landlord;
  - c. the Landlord may relet the Premises or any part of the Premises for a term or terms which may be less or greater than the balance of the term of this Lease remaining and may grant reasonable concessions in connection with such reletting including any alterations and improvements to the Premises;
  - d. after reentry, the Landlord may terminate the Lease on giving 15 days written notice of termination to the Tenant. Without this notice, reentry of the Premises by the Landlord or its agents will not terminate this Lease;
  - e. the Tenant will pay to the Landlord on demand:
    - i. all rent, Additional Rent and other amounts payable under this Lease up to the time of reentry or termination, whichever is later;
    - ii. reasonable expenses as the Landlord incurs or has incurred in connection with the reentering, terminating, reletting, collecting sums due or payable by the Tenant, realizing upon assets seized; including without limitation, brokerage, fees and expenses and legal fees and disbursements and the expenses of keeping the Premises in good order, repairing the same and preparing them for reletting; and
    - iii. as liquidated damages for the loss of rent and other income of the Landlord expected to be derived from this Lease during the period which would have constituted the unexpired portion of the term had it not been terminated, at the option of the Landlord, either:
      - 1. an amount determined by reducing to present worth at an assumed interest rate of twelve percent (12%) per annum all Base Rent and estimated Additional Rent to become payable during the period which would have constituted the unexpired portion of the term, such determination to be made by the Landlord, who may make reasonable estimates of when any such other amounts would have become payable and may make such other assumptions of the facts as may be reasonable in the circumstances; or
      - 2. an amount equal to the Base Rent and estimated Additional Rent for a period of six (6) months.

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- a. Comprehensive general liability insurance from an "A" rated carrier or better against claims for bodily injury, including death, and property damage or loss arising out of the use or occupation of the Premises, or the Tenant's business on or about the Premises, or Sexual Abuse & Molestation is mandatory; such insurance to be in the joint name of the Tenant and the Landlord so as to indemnify and protect both the Tenant and the Landlord and to contain a 'cross liability and severability of interest' clause so that the Landlord and the Tenant may be insured in the same manner and to the same extent as if individual policies had been issued to each, and will be for the amount of not less than \$1,000,000.00 combined single limit or such other amount as may be reasonably required by the Landlord from time to time; such comprehensive general liability insurance will for the Tenant's benefit only include contractual liability insurance in a form and of a nature broad enough to insure the obligations imposed upon the Tenant under the terms of this Lease.
  - b. All risks insurance upon its merchandise, stock-in-trade, furniture, fixtures and improvements and upon all other property in the Premises owned by the Tenant or for which the Tenant is legally liable, and insurance upon all glass and plate glass in the Premises against breakage and damage from any cause, all in an amount equal to the full replacement value of such items, which amount in the event of a dispute will be determined by the decision of the Landlord. In the event the Tenant does not obtain such insurance, it is liable for the full costs of repair or replacement of such damage or breakage.
  - c. Owned automobile insurance with respect to all motor vehicles owned by the Tenant and operated in its business.
40. The Tenant's policies of insurance hereinbefore referred to will contain the following:
- a. Provisions that the Landlord is protected notwithstanding any act, neglect or misrepresentation of the Tenant which might otherwise result in the avoidance of claim under such policies will not be affected or invalidated by any act, omission or negligence of any third party which is not within the knowledge or control of the insured(s);
  - b. Provisions that such policies and the coverage evidenced thereby will be primary and noncontributing with respect to any policies carried by the Landlord and that any coverage carried by the Landlord will be excess coverage;
  - c. All insurance referred to above will provide for waiver of the insurer's rights of subrogation as against the Landlord; and
  - d. Provisions that such policies of insurance will not be cancelled without the insurer providing the Landlord thirty (30) days written notice stating when such cancellation will be effective.
  - e. In order to deter, prevent and mitigate losses in the event of an accident, security must be in place and easily accessible at all times during school hours. If an aftercare program begins, the presence of security must remain until the last child is picked up and cameras to monitor all activities must be present.
41. The Tenant will further during the whole of the term maintain such other insurance from an "A" rated carrier or better in such amounts and in such sums as the Landlord may reasonably determine from time to time. Evidence satisfactory to the Landlord of all such policies of insurance will be provided to the Landlord upon request.
42. The Tenant will not do, omit or permit to be done or omitted upon the Premises anything which will cause any rate of insurance upon the Building or any part of the Building to be increased or cause such insurance to be cancelled. If any such rate of insurance will be increased as previously mentioned, the Tenant will pay to the Landlord the amount of the increase as Additional Rent.

If any insurance policy upon the Building or any part of the Building is cancelled or threatened to be cancelled by reason of the use or occupancy by the Tenant or any such act or omission, the Tenant will immediately remedy or rectify such use, occupation, act or omission upon being requested to do so by the Landlord, and if the tenant fails to so remedy or rectify, the Landlord may at its option terminate this Lease and the Tenant will immediately deliver up possession of the Premises to the Landlord.

sole expense. When it becomes (or, acting reasonably, should have become) aware of same, the Tenant will notify the Landlord of any damage to or deficiency or defect in any part of the Premises or the Building.



65. The Tenant covenants with the Landlord that the Landlord, its servants, agents and workmen may enter and view the state of repair of the Premises and that the Tenant will repair the Premises according to notice in writing received from the Landlord, subject to the Landlord's repair obligations. If the Tenant refuses or neglects to repair as soon as reasonably possible after written demand, the Landlord may, but will not be obligated to, undertake such repairs without liability to the Tenant for any loss or damage that may occur to the Tenant's merchandise, fixtures or other property or to the Tenant's business by such reason, and upon such completion, the Tenant will pay, upon demand, as Additional Rent, the Landlord's cost of making such repairs plus fifteen percent (15%) of such cost for overhead and supervision.
66. The Tenant will keep in good order, condition and repair the non-structural portions of the interior of the Premises and every part of those Premises, including, without limiting the generality of the foregoing, all equipment within the Premises, fixtures, walls, ceilings, floors, windows, doors, plate glass and skylights located within the Premises. Without limiting the generality of the foregoing, the Tenant will keep, repair, replace and maintain all glass, wiring, pipes and mechanical apparatus in, upon or serving the Premises in good and tenantable repair at its sole expense. When it becomes (or, acting reasonably, should have become) aware of same, the Tenant will notify the Landlord of any damage to or deficiency or defect in any part of the Premises or the Building. The Tenant will not use or keep any device which might overload the capacity of any floor, wall, utility, electrical or mechanical facility or service in the Premises or the Building.
67. The Tenant will not make or have others make alterations, additions or improvements or erect or have others erect any partitions or install or have others install any trade fixtures, exterior signs, floor covering, interior or exterior lighting, plumbing fixtures, shades, awnings, exterior decorations or make any changes to the Premises or otherwise without first obtaining the Landlord's written approval thereto, such written approval not to be unreasonably withheld in the case of alterations, additions or improvements to the interior of the Premises.
68. The Tenant will not install in or for the Premises any special locks, safes or apparatus for air-conditioning, cooling, heating, illuminating, refrigerating or ventilating the Premises without first obtaining the Landlord's written approval thereto. Locks may not be added or changed without the prior written agreement of both the Landlord and the Tenant.
69. When seeking any approval of the Landlord for Tenant repairs as required in this Lease, the Tenant will present to the Landlord plans and specifications of the proposed work which will be subject to the prior approval of the Landlord, not to be unreasonably withheld or delayed.
70. The Tenant will promptly pay all contractors, material suppliers and workmen so as to minimize the possibility of a lien attaching to the Premises or the Building. Should any claim of lien be made or filed the Tenant will promptly cause the same to be discharged.
71. The Tenant will be responsible at its own expense to replace all electric light bulbs, tubes, ballasts, paper towels, toilet paper, cleaning supplies or fixtures serving the Premises.

#### **Landlord's Repairs**

72. The Landlord covenants and agrees to effect at its expense repairs of a structural nature to the structural elements of the roof, foundation and outside walls of the Building, whether occasioned or necessitated by faulty workmanship, materials, improper installation, construction defects or settling, or otherwise, unless such repair is necessitated by the negligence of the Tenant, its servants, agents, employees or invitees, in which event the cost of such repairs will be paid by the Tenant together with an administration fee of fifteen percent (15%) for the Landlord's overhead and supervision. Work performed by Tenant's contractors is the exception to this rule. The Tenant will pay faulty workmanship on their part. Landlord covenants and agrees to effect at its expenses repairs and maintenance necessary to provide Tenant a leak free roof assembly on the Premises.

any incurred defaults on the part of the Landlord alleged by the Tenant, and such other information as may reasonably be required.

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**Sale by Landlord**

50. In the event of any sale, transfer or lease by the Landlord of the Building or any interest in the Building or portion of the Building containing the Premises or assignment by the Landlord of this Lease or any interest of the Landlord in the Lease to the extent that the purchaser, transferee, tenant or assignee assumes the covenants and obligations of the Landlord under this Lease, the Landlord will without further written agreement be freed and relieved of liability under such covenants and obligations. This Lease may be assigned by the Landlord to any mortgagee or encumbrancee of the Building as security.

**Tenant's Indemnity**

- 51. The Tenant will and does hereby indemnify and save harmless the Landlord of and from all loss and damage and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever for which the Landlord will or may become liable, incur or suffer by reason of a breach, violation or nonperformance by the Tenant of any covenant, term or provision hereof or by reason of any builders' or other liens for any work done or materials provided or services rendered for alterations, improvements or repairs, made by or on behalf of the Tenant to the Premises, or by reason of any injury occasioned to or suffered by any person or damage to any property, or by reason of any wrongful act or omission, default or negligence on the part of the Tenant or any of its agents, concessionaires, contractors, customers, employees, invitees or licensees in or about the Building.
- 52. It is agreed between the Landlord and the Tenant that the Landlord will not be liable for any loss, injury, or damage to persons or property resulting from falling plaster, steam, electricity, water, rain, snow or dampness, or from any other cause.
- 53. It is agreed between the Landlord and the Tenant that the Landlord will not be liable for any loss or damage caused by acts or omissions of other tenants or occupants, their employees or agents or any persons not the employees or agents of the Landlord, or for any damage caused by the construction of any public or quasi-public works, and in no event will the Landlord be liable for any consequential or indirect damages suffered by the Tenant.
- 54. It is agreed between the Landlord and the Tenant that the Landlord will not be liable for any loss, injury or damage caused to persons using the Common Areas and Facilities or to vehicles or their contents or any other property on them, or for any damage to property entrusted to its or their employees, or for the loss of any property by theft or otherwise, and all property kept or stored in the Premises will be at the sole risk of the Tenant.

**Attorney Fees**

55. All costs, expenses and expenditures including and without limitation, complete legal costs incurred by the Landlord on a solicitor/client basis as a result of unlawful detainer of the Premises, the recovery of any rent due under the Lease, or any breach by the Tenant of any other condition contained in the Lease, will forthwith upon demand be paid by the Tenant as Additional Rent. All rents including the Base Rent and Additional Rent will bear interest at the rate of Twelve (12%) per cent per annum from the due date until paid.

**Governing Law**

56. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Florida, without regard to the jurisdiction in which any action or special proceeding may be instituted.



**Hazardous Materials**

81. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

**Rules and Regulations**

82. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot, and other common facilities that are provided for the use of the Tenant in and around the Building on the Premises.

**Address for Notice**

- 83. For any matter relating to this tenancy, whether during or after this tenancy has been terminated:
  - a. the address for service of the Tenant is the Premises during this tenancy, and 7301 SW 57th Court, Suite 525, Miami, Florida, 33143 after this tenancy is terminated. The phone number of the Tenant is (305) 665-1775, and the fax number of the Tenant is (305) 665-1773; and
  - b. the address for service of the Landlord is 17701 NW 57th Ave, Miami, Florida, 33055, both during this tenancy and after it is terminated.

The Landlord or the Tenant may, on written notice to each other, change their respective addresses for notice under this Lease.

**No Waiver**

84. No provision of this Lease will be deemed to have been waived by the Landlord unless a written waiver from the Landlord has first been obtained and, without limiting the generality of the foregoing, no acceptance of rent subsequent to any default and no condoning, excusing or overlooking by the Landlord on previous occasions of any default nor any earlier written waiver will be taken to operate as a waiver by the Landlord or in any way to defeat or affect the rights and remedies of the Landlord.

**Landlord's Performance**

85. Notwithstanding anything to the contrary contained in this Lease, if the Landlord is delayed or hindered or prevented from the performance of any term, covenant or act required under this Lease by reason of strikes, labor troubles, inability to procure materials or services, power failure, restrictive governmental laws or regulations, riots, insurrection, sabotage, rebellion, war, act of God or other reason, whether of a like nature or not, which is not the fault of the Landlord, then performance of such term, covenant or act will be excused for the period of the delay and the Landlord will be entitled to perform such term, covenant or act within the appropriate time period after the expiration of the period of such delay.

**Limited Liability**

86. The maximum liability of the Landlord under this Agreement shall be the Base Rent paid to the Landlord for the specific months in which there were serious problems related to the Leasable Area. The Landlord will not under any circumstances be liable for any consequential or indirect damages such as loss of business income or moving expenses. The Landlord will not be liable for any damages, which the Tenant is required to take out insurance for.

**Remedies Cumulative**

87. No reference to or exercise of any specific right or remedy by the Landlord will prejudice or preclude the Landlord from any other remedy whether allowed at law or in equity or expressly provided for in this Lease. No such remedy will be exclusive or dependent upon any other such remedy, but the Landlord may from time to time exercise any one or more of such remedies independently or in combination.

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DEPARTMENT OF REGULATION  
ECONOMIC SERVICES

**Landlord May Perform**

88. If the Tenant fails to observe, perform or keep any of the provisions of this Lease to be observed, performed or kept by it and such failure is not rectified within the time limits specified in this Lease, the Landlord may, but will not be obliged to, at its discretion and without prejudice, rectify the default of the Tenant. The Landlord will have the right to enter the Premises for the purpose of correcting or remedying any default of the Tenant and to remain until the default has been corrected or remedied. However, any expenditure by the Landlord incurred in any correction of a default of the Tenant will not be deemed to waive or release the Tenant's default or the Landlord's right to take any action as may be otherwise permissible under this Lease in the case of any default.

**Performance Provisions**

89. The Tenant agrees to complete all remodeling commitments by August 13, 2014 as agreed and noted on page number 15, "IBB and HIVE Charter School Communication History." At its sole discretion, the Landlord may extend this date to accommodate the urgent need of the school to meet their August 1, 2014 DCPS deadline.

**General Provisions**

- 90. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
- 91. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recovered by the Landlord as rental arrears.
- 92. The Tenant will be charged an additional amount of \$100.00 for each N.S.F. check or check returned by the Tenant's financial institution.
- 93. All schedules to this Lease are incorporated into and form an integral part of this Lease.
- 94. Facsimile signatures are binding and are considered to be original signatures.
- 95. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Pastor / President  
Title

International Bible Baptist Church (Landlord)  
Per: Susanne Johnson

CHAIRMAN OF BOARD  
Title  
OF TRUSTEES

HIVE Preparatory School (Tenant)  
Per: [Signature]

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Miami-Dade County  
Department of Regulatory & Economic Resources  
111 N. W. 1st Street Suite 1110  
Miami, Florida 33128-1974  
<http://www.miamidade.gov/zoning/>

Presort  
First Class Mail  
ComBasPrice



U.S. POSTAGE >> PITNEY BOWES



ZIP 33128 \$ 000.37<sup>6</sup>  
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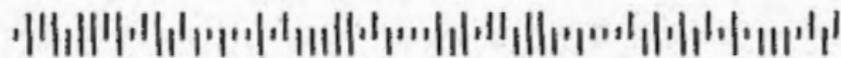
RETURN SERVICE REQUESTED

◆ ZONING HEARING NOTICE ◆

Z2016000031 BCC 1309  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

SEE REVERSE SIDE FOR  
OPENING INSTRUCTIONS

HLX-55B 33128



## **APPEALS OF COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO THE BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board decisions that may be appealed to the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Regulatory and Economic Resources.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

## **APPEALS OF THE BOARD OF COUNTY COMMISSIONERS & COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO CIRCUIT COURT**

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit within 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCESS, PLEASE CONTACT THE ZONING HEARINGS SECTION AT (305) 375-2640.

## FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Regulatory and Economic Resources which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested and the location of the property that would be affected are contained on the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner or Community Zoning Appeals Board member individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
- Decisions of all community zoning appeals boards will become final unless appealed by an aggrieved party.
- Appeals from community zoning appeals boards are made either to the board of county commissioners or to circuit court, depending on the type of application.

(305)375-2640, HEARING SECTION, OR VISIT OUR  
WEB PAGE TO VIEW THE HEARING FILE AT:  
[WWW.MIAMIDADE.GOV/RER/TRACK/CASE\\_TRACK.ASPX](http://WWW.MIAMIDADE.GOV/RER/TRACK/CASE_TRACK.ASPX)

INSTRUCTIONS UNDER FLAP

HEARING NUMBER: Z16-031  
APPLICANT NAME: ADVANCED LEARNING CHARTER SCHOOL  
INC., D/B/A: HIVE PREPARATORY SCHOOL.

THE APPLICANT IS REQUESTING TO MODIFY CONDITION(S)  
OF A PREVIOUSLY APPROVED RESOLUTION(S) TO ALLOW  
THE APPLICANT TO REVISE THE SITE PLAN SHOWING THE  
ADDITIONAL GRADES FOR THE PREVIOUSLY APPROVED  
CHARTER SCHOOL.

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

LOCATION: 17701 NW 57 AVENUE, MIAMI-DADE COUNTY,  
FLORIDA.

PROPERTY SIZE: 3.4 ACRES

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL

HEARING WILL BE HELD AT THE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR  
BOARD OF COUNTY COMMISSIONERS CHAMBERS  
111 NW 1ST. STREET, 2ND FLOOR  
MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
DATE 10/20/2016  
THURSDAY  
TIME 9:30 AM

**MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING**  
**PLEASE NOTE THAT THIS NOTICE IS FOR A ZONING HEARING IN YOUR AREA AND IS**  
**FOR YOUR INFORMATION ONLY.**

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER BELOW AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL THE ZONING HEARINGS SECTION AT (305) 375-2640 OR VISIT OUR WEB SITE AT [WWW.MIAMIDADE.GOV/BUSINESS/TRACK/HOME.ASP](http://WWW.MIAMIDADE.GOV/BUSINESS/TRACK/HOME.ASP). IF YOU ARE IN NEED OF A TRANSLATOR FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE BY CALLING (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE

REMOVE SIDE EDGES FIRST  
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PRSR7 FOM 3309/02016 MIAMI FL



Miami-Dade County  
Department of Regulatory & Economic Resources  
111 N. W. 1st Street Suite 1110  
Miami, Florida 33128-1974  
<http://www.miamidade.gov/zoning/>

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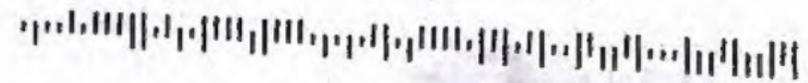
RETURN SERVICE REQUESTED

◆ ZONING HEARING NOTICE ◆

Z2016000031 BCC 1313  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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## **APPEALS OF COMMUNITY ZONING APPEALS BOARD'S DECISIONS TO THE BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board decisions that may be appealed to the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Regulatory and Economic Resources.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

## **APPEALS OF THE BOARD OF COUNTY COMMISSIONERS & COMMUNITY ZONING APPEALS BOARDS' DECISIONS TO CIRCUIT COURT**

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit within 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCESS, PLEASE CONTACT THE ZONING HEARINGS SECTION AT (305) 375-2640.

## FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Regulatory and Economic Resources which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested and the location of the property that would be affected are contained on the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner or Community Zoning Appeals Board member individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
- Decisions of all community zoning appeals boards will become final unless appealed by an aggrieved party.
- Appeals from community zoning appeals boards are made either to the board of county commissioners or to circuit court, depending on the type of application.

(305)375-2640, HEARING SECTION, OR VISIT OUR  
WEB PAGE TO VIEW THE HEARING FILE AT:  
[WWW.MIAMIDADE.GOV/RER/TRACK/CASE\\_TRACK.ASPX](http://WWW.MIAMIDADE.GOV/RER/TRACK/CASE_TRACK.ASPX)

INSTRUCTIONS UNDER FLAP

HEARING NUMBER: Z16-031  
APPLICANT NAME: ADVANCED LEARNING CHARTER SCHOOL  
INC., DBA HIVE INC.

THE APPLICANT IS REQUESTING A SPECIAL EXCEPTION TO PERMIT AN EXPANSION OF A CHARTER SCHOOL TO INCLUDE GRADES KINDERGARTEN THROUGH 3RD GRADE AND A MODIFICATION OF A PRIOR RESOLUTION IN ORDER TO SHOW THE INCREASE IN GRADES.

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

LOCATION: 17701 NW 57 AVE, MIAMI-DADE COUNTY, FL

PROPERTY SIZE: 3.40 ACRES

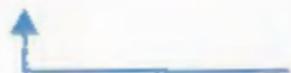
HEARING WILL BE HELD AT THE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR  
BOARD OF COUNTY COMMISSIONERS CHAMBERS  
111 NW 1ST. STREET, 2ND FLOOR  
MIAMI-DADE COUNTY, FLORIDA

THIS IS A PRELIMINARY  
NOTICE ONLY. PRIOR TO  
THE HEARING, MORE  
SPECIFIC INFORMATION  
WILL BE SENT TO YOU.

IF FURTHER INFORMATION IS NEEDED, PLEASE CALL

**MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING**  
**PLEASE NOTE THAT THIS NOTICE IS FOR A ZONING HEARING IN YOUR AREA AND IS**  
**FOR YOUR INFORMATION ONLY.**

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER BELOW AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL THE ZONING HEARINGS SECTION AT (305) 375-2640 OR VISIT OUR WEB SITE AT [WWW.MIAMIDADE.GOV/BUSINESS/TRACK/HOME.ASP](http://WWW.MIAMIDADE.GOV/BUSINESS/TRACK/HOME.ASP). IF YOU ARE IN NEED OF A TRANSLATOR FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE BY CALLING (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE



REMOVE SIDE EDGES FIRST  
THEN FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION



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Miami-Dade County  
Department of Regulatory and Economic Resources

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2016000031

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated with

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Eduardo Cespedes

Date:

03/17/16

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Felix Acosta

Date:

09/21/16

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

9-21-16

To be retained in Hearing File



Miami-Dade County  
Department of Regulatory and Economic Resources

BCC

**AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES**

Re: HEARING No. Z2016000031

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated withir

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Eduardo Cespedes

Date:

03/17/16

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Lilian Gongora

Date:

04/21/16

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

4-22-16

.....  
To be retained in Hearing File



Department of Regulatory and Economic Resources  
 Development Services Division  
 111 NW 1st Street • Suite 1110  
 Miami, Florida 33128-1902  
 T 305-375-2800  
 www.miamidade.gov/zoning

September 23, 2016

Dulce Conde  
 4917 SW 74 Ct  
 Miami, FL 33155

RE: **Advanced Learning Charter School, Inc. Dba Hive Preparatory School Z16p-226**  
**Hearing No. 16-31**

BCC  
 07-52-41

Dear Dulce Conde:

Please accept this letter as official notification that the above referenced application is scheduled to be heard before the Board Of County Commissioners on **Thursday, October 20, 2016 at 9:30 a.m.** The hearing will be held at the **COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER - 2ND FLOOR, 111 NW 1 Street, Miami, Florida.**

If you have submitted plans, please bring a copy to the hearing. *Large exhibits may be brought to the hearing, however, an identical letter-size copy of each exhibit must be submitted for the file.*

If you are in need of a Translator for this meeting, one can be provided for you at no charge by calling (305) 375-1244, at least two weeks in advance of the meeting date.

**The applicant and/or the applicant's attorney must be present at the hearing.** All others must have a pre-approved power of attorney to represent the applicant. Forms for the power of attorney are available in the Zoning Hearing Section. The completed power of attorney form must be submitted to Shailendra Singh, Zoning Hearings Processor at least seven (7) days prior to the scheduled Zoning Hearing. Processor will submit this form to be reviewed by the Legal Counsel Department a minimum of three (3) days prior to the Zoning Hearing.

Sincerely,

Franklin Gutierrez  
 Services Coordinator  
 RER Agenda Coordinator's Office

TO:

HEARING NO. 16-10-CC-2 (16-31)

APPLICANT: ADVANCED LEARNING CHARTER SCHOOL, INC. DBA HIVE  
PREPARATORY SCHOOL

MODIFICATION of Conditions #2 and #10 of Resolution No. Z-12-14, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive-Kindergarten/1st Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility For International Bible Baptist Church", as prepared by Jerry Clawson/Architects, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 04/21/14 and the remaining 6 sheets dated stamped received 04/02/14."

TO: "2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive-Kindergarten/3rd Grade" as prepared by Sol Arch, consisting of 3 sheets and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 4 sheets, dated stamped received 03/16/16."

FROM: "10. That the charter school use be limited to grades Kindergarten through 1st and be limited to a maximum of 125 students."

TO: "10. That the charter school use be limited to grades Kindergarten through 3rd and be limited to a maximum of 125 students."

The purpose of the request is to revise the site plan showing the additional grades for the previously approved charter school.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 17701 NW 57 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.4 Acres

BCC

# 2680292



## THE NEW SUPERHEROES OF BOYHOOD

Ed Boland, above, reads a comic book to the crowd at Books & Books in Coral Gables on Saturday during the launch of a new superhero line, HeroBoys. Boland and his wife, Crissi, created the superheroes to educate and empower boys ages 3-10. The line consists of six 18-inch action figures of characters — including Gusto, right — who work as a team “to do good in a city overrun by selfish behavior,” along with comic book subscriptions and apparel such as capes, masks and t-shirts. They are available at Books & Books and other retailers and online at [www.heroboys.com](http://www.heroboys.com).



## PUBLIC HEARING

**ZONING HEARING**  
**BOARD OF COUNTY COMMISSIONERS**  
**THURSDAY, OCTOBER 20, 2016 – 9:30 A.M.**  
**COMMISSION CHAMBERS – 2ND FLOOR**  
**STEPHEN P. CLARK CENTER**  
**111 NW 1 STREET, MIAMI, FLORIDA**

**THE LIST BELOW CONTAINS ZONING ITEM(S) WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.**

**1. AMB CODINA BEACON LAKES, LLC. ET AL (15-139)**

Location: Between NW 12 Street & NW 25 Street & between NW 117 Avenue & NW 137 Avenue, Miami-Dade County, Florida.

Size of property: 482 Acres More or Less

The Applicants are requesting a Substantial Deviation Determination pursuant to Section 380.06(19) of the Florida Statutes on the following: Modification(s) and deletion(s) of conditions of previous resolution(s) to allow the applicants to amend the development order to show additional property with office/commercial zoning and to increase the amount of industrial/warehouse area. Additionally, the applicants are requesting the following requests: on parcel #1 a zone change from BU-2(Special Business District) to IU-1(Light Industrial Manufacturing District), and on Parcel 2 a zone change from GU(Interim District) and IU-2(Heavy Industrial Manufacturing District) to BU-3(Liberal Business District), and requesting other accompanying request(s), on this site.

**2. ADVANCED LEARNING CHARTER SCHOOL, INC. DBA (16-031)**

**HIVE PREPARATORY SCHOOL**

Location: 17701 NW 57 Avenue, Miami-Dade County, Florida.

Size of property: 3.4 Acres

The Applicant is requesting to modify condition(s) of previously approved resolution(s) to allow the applicant to the siteplan showing the additional grades for the previously approved charter school.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call at the Zoning Hearing Section at (305) 375-2640.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, (RER), 11TH FLOOR, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, or visit our WEB page to view the hearing file at: [https://www.miamidade.gov/RER/Track/case\\_track.aspx](https://www.miamidade.gov/RER/Track/case_track.aspx).

Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the (RER) Development Services Division ADA Coordinator, at (305) 372-6779 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

For legal ads online, go to <http://legalads.miamidade.gov>

HEARINGS

ALLOCATION BY \$12,000,000.00 OF SURPLUS FUNDS FROM PROJECT NO. 194, BOTH AS IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-913-04, AFTER A PUBLIC HEARING AND IN ACCORDANCE WITH IMPLEMENTING ORDER 3-47 REGARDING ALLOCATION OF SURPLUS FUNDS

- ORDINANCE RELATING TO RULES OF PROCEDURE OF THE BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 2-1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING AN EXCEPTION FROM BOARD APPROVAL AND OTHER REQUIREMENTS FOR NAMING OR RENAMING OF CERTAIN COUNTY FACILITIES; AUTHORIZING THE BOARD OF TRUSTEES OF THE PUBLIC HEALTH TRUST TO NAME OR RENAME ANY INTERIOR PORTION OF A PUBLIC HEALTH TRUST DESIGNATED FACILITY UNDER CERTAIN CIRCUMSTANCES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE
RESOLUTION APPROVING THE WAIVER OF PLAT OF KHALED ABDALLA, D-23709, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST (BOUNDED ON THE NORTH APPROXIMATELY 140 FEET SOUTH OF NW 159 STREET, ON THE EAST APPROXIMATELY 220 FEET WEST OF NORTH MIAMI AVENUE, ON THE SOUTH BY NW 158 STREET, AND ON THE WEST APPROXIMATELY 840 FEET EAST OF NW 2 AVENUE)
RESOLUTION APPROVING THE WAIVER OF PLAT OF PRESTIGE-BRP 1, LLC, D-23706, LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 40 TERRACE, ON THE EAST BY SW 95 AVENUE, ON THE SOUTH APPROXIMATELY 518 FEET NORTH OF SW 42 STREET, AND ON THE WEST APPROXIMATELY 300 FEET EAST OF SW 96 AVENUE)
RESOLUTION CODESIGNATING THAT PORTION OF SW 26TH STREET/CORAL WAY BETWEEN SW 127TH AVENUE AND SW 132ND AVENUE E. AS "TIGER WAY"
RESOLUTION CODESIGNATING THAT PORTION OF SW 26TH STREET/CORAL WAY AT ITS INTERSECTION WITH SW 137TH AVENUE AS "ISLAS CANARIAS WAY"

All interested parties may appear and be heard at the time and place specified in accordance with the Board's Rules of Procedure.

A person who decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Miami-Dade County provides equal access and equal opportunity in its programs, services and activities and does not discriminate on the basis of disability. For material in alternate format, a sign language interpreter or other accommodation, please call 305-375-2035 or send email to: agendaco@miamidade.gov at least five days in advance of the meeting.

HARVEY RUVIN, CLERK
CHRISTOPHER AGRIPPA, DEPUTY CLERK
16-106/0000156462M

9/27

INTELLIGENCE
REQUIRED FOR SUCCESS (now more than ever)
dbr DAILY BUSINESS REVIEW
LAW • REAL ESTATE • FINANCE

PLANNING & ZONING

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following item(s) on THURSDAY, THE 20TH, DAY OF OCTOBER, 2016 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of Individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER), 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Visit our WEB page to view the hearing file at: www.miamidade.gov/RER/Track/case\_track.aspx. Please refer to the hearing number when making an inquiry. For legal ads online, go to www.legalads.miamidade.gov

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the (RER) Development Services Division ADA Coordinator, at (305) 372-6779 at least five days in advance of the meeting.

HEARING NO. 16-6-CC-1 (15-139)

APPLICANT: AMB CODINA BEACON LAKES, LLC, ET AL
THE FOLLOWING REQUESTS RELATE TO THE DEVELOPMENT OF REGIONAL IMPACT:

- (1) To make a substantial deviation determination pursuant to Section 380.06(19), F.S., with respect to the additional DRI requests.
(2) MODIFICATION of the subject property described in Resolution No. Z-11-02, as amended, as provided in Exhibit "A" attached hereto and to increase the size of property from approximately 436 acres to approximately 482 acres.
(3) MODIFICATION of Recital of Resolution Z-20-08 "General Description of Proposed Development", reading as follows:
FROM: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 5,300,000 sq. ft. of warehouses, 175,000 sq. ft. of office space, and 495,000 sq. ft. of retail space or equivalent combination of said uses.

ZONING HEARING

TO: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,085,761 square feet of warehouses, 175,000 square feet of office space, and 495,000 square feet of retail space or equivalent combination of said uses pursuant to an equivalency matrix.

- (4) MODIFICATION of Condition 3.c. of Resolution No. Z-20-08, passed and adopted by the Board of County Commissioners, reading as follows:
FROM: "3. A traffic signal warrant study for the intersection of N.W. 14th Street and N.W. 137th Avenue shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application. The Applicant shall proceed with the signal design, permitting and installation in the event that a signal is warranted. A traffic signal is required at the intersection of N.W. 137th Avenue and the southwest driveway connection to the property, to permit a median opening and westbound left turns from the driveway to southbound N.W. 137th Avenue. The traffic signal must be installed and operating prior to opening the driveway to traffic."
TO: "3.c. A traffic signal warrant study for the intersection of NW 25 Street and NW 117 Place shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application."

- (5) DELETION of Condition 4 of Resolution No. Z-20-08, passed and adopted by the Board of County Commissioners, reading as follows:

"4. That the applicant shall mitigate and monitor any odor emissions from the adjacent fat rendering/tallow plant located within the property described by folio 30-3935-001-0030, 30-3935-011-0020, 30-3935-001-0010."

- (6) MODIFICATION of Condition 6 of Resolution No. Z-20-08, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "6. That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed +/-46 acre retail center located at the southwest corner of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included."

TO: "6. That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed +/-69 acre retail center located on the east portion of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included."

- (7) MODIFICATION of Conditions 58, 59, and 60 of Resolution No. Z-10-12, passed and adopted by the Board of County Commissioners as administratively modified from time to time and as reflected in the Notice of Adoption of an Extension to the Development Order for the Beacon Lakes Development of Regional Impact, as recorded in Official Records Book 28753 at Page, as subsequently amended administratively, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "58. April 27, 2019 is hereby established as the build out date for this project, which includes administrative extensions approved pursuant to Florida Statutes, and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety, or welfare."

"59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be April 27, 2019, which includes administrative extensions approved pursuant to Florida Statutes."

"60. April 27, 2024, is hereby established as the expiration date for the development order, which includes administrative extensions approved pursuant to Florida Statutes."

- TO: "58. September 1, 2025 is hereby established as the build out date for this project, which includes administrative extensions approved pursuant to Florida Statutes and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction or intensity reduction unless a local government of jurisdiction can demonstrate that substantial changes made by developer in the facts or circumstances underlying the approval of the DRI development order have occurred or that the DRI development order was based on substantially inaccurate information provided by the applicant or that the change is clearly essential to public health, safety or welfare."

"59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be September 1, 2025, which includes administrative extensions approved pursuant to Florida Statutes."

"60. September 1, 2025, is hereby established as the expiration date for the development order, which includes administrative extensions approved pursuant to Florida Statutes."

- (8) MODIFICATION of Exhibit 1 of Resolution No. Z-11-02, as last modified by Resolution No. Z-20-08, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: Exhibit 1, Master Development Plan Map H (Revised 12/20/06)

TO: Exhibit 1, Master Development Plan Map H (Revised 9/10/15)

- (9) DISTRICT BOUNDARY CHANGE for Parcel 1 from BU-2 to IU-1.
(10) DISTRICT BOUNDARY CHANGE for Parcel 2 from GU and IU-2 to BU-3.
(11) UNUSUAL USE for Parcel 2; to wit a golf driving range and entertainment facility.

- (12) DELETION of Condition #2 of Resolution No. CZAB5-10-04, passed and adopted by CZAB #5, reading as follows:
"2. That the applicant proceed through the Administrative Site Plan Review (ASPR) process for all future development on each individual IU-1 zoned parcel to the subject site prior to obtaining building permits for said development."

- (13) DELETION of Declaration of Restrictions, recorded in Official Records Book 20487, Pages 4478-4496, as last modified by (i) a Modification of Declaration of Restrictions Recorded at Official Records Book 20487, Pages 4478 to 4496, as Further Modified by a Covenant Proviso Contained in Resolution No. CZAB5-10-4, recorded in Official Records Book 26750 at Page 1709, and (ii) a Modification of Declaration of Restrictions Recorded at Official Records Book 20487, Pages 4478 to 4496, as Further Modified by a Covenant Proviso Contained in Resolution No. CZAB5-10-4, recorded in Official Records Book 26758 at Page 3003.

- (14) DELETION of Declaration of Restrictions recorded in Official Records Book 20487, Page 4314. The purpose of Requests #2 through #8 and Requests #12 through #14 is to allow the applicants to amend the Development Order to show additional property with office/commercial zoning and to increase the industrial/warehouse area.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Beacon Lakes Prologis" as prepared by RCL Architects dated stamped received 12/23/15 and consisting of 5 sheets. Plans may be modified at public hearing.

LOCATION: Lying between NW 12 Street & NW 25 Street & between NW 117 Avenue & NW 137 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 482 Acres +/-

HEARING NO. 16-10-CC-2 (16-31)

APPLICANT: ADVANCED LEARNING CHARTER SCHOOL, INC. DBA HIVE PREPARATORY SCHOOL

MODIFICATION of Conditions #2 and #10 of Resolution No. Z-12-14, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive- Kindergarten/1st Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility For International Bible Baptist Church", as prepared by Jerry Clawson/Architects, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 04/21/14 and the remaining 6 sheets dated stamped received 04/02/14."

TO: "2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive- Kindergarten/3rd Grade" as prepared by Sol Arch, consisting of 3 sheets and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design

Continued Next Page

**PLANNING & ZONING**

Group, consisting of 1 sheet, for a total of 4 sheets, dated stamped received 03/16/16."  
FROM: "10. That the charter school use be limited to grades Kindergarten through 1st and be limited to a maximum of 125 students."

TO: "10. That the charter school use be limited to grades Kindergarten through 3rd and be limited to a maximum of 125 students."

The purpose of the request is to revise the site plan showing the additional grades for the previously approved charter school.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 17701 NW 57 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.4 Acres

HEARING NUMBER: 16-10-CC-3 (16-071)

APPLICANT NAME: ELK Capital, LLC.

The applicant is requesting a modification of the Density Regulating Plan of the Ojus Urban Area District (OUAD) in order to change the density of the portion of the property designated MM on the land use regulating plan from a density range of 12 to 52 units/acre net to a maximum of 52 units/acre net, without minimum density requirement.

LOCATION: 18801 West Dixie Highway, East side of West Dixie Highway, between NE 188th and NE 189th Streets, in northeastern Miami-Dade County.

SIZE OF THE PROPERTY: +/- 1.2 ACRES

HEARING NUMBER: 16-10-CC-4 (16-072)

APPLICANT NAME: Fillmore & Lincoln, LLC

The applicant is requesting to update the Land Use and the Density regulating plans of the OJUS Urban Area District (OUAD) in order to change the designation of the subject property from RM, Residential Modified, to MC, Mixed-Use Corridor, and to change the allowed density from a range of 12 to 36 units/acre net to a maximum density of 36 units/acre net.

LOCATION: 18626 NE 24 Place, Miami-Dade County, Florida.

SIZE OF THE PROPERTY: +/- 0.25 ACRES

HEARING NUMBER: 16-10-CC-5 (16-073)

APPLICANT NAME: OR SM Holdings, LLC

The applicant is requesting to update the Land Use, the Density, the Sub-District and the Height regulating plans of the OJUS Urban Area District (OUAD) in order to: (1) change the designation of the subject property from R, Residential, to MC, Mixed-Use Corridor; (2) change the allowed density from a range of 6 to 13 units/acre net to a maximum density of 36 units/acre net; (3) re-designate the subject property from Edge Sub-District to Center Sub-District; and (4) amend the height from two stories (maximum) to a range of two stories (minimum) to four stories (maximum).

LOCATION: 18470 NE 25 Court, Miami-Dade County, Florida

SIZE OF THE PROPERTY: +/- 0.17 ACRES

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all **Board of County Commissioners'** decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the **Community Zoning Appeals Board** with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

9/27

16-104/0000156412M

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Board of County Commissioners**

**PH: Z16-031 (16-10-CC-2)**

**October 20, 2016**

**Item No. 2**

<b>Recommendation Summary</b>	
<b>Commission District</b>	13
<b>Applicant</b>	Advance Learning Charter School, Inc.
<b>Summary of Requests</b>	The applicant seeks approval to modify a previously approved charter school in order to increase the grade levels from K-1 <sup>st</sup> to K-3 <sup>rd</sup> .
<b>Location</b>	17701 NW 57 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	3.40 acres
<b>Existing Zoning</b>	RU-1, Single-family Residential District 7,500 Sq. Ft. Net
<b>Existing Land Use</b>	Educational Facility and Church
<b>2020-2030 CDMP Land Use Designation</b>	Low Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(7) Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUESTS:**

1. SPECIAL EXCEPTION to permit an expansion of the existing charter school Kindergarten through 3rd grade.
2. Modification of Condition #2 and #10 of Resolution No. Z-12-14, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive- Kindergarten/1st Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility For International Bible Baptist Church", as prepared by Jerry Clawson/Architects, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 04/21/14 and the remaining 6 sheets dated stamped received 04/02/14."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive- Kindergarten/3rd Grade" as prepared by Sol Arch, consisting of 3 sheets and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 4 sheets, dated stamped received 03/16/16."

FROM: "10. That the charter school use be limited to grades Kindergarten through 1st and be limited to a maximum of 125 students."

TO: "10. That the charter school use be limited to grades Kindergarten through 3rd and be limited to a maximum of 125 students."

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

**PROJECT DESCRIPTION AND PROJECT HISTORY:**

Pursuant to Resolution #4-ZAB-309-73, the subject property was approved to permit a day nursery and a kindergarten in a private school. Staff notes that there were several other approvals throughout the years. In 2004, pursuant to Resolution #CZAB5-14-04, the subject property was approved for a religious facility, and a private school containing kindergarten and day care uses for up to 56 children. On July 17<sup>th</sup> 2014, pursuant to Resolution #Z-12-14, the BCC approved and adopted a request for a charter school for 125 students for grades K-1 in place of the previously approved uses.

The applicant now seeks to modify the conditions approved pursuant to the prior 2014 resolution for the existing charter school to increase the grade levels from grades K-1 to grades K-3. The applicant is not asking to increase the number of students or add any additional buildings. Additionally, the submitted plans depict the existing kindergarten and 1<sup>st</sup> grade charter school on the 3.40-acre subject property abutting NW 57 Avenue (Red Road) located to the west. Said plans indicate the existing school comprised of two (2) existing buildings; a two-story church building located towards the southeast corner of the site and a one-story school building located towards the northeast corner of the subject property. A large parking area is on the westerly portion of the site and additional parking is shown along the north, south, and east property lines. Adequate landscaping is also indicated along the perimeter of the site with the exception of ingress and egress areas.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; Church, private school and daycare	Low Density Residential 2.5 dua to 6 dua
<b>North</b>	RU-1; single-family residences	Low Density Residential 2.5 dua to 6 dua
<b>South</b>	RU-1; single-family residences	Low Density Residential 2.5 dua to 6 dua
<b>East</b>	RU-1; single-family residences	Low Density Residential 2.5 dua to 6 dua
<b>West</b>	IU-C; Offices	Business and Office

**NEIGHBORHOOD COMPATIBILITY:**

The 3.40-acre subject property is located at 17701 NW 57 Avenue and is surrounded by residential uses.

### SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional education services without increasing the existing total maximum of 125 students. Despite the increase in the grade levels, there are no additional traffic impacts on the surrounding roadways anticipated, subject to the conditions outlined in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Therefore, staff opines that approval with conditions will not have a negative impact on said roadways.

### COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Staff notes that the applicant is requesting approval of an expansion and modifications to a charter school.

The applicant proposes to continue to use the existing buildings on the subject site for charter school use with a maximum of 125 students. Staff notes that the subject property was previously approved for a private school containing kindergarten through 1<sup>st</sup> grade for up to 125 children. Staff opines that with no proposed increase in students, the application would not generate any additional traffic for the surrounding area. Moreover, the use has been compatible with the area given that: the existing structures bulk and scale are similar to the abutting residential developments; do not exceed the maximum height requirement for this residential zoning designation; provide adequate access to the property, and exceed the minimum parking requirements. Staff also opines that the charter school use is adequately buffered by the existing landscaping elements, which include the required street and lot trees and hedges. Staff further opines that approval of same would not have any negative visual impact on the surrounding properties or on passersby along NW 57 Avenue. For these reasons, staff is of the opinion that the approval of the modifications to the charter school use is **compatible** with the area based on the criteria described in the CDMP Land Use Element **Policy LU-4A** and **consistent** with the CDMP Land Use Element interpretative text for the **Residential Communities**, and the CDMP Land Use Plan map designation for the subject property.

### ZONING ANALYSIS:

When analyzing request #1, to permit the expansion of an existing charter school from grades K-1 to grades K-3 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff is of the opinion that the approval of the request with conditions would be **compatible** with the surrounding area. Additionally, the applicant seeks to modify conditions of the prior resolution that pertain to the grade levels on the subject property (requests #2). Staff opines that approval with conditions of the aforementioned requests under the Generalized Modification Standards, Section 33-311(A)(7), would also be **compatible** with the surrounding area.

As part of this application, the applicant submitted a Traffic Impact Study, site plans and a School Traffic Operations Plan (TOP) to the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) for review. DTPW has indicated in its memorandum dated 7/19/16, that the application will generate no new PM Peak Hour trips based on the Institute of Traffic Engineering (ITE) standards, which will not exceed the Level of Service (LOS) on the surrounding roadways. Based on the queuing analysis and TOP, DTPW has

determined that there is adequate space to accommodate traffic queuing on site. Based on the aforementioned analysis, staff opines that approval with conditions of the application would not have a negative impact on traffic on the abutting roadways.

Further, staff opines that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, will not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or storm water management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that this request will have a negative impact on fire rescue services in the area.

Staff notes that approval of the requested modifications will allow the applicant to expand the existing charter school from grades K-1 to grades K-3. No increase in student count or the number of building on the site is being sought with this application since the buildings' footprints are not changing and the school will continue to have a maximum of 125 total students. As such, staff opines that expanding the grades within the existing school building will not create any new visual impacts on the neighboring residential uses surrounding the subject property. Staff further opines that approval of this application will have a minimum impact on the adjacent residential area, as the charter school is designed in such a way to minimize traffic impacts by providing more than adequate means of ingress and egress and, in staff's opinion, the site's traffic circulation works well for the school facility.

As such, staff opines that the approval of requests #1 and #2 will maintain the character of the existing charter school and, therefore, will be **compatible** with the surrounding area given that: the façade and scale of the existing building footprints were previously designed to match that of the surrounding residential community and have been adequately buffered from the adjacent properties by landscaping that includes hedges and trees and the existing school campus provides access to the property, and exceeds the minimum parking requirements, which staff notes, the site has 157 parking spaces where the existing school had required 63 parking spaces. **Based on the foregoing analysis, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, and approval with conditions of request #2 under the Generalized Modification Standards, Section 33-311(A)(7).**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans indicate two (2) ingress/egress drives along the western property line abutting NW 57 Avenue. There are presently 94 more parking spaces than the required 63 parking spaces for the 125 students and staff of the existing charter school. Additionally, the submitted plans also indicate the 21 stacking spaces for the drop off and pick-up of students within the subject property to adequately accommodate the number of students and staff.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That all the other conditions of Resolution #Z-12-14 remain in full force and effect, except as herein modified.
2. That the applicant shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Department of Transportation and Public Works as may be contained in its memorandum dated July 19, 2016.
3. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated March 22, 2016.
4. That the charter school use be limited to grades Kindergarten through 3<sup>rd</sup> and be limited to a maximum of 125 students.

NK:MW:NN:JV:SS



Nathan Kogon, AICP, Assistant Director  
Development Services Division  
Miami-Dade County  
Department of Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

Advance Learning Charter School, Inc.  
Z16-031

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resources Management (RER)	No objection
Department of Transportation and Public Works (DTPW)	No objection
Department of Solid Waste Management	No objection
Water and Sewer Department	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
*Subject to conditions in their memorandum.	

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Low Density Residential (Pg. I-31)</b>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
<b>Residential Communities (Pg. I-26)</b>	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, <b>houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses and their relationships.</b></i>
<b>Policy LU-4A (Page I-11)</b>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311(A)(7) Generalized Modification Standards.</b>	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
-----------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**2. ADVANCED LEARNING CHARTER SCHOOL, INC. 16-10-CC-2 (16-031)**  
**DBA HIVE PREPARATORY SCHOOL BCC/District 13**  
**(Applicant) Hearing Date: 10/20/16**

Property Owner (if different from applicant) David K O'Rear & ET. AL.

Is there an option to purchase  /lease  the property predicated on the approval of the zoning request? **Yes**  **No**

Disclosure of interest form attached? **Yes**  **No**

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1973	Ruston Academy	- Special Exception to permit continued use of existing private school. - Unusual Use to permit kindergarten & day nursery.	ZAB	Approved with Condition(s)
1992	Spanish Bible Baptist Church	- Modification of conditions. - Non-Use Variance of classroom area.	ZAB	Approved with Condition(s)
2014	Advanced Learning Charter School, Inc.	- Special Exception to permit a charter school.	BCC	Approved with Condition(s)

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# Memorandum



**Date:** March 22, 2016

**To:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

**Subject:** #Z2016000031  
International Bible Baptist Church  
17701 NW 57<sup>th</sup> Avenue  
Modification of condition of resolution to increase the grade level for  
a previously approved charter school.  
(RU-1) (3.40 Acres)  
07-52-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

#### Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



**Date:** JUL 19 2016

**To:** Nathan Kogon  
Assistant Director  
Regulatory and Economic Resource Department

**From:** Darlene Fernandez, P.E.  
Assistant Director  
Department of Transportation and Public Works

**Subject:** DIC 16-031  
Name: Advanced Learning Charter School DBA Hive Preparatory School  
Section 07 Township 52 South Range 41 East

I. PROJECT LOCATION:

17701 NW 57 Avenue

II. APPLICATION REQUEST:

This application is proposing a special exemption to permit the existing charter school to increase the grade level to Kindergarten through 3<sup>rd</sup> grade and will continue with a maximum of 125 students.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

This application is being served from the North and the South by NW 57 Avenue and from the East and the Wwest by NW 183 St and NW 173 Drive.

IV. RECOMMENDATION:

**Miami-Dade County Department of Transportation and Public Works (DTPW) recommends approval of this application provided the project conditions, as indicated below, are adequately adhered to, and implemented in the field. Additionally, failure to comply with the project conditions may result in enforcement action by governing authorities.**

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers 9<sup>th</sup> Edition) for the existing 125 students

0 PM Peak Hour trips are generated by this application.

B. Cardinal Distribution

North	21 %	East	23 %
South	39 %	West	17 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

**Station F-2516** located on NW 183 Street west of NW 57 Avenue, has a maximum LOS "EE" of 4296 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2516 vehicles and 10 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2516** with its PHP and assigned vehicles is at LOS "C". The 0 vehicle trips generated by this development when combined with the 2516 and those previously approved through Development Orders, 10, equal 2526 and will cause this segment to remain at LOS "C" whose range is up to 3420.

**Station F-2514** located on NW 57 Avenue north of NW 183 Street, has a maximum LOS "D" of 5080 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3487 vehicles and 3 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2514** with its PHP and assigned vehicles is at LOS "B". The 0 vehicle trips generated by this development when combined with the 3487 and those previously approved through Development Orders, 3, equal 3590 and will cause this segment to remain at LOS "B" whose range is 701 to 4240.

**Station F-1233** located on NW 183 Street east of NW 57 Avenue, has a maximum LOS "EE" of 6468 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2420 vehicles and 14 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1233** with its PHP and assigned vehicles is at LOS "C". The 0 vehicle trips generated by this development when combined with the 2420 and those previously approved through Development Orders, 14, equal 2434 and will cause this segment to remain at LOS "C" whose range is up to 5250.

**Station F-1190** located on NW 57 Avenue south of NW 173 Drive, has a maximum LOS "EE" of 6468 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3467 vehicles and 26 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1190** with its PHP and assigned vehicles is at LOS "C". The 0 vehicle trips generated by this development when combined with the 3467 and those previously approved through Development Orders, 26, equal 3493 and will cause this segment to remain at LOS "C" whose range is up to 5250.

VII. SITE PLAN CRITIQUE:

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract C, Block 9 of Plat Book 65, Page 144.

VIII. Project Conditions:

Site Conditions:

Operational Conditions:

The school is required to operate as per the Traffic Operation Plan (TOP) incorporated within the submitted traffic impact study. Failure to operate as per

this TOP may be considered a violation of the school zoning resolution and may result in punitive actions.

Offsite Infrastructure Conditions:

The applicant will be required to install a school speed zone, as per the governing standards and upon all required agency approvals, for any existing or future uncontrolled school crossings that provide direct access to the school's property, and for any remote school crossings serving the school site that has been warranted as per FDOT Topic No. 750-010-027-h, Section 2. "School Zone Speed Regulations." Additionally, the school will be required to conduct and submit the traffic studies stated in FDOT Topic No. 750-010-027-h, Section 2. "School Zone Speed Regulations," following a request by DTPW. Failure to provide traffic studies and/or school speed zone once the need has been determined by DTPW will be considered a violation of resolution and should prohibit the school from obtaining a future Certificate of Use.

Standard Conditions:

1. A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
2. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian ramps that meet American with Disability Act (ADA) specifications where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
3. Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 feet within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of the Parks Recreation and Open Spaces Department. Also, any relocation or removal of trees must be approved by RER. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public records, must be provided prior to permitting any of these types of installations within the public right-of-way.
4. Plans submitted for Permit shall conform to MUTCD, DTPW and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and

Drainage submittal is required to review compliance with DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.

5. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

DTPW reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

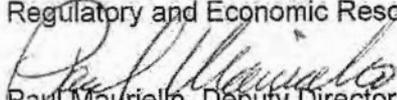
c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources

# Memorandum



**Date:** March 30, 2016

**To:** Nathan Kogon, Assistant Director  
Regulatory and Economic Resources Department

**From:**   
Paul Mauriello, Deputy Director, Waste Operations  
Department of Solid Waste Management

**Subject:** Hive Preparatory School (#16\_031)

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The Department of Solid Waste Management Department (DSWM) has **no objections to the proposed application.**

**Application:** *Hive Preparatory School* is requesting modification of Resolution Z-12-14 in order to permit the existing charter school located on the property to teach students from kindergarten through third grade, where previously it was limited to kindergarten through first grade. The school meets the County Code definition of a commercial establishment. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

**Section 15-2.3a** of the Code requires commercial establishments to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- |                                  |                                                |
|----------------------------------|------------------------------------------------|
| 1) High grade office paper       | 6) Steel (cans, scrap)                         |
| 2) Mixed paper                   | 7) other metals/scrap production materials     |
| 3) Corrugated cardboard          | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles                                    |
| 5) Aluminum (cans, scrap)        | 10) Wood                                       |

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

**Section 15-2.3** of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

**Section 15-4** of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation that development plans associated with this project incorporate at least one of the of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Intergovernmental and External Affairs Division, at (305) 375-1354.

# Memorandum



**Date:** May 31, 2016

**To:** Nathan Kogon, Assistant Director  
Development Services  
Department of Regulatory and Economic Resources (RER)

**From:** Maria A. Valdes, CSM, LEED® Green Associate  
Chief, Comprehensive Planning & Water Supply Certification Section

**Subject:** Zoning Application Comments - Advanced Learning Charter School, Inc.  
DIC # 16-031 (Zoning Application No. Z2016000031) - (Pre-app. # Z16P-226)

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject project. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Advanced Learning Charter School, Inc.

Location: The proposed project is located at 17701 NW 57<sup>th</sup> Avenue with folio No. 30-2107-005-3140, in unincorporated Miami-Dade County.

Proposed Development: Requesting to change the approved K-1 school to a K-3 school while continuing to limit the school to a maximum of 125 students. As per the applicant, the square footage is remaining the same. The water and sewer flows result in a no-net-increase.

Water: The proposed development is located within the WASD's water service area. The water supply is provided by the Hialeah-Preston Water Treatment Plant. The existing facility is currently being served by WASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

The existing school is currently connected to the water system.

Sewer: The proposed development is located within the WASD's sewer service area. The existing facility is currently being served by WASD. The wastewater flows for the proposed development is transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

The existing school is currently connected to the sewer system.

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** March 22, 2016

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M-I*  
Planning and Design Excellence Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2016000031: ADVANCED LEARNING CHARTER SCHOOL, INC. DBA HIVE PREPARATORY SCHOOL Z16P-226

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**Application Name:** ADVANCED LEARNING CHARTER SCHOOL, INC. DBA HIVE PREPARATORY SCHOOL Z16P-226

**Project Location:** The site is located at 17701 NW 57 AVE, Miami-Dade County.

**Proposed Development:** The request is for MOD OF GRADE LEVELS for a charter school.

**Impact and demand:** This application is for charter school, does not generate any residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

**Recommendation:** Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor



# Memorandum

**Date:** 26-APR-16  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2016000031

**Recommendation:**

The applicant is seeking a Special Exception to permit the existing charter school to operate from grades K through 3 and limit the school to 125 students. MDR has no objections to the requests.

**Service Impact/Demand**

Development for the above Z2016000031  
 located at 17701 NW 57 AVE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0175 is proposed as the following:

_____	dwelling units	_____	square feet
residential		industrial	
_____	square feet	_____	square feet
Office		institutional	
_____	square feet	_____	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

**Existing services**

The Fire station responding to an alarm in the proposed development will be: Station # 1  
 The estimated average travel time is: 5:00 minutes

**Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development: N/A

**Fire Planning Additional Comments**

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

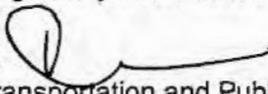
17

# Memorandum



**DATE:** May 10, 2016

**TO:** Jorge Vital  
DIC Coordinator  
Department of Regulatory and Economic Resources

**FROM:** Dunbar Corneille   
Department of Transportation and Public Works (DTPW)  
Planning & System Development Division

**SUBJECT:** Review of DIC Project No. Z2016000031, Advanced Learning Charter School, Inc., d/b/a Hive Preparatory School  
DTPW Project No. OSP173  
FSC No. 41.04

## DTPW Comments/Recommendations

Upon examination of the proposed location for the subject project referenced above (the "Project"), DTPW does not anticipate that the Project will create any substantial impact to the existing mass transit service in the area, and for the reasons stated below, DTPW has **no objections**.

## Project Background

Advanced Learning Charter School, Inc., (the "Applicant") is seeking, among other things a special exception to (a) permit the school located at approximately 17701 NW 57<sup>th</sup> Ave, Miami, Florida, currently operating a Kindergarten through First grade, to operate from Kindergarten through Third grade, and (b) to continue to limit the school to a maximum of 125 students. By reason of its scope and location, the Project requires this office to conduct an analysis of the currently available mass transit services and future transit improvements in the area.

## Current Mass Transit Service

The nearest public transit service is offered through Metrobus Routes 75 and 286 (the "Routes"). This level of public transit service in the vicinity of the Project complies with Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). The service headways for the Routes are indicated in Table 1-1 below, with the alignments illustrated in the copies of the maps attached hereto.

Table 1-1  
Metrobus Route Service Summary  
DIC Project No. Z2016000031, Advanced Learning Charter School, Inc.

Route(s)	Service Headways (in minutes)						Proximity to Project (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
75	30	30	60	n/a	60	60	0.03	L
286	48	48	n/a	n/a	48	n/a	0	L

Notes: L means Metrobus local route service  
As of December 2015 Line Up

## Future Transit Improvements

18

Currently, the 2040 Long Range Transportation Plan; the 2016 Transportation Improvement Program; and the 2015 Transit Development Plan do not indicate any projects are in progress or will be developed in the vicinity of the proposed site.

For the reasons cited above, DTPW has **no objections** to the application.

c: Monica D. Cejas, P.E., Chief Planning and System Development, DTPW  
Gerald Bryan, Section Chief Service Planning and Scheduling, DTPW  
Eric Zahn, Transit Planning Section Supervisor, DTPW  
Nilia Cartaya, Principal Planner, DTPW

# Memorandum



**Date:** April 29, 2016

**To:** Nathan Kogon, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources

**From:** *JJP* Juan J. Perez, Director  
Miami-Dade Police Department

**Subject:** Review - Zoning Application - Case: No. Z2016000031  
Advanced Learning Charter School, Inc.

## APPLICATION

The applicant, the Advanced Learning Charter Schools, Inc., is requesting a public hearing for a special exception to permit the existing Hive Preparatory K-1 charter school to operate as a K-3 school while not increasing the number of students or adding classroom space. The property is located at 17701 NW 57 Avenue, in Miami-Dade County, Florida.

## CURRENT POLICE SERVICES

The development would be located in unincorporated Miami-Dade County and serviced by our Northwest District, located at 5975 Miami Lakes Drive East, Miami Lakes, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

## REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's resources, and the impact that the location could have on the proposed zoning modification changes.

Current data of police staffing, population, and crimes/calls-for-service was examined to project any increase in calls-for-service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services significantly increase beyond current levels, additional sworn personnel, support staff, and equipment will be required. Additionally, it is recommended that Advanced Learning Charter Schools, Inc., work closely with Northwest District command staff in considering security options for the site.

**The Miami-Dade Police Department does not object to any proposed zoning modifications to complete this project.**

The applicants are encouraged to work with police during any future pre and post application changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Sergeant Keith Hedrick, of our Strategic Planning and Development Section, may be contacted at (305) 471-1990.

JJP/kh

Attachments (2)

1. Memorandum dated January 4, 2016
2. Calls-for-Service Report

# ***Building and Neighborhood Compliance***

## **ENFORCEMENT HISTORY**

ADVANCED LEARNING CHARTER  
SCHOOL, INC.DBA

17701 NW 57 AVE,  
MIAMI-DADE COUNTY, FLORIDA

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**APPLICANT**

---

**ADDRESS**

---

OCTOBER 20, 2016

---

Z2016000031

---

**DATE**

---

**HEARING NUMBER**

**FOLIO: 30-2017-005-3140**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

September 16, 2016

**NEIGHBORHOOD REGULATIONS:**

There are no current Open or Closed cases

**BUILDING SUPPORT REGULATIONS:**

There are no current Open or Closed cases

**VIOLATOR:**

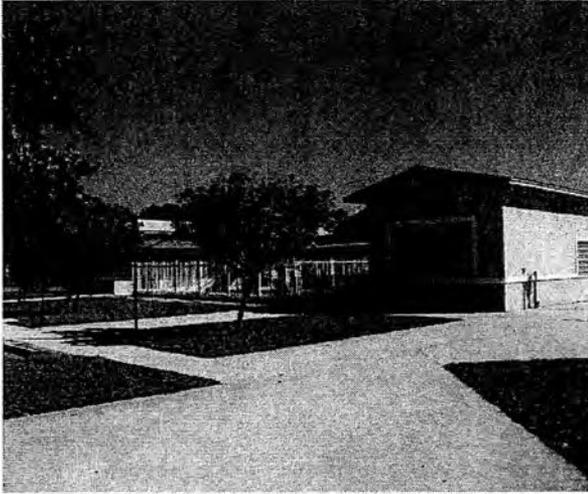
Advanced Learning Charter School, Inc. DBA

**OUTSTANDING LIENS AND FINES:**

As of September 16, 2016 There are no Outstanding Liens, Fines, or Fees

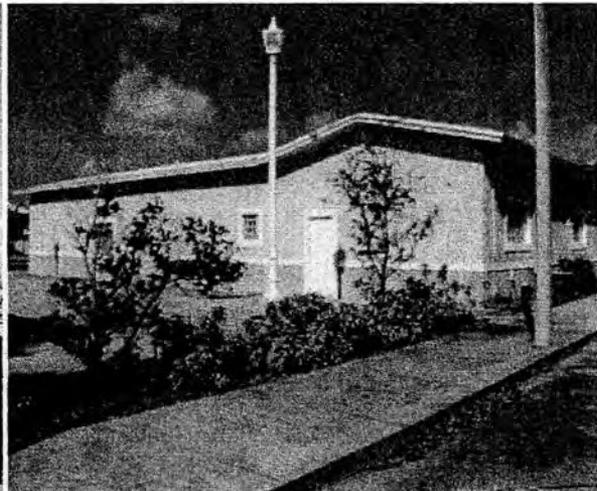
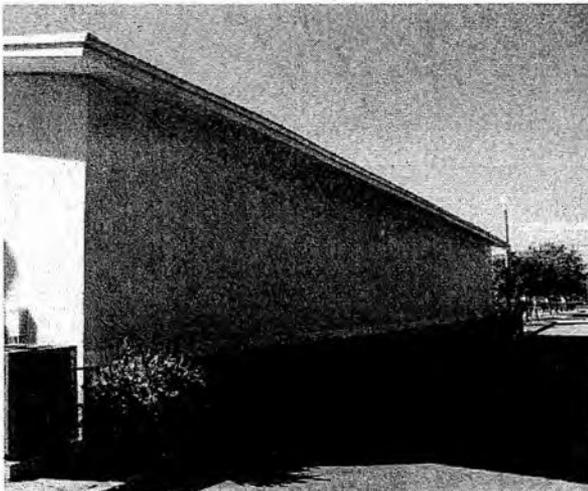
**PHOTOGRAPHS – submit photos showing entire site and all structures**

**FRONT ELEVATION**

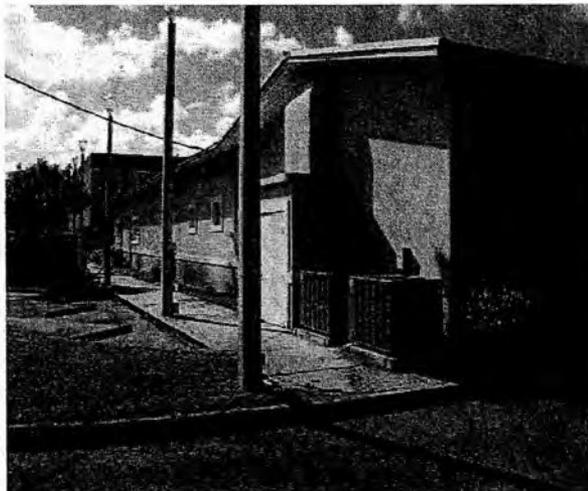


**RECEIVED**  
216-031  
MAR 16 2016  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES  
*Jan 505*

**SIDE ELEVATION**

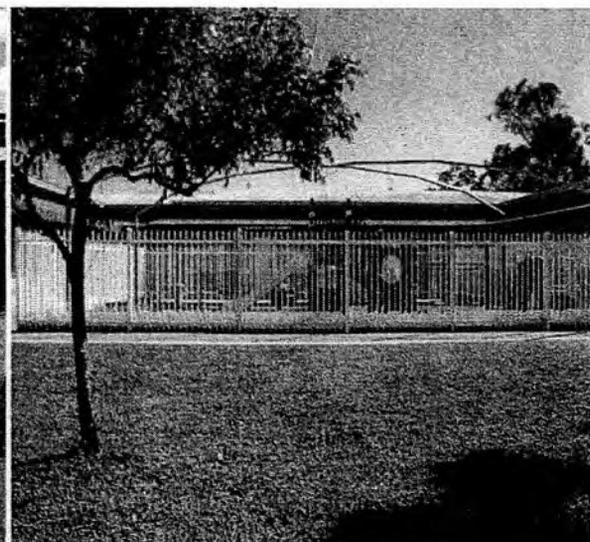
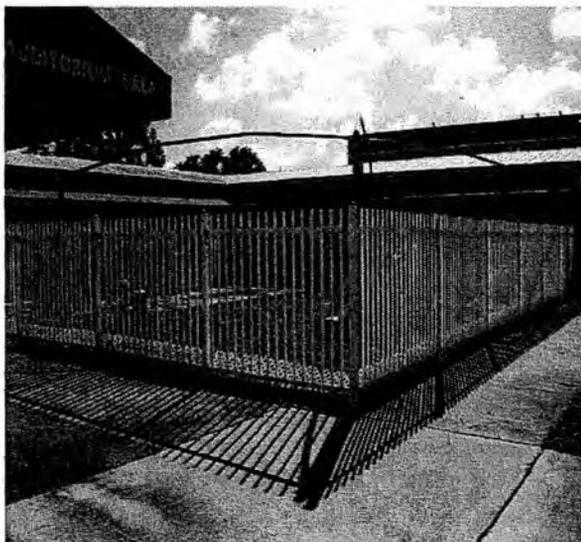
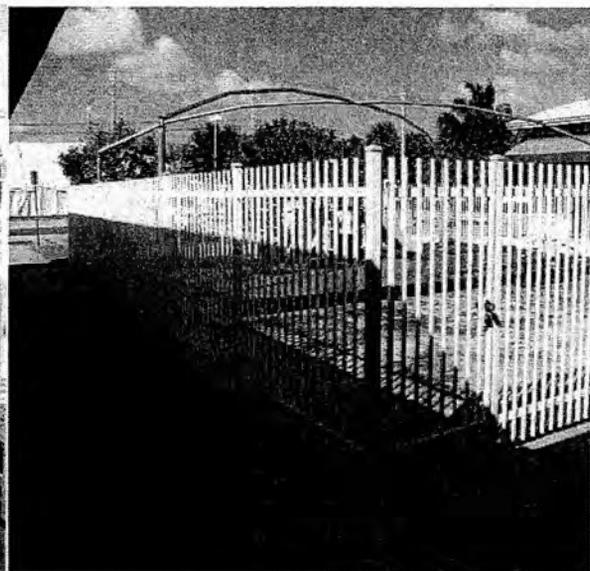
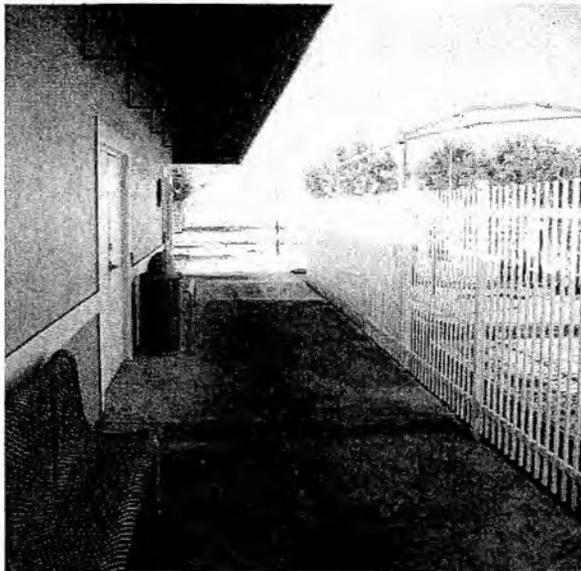
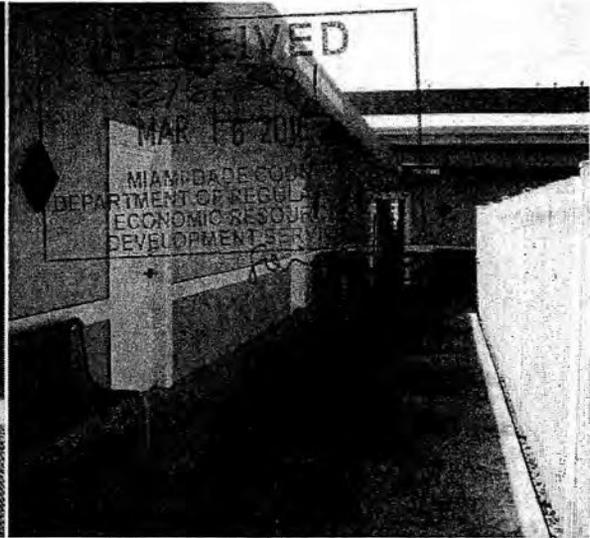
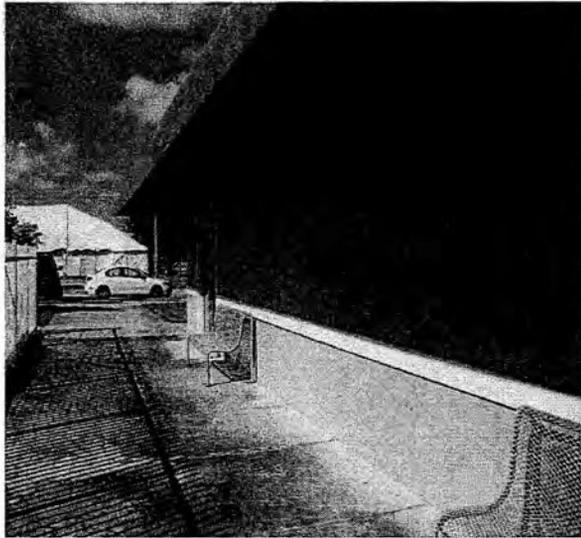


**REAR ELEVATION**



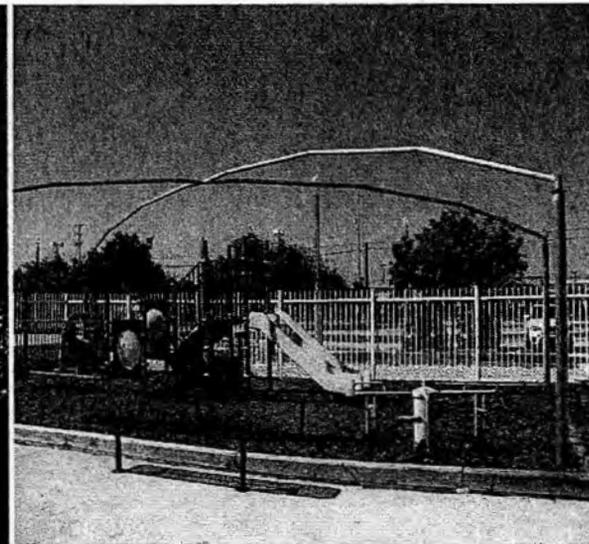
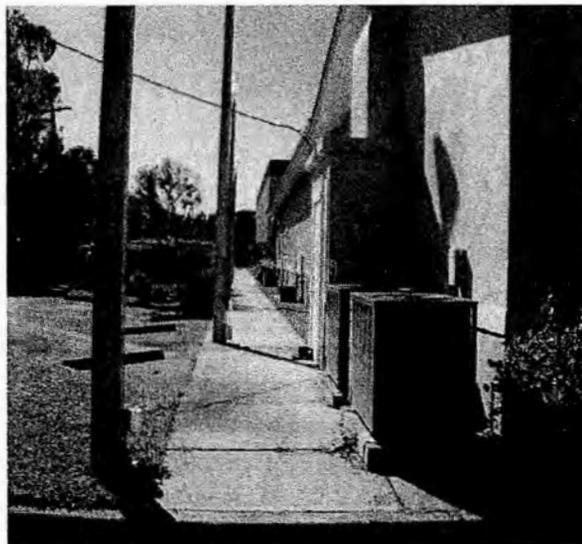
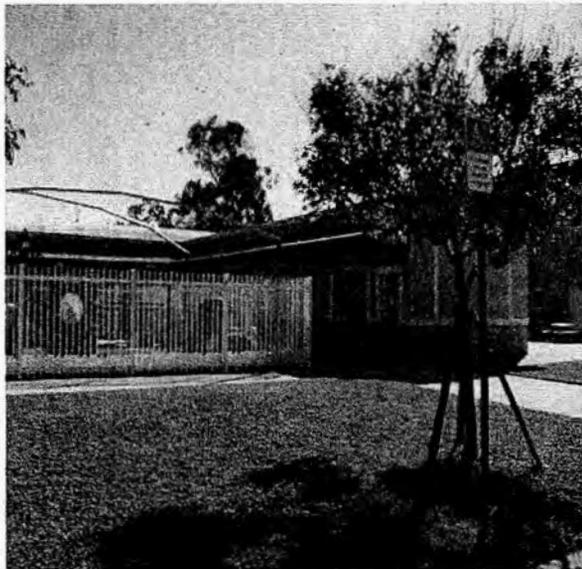
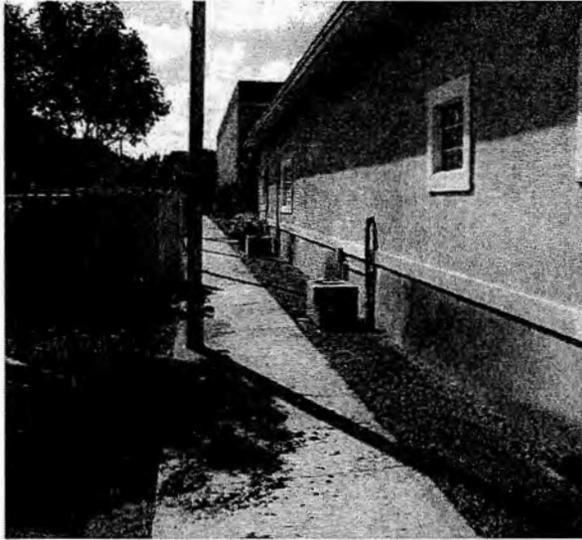
Additional photos may be submitted

**PHOTOGRAPHS – submit photos showing entire site and all structures**



Additional photos may be submitted

PHOTOGRAPHS – submit photos showing entire site and all structures



Additional photos may be submitted

## CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

A signed charter contract from the Miami-Dade County School Board must accompany this application which matches the location, # of students and grade levels of the proposed application.

School Name: Advanced Learning Charter School, Inc. School Address: 17701 NW 57th ST, Miami, FL 33015  
d/b/a HIVE Preparatory School

Tax Folio # 30 -2107-005-3140 Total size of site: 3.40 acres

Is this an expansion to an existing school?  Yes  No

If yes, indicate the # of students and grade levels previously approved:

125 / K-1 and the Resolution # Z-12-14

Number of children/students requested: 125 Grade Levels: K-3 Ages: 5-9

Number of classrooms: 7 Total square footage of classroom area: 2,806 s.f.

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 1,116 s.f.

Total square footage of outdoor recreation/play area: 1,977 s.f.

Number of parking spaces provided for staff, visitors, and transportation vehicles: 15

Days and hours of operation: 5 days; Mon.-Fri. 7:00 AM - 6:30 PM

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 7 day of December at Miami-Dade County, Florida.

WITNESSES:

[Signature]  
\_\_\_\_\_

[Signature]  
Joaquin A. Novoa

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I hereby certify that on this 7 day of December, 2015, before me personally appeared Joaquin Novoa, to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

My Commission Expires 10.29.2016



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].

RECEIVED  
MAR 16 2016  
HAWAII COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

CORPORATION NAME: International Bible Baptist Church, Inc

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

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].

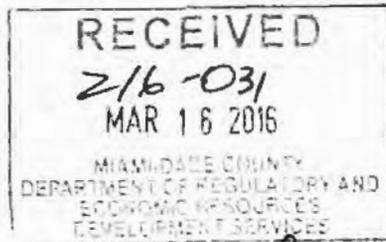


Exhibit B

NAME AND ADDRESS

Percentage of Stock

RON SUE

Title PD

Johnson Russell Rev. – Non for Profit  
19511 Cypress CT  
Hialeah, FL 00000 AF

0%

Title VD

Melendez, Omar – Non for Profit  
6541 W 14 AVENUE  
Hialeah, FL 33015

0%

Title TD

O'Rear, David K. – Non for Profit  
18899 NW 77 CT  
Hialeah, FL 33015

0%

Title SD

Porro, Martha – Non for Profit  
18776 NW 80<sup>TH</sup> AVE  
Hialeah, FL 33015

0%

Title AT

Porro, William – Non for Profit  
18776 NW 80<sup>TH</sup> AVE  
Hialeah, FL 33015

0%

Title AS

Zelaya, Carolina – Non for Profit  
1855 W 60 AVE #203  
Hialeah, FL 33012

0%

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

NAME, ADDRESS AND OFFICE (if applicable)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
*2/5/031*  
Percentage of Interest  
MAR 16 2016  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES  
*for SDE*

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

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

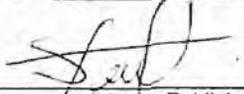
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**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

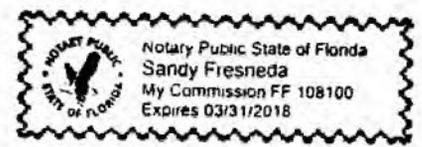
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:  David K. O'Rear  
(Applicant)

Sworn to and subscribed before me this 9 day of December, 2015. Affiant is personally know to me or has produced Sandy Fresneda as identification.

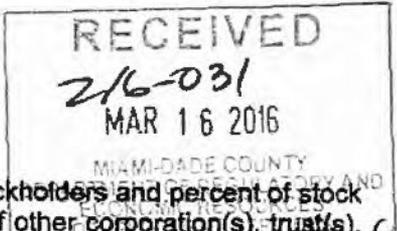
  
(Notary Public)

My commission expires: 3/31/2018



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.



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

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
See Exhibit A - Non for Profit	01
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: \_\_\_\_\_

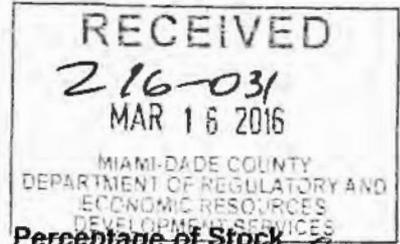
<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

Exhibit A



NAME AND ADDRESS

Title O

Garcia-Beccerra, 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%

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

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

NAME, ADDRESS AND OFFICE (if applicable) \_\_\_\_\_

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

Percentage of Interest  
216-031  
MAR 16 2016  
MIAMI DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES  
*for SDC*

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

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

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

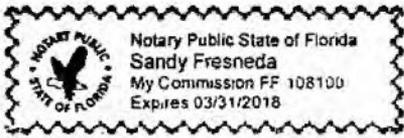
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *[Handwritten Signature]*  
(Applicant)

Sworn to and subscribed before me this 10 day of March, 2016. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

*[Handwritten Signature]*  
Sandy Fresneda  
(Notary Public)



My commission expires \_\_\_\_\_

\*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.



33

# LAND FORM design group

LAND FORM DESIGN GROUP, INC.  
5078 N. Dixie Highway No. 200  
Fort Lauderdale, FL 33304  
TEL 954.533.1020  
FAX 954.533.1020  
Email mlacozzini@lformdesign.com

CONSULTANTS  
PLAN REVIEW BY:

THURGOOD-LITTLE, P.L.A.  
LANDSCAPE ARCHITECTS, P.L.L.C.  
34-09 NE 21st Avenue  
PO Box 10000  
Fort Lauderdale, FL 33308  
954-566-0900

ARCHITECT  
**Jerry Clawson**  
architect  
2171 W. Cypress Creek Road  
Ft. Lauderdale, Florida 33309  
954.516.4864 FAX 954.516.4888  
Business hrs. 9-5:00 PM

PROJECT  
**INTERNATIONAL BIBLE BAPTIST CHURCH**  
17701 N.W. 57 AVE.  
MIAMI, FLORIDA



ISSUED FOR:  
 REVIEW & COMMENTS  
 RECORD  
 PERMIT  
 NOT FOR CONSTRUCTION  
 CONSTRUCTION

DRAWN: MM  
 CHECKED: TW  
 SCALE: 1" = 20'-0"  
 JOB NO.: 17701  
 DATE: 11-10-13  
 DRAWING TITLE:  
**LANDSCAPE PLAN**

SHEET NO. 1  
**L-002**  
 SHEET 02 OF 03  
 © LAND FORM DESIGN GROUP INC. ALL RIGHTS RESERVED

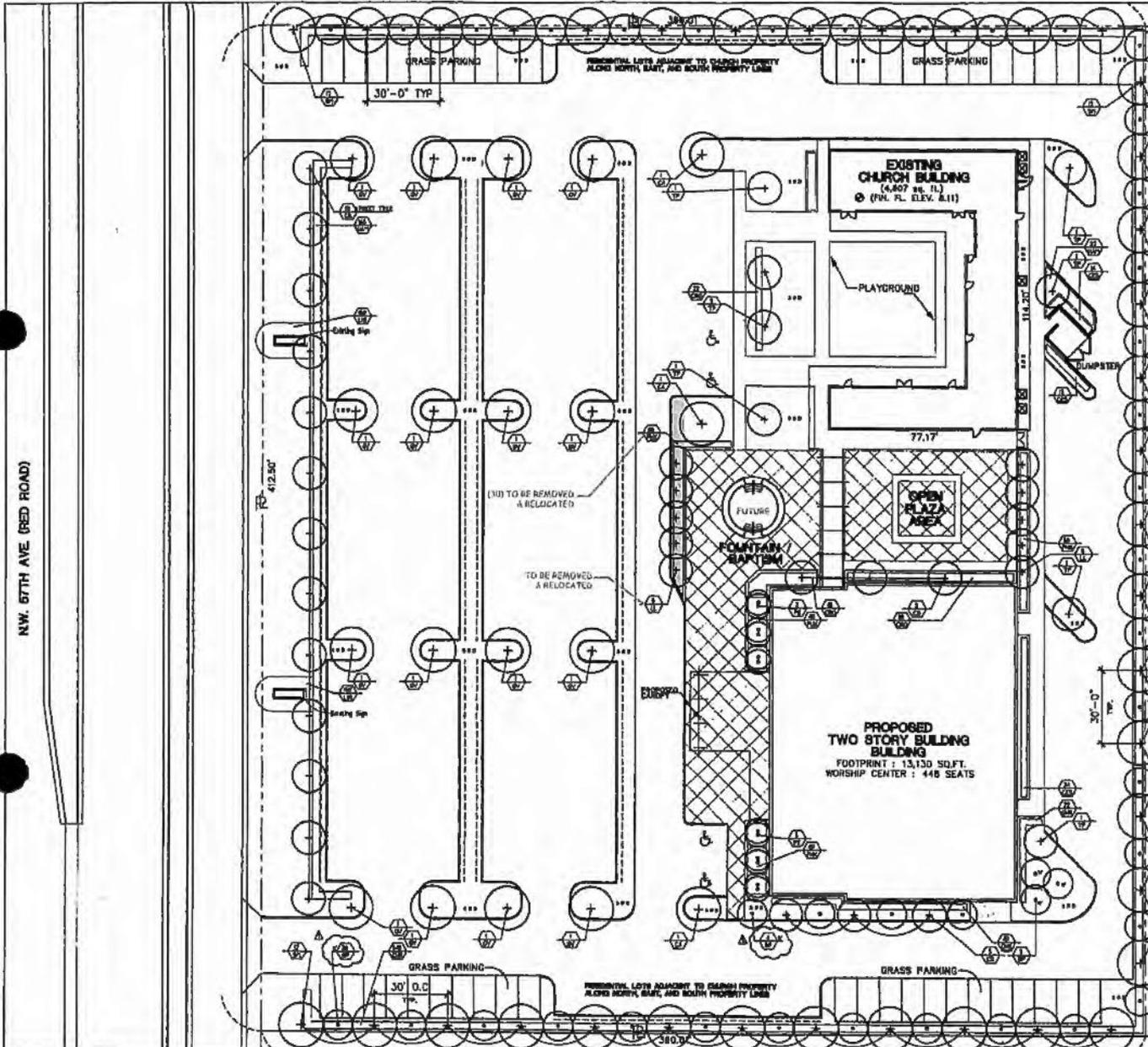
### PLANT LIST

TREES & PALMS	SYM.	QTY.	DESCRIPTION	SPECIFICATION
SP	SP	4	Steel palm tree Steel Palm Dwarfed	DB, 18" to 24" dbh. See plan for loc. BOOTHED TRUNK
CE	CE	10	Conocarpus gracilis var. stricta River Bush/Manatee Bay	DB, 4-6" dbh. x 8' spr., STD.
OV	OV	16	Quercus virginiana Live Oak	DB, 12" to 18" dbh. x 8' spr., 3" cal. min.
MI	MI	21	Acacia saligna Pungueiro	DB, 8" to 12" dbh. x 8' spr.
CA	CA	2	Calyptranthes bracteata Brazilian Beesweeper	DB, 10" to 12" dbh. x 8' spr.
TP	TP	2	Tillandsia heterophylla Poa Trumpet Tree	DB, 10" to 12" dbh. x 8' spr.
LL	LL	5	Ligustrum lucidum Tree Ligustrum	8" to 12" dbh. x 8' spr. Placubus
PE	PE	6	Platyaspis elegans Belmont/Starburst Palm	DB, 12" to 18" dbh. Double trunk

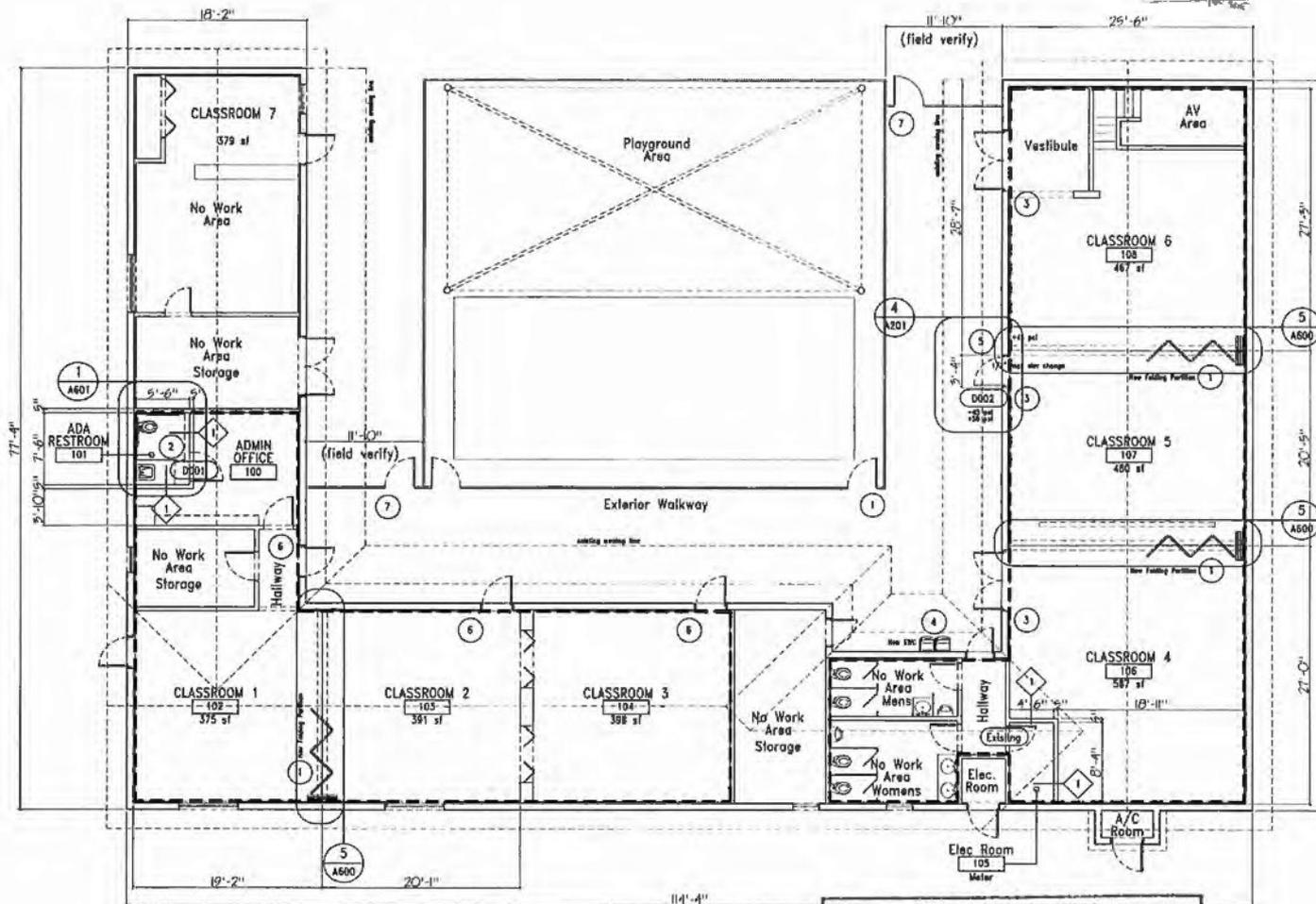
SHRUBS & ANTIPODERS	SYM.	QTY.	DESCRIPTION	SPECIFICATION
CRD	CRD	100	Callitriche virginiana 'Honey' Honey Drain	3 gal. 18" to 24" dbh. x 1' cal. min.
CHT	CHT	100	Chrysanthemum 'Iceberg' Red Top Chrysanthemum	3 gal. 12" to 18" dbh. x 24" spr. 24" cal.
CEB	CEB	21	Conocarpus gracilis var. stricta River Bush/Manatee Bay	3 gal. 12" to 18" dbh. x 24" spr. 24" cal.
HUT	HUT	101	Hamamelis virginica Cinnamon Swallow	3 gal. 12" to 18" dbh. x 24" spr. 24" cal.
LIN	LIN	100	Liriodendron chinensis Fringed Yellow Tree	1 gal. 12" dbh. x 24" cal. min.
PLA	PLA	100	Platanus acerifolia Platanus	3 gal. 12" to 18" dbh. x 24" cal. min.
POD	POD	100	Podocarpus	suggested plant, see plan for loc.

**RECEIVED**  
**# 2 16-031**  
**MAR 16 2016**  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES



REV.	DATE	DESCRIPTION
1	8-24-04	ADD TREES

34

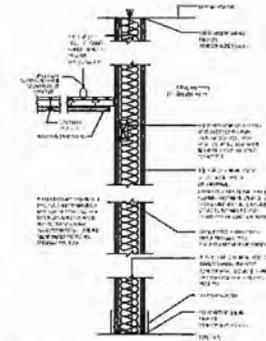


1 New Ground Floor Plan  
SCALE: 3/16" = 1'-0"

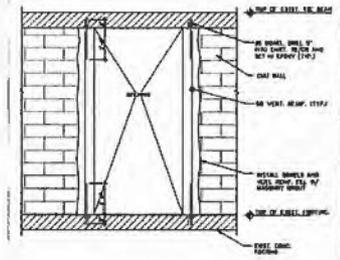
**RECEIVED**  
**# 2 16-031**  
**MAR 16 2016**  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

- 1 Fabrication 1/2 @ 12" high and 1 @ 9" high. Includes touch for track and steel support
  - 2 Connect existing fixtures via ADA compliant bathroom (Specify ADA, New Fixtures / Fixtures)
  - 3 Use the same system for the same system to be replaced (Specify)
  - 4 Use ADA compliant electric drives (Specify IP) to be removed and replaced (Specify)
  - 5 Use ADA compliant door (Specify opening path) to be replaced (Specify)
  - 6 Fabrication for same system to be replaced and called for transfer to new system codes
  - 7 Use Floor and plate to match existing
- General Note:  
All existing structural, plumbing and HVAC systems that are part of demolition are to be removed, repaired, and replaced to be removed or relocated to new locations.  
All dimensions to be field on field from existing conditions.  
Refer to sheet A202 for Foundation Notes.

2 General Notes  
SCALE: NTS

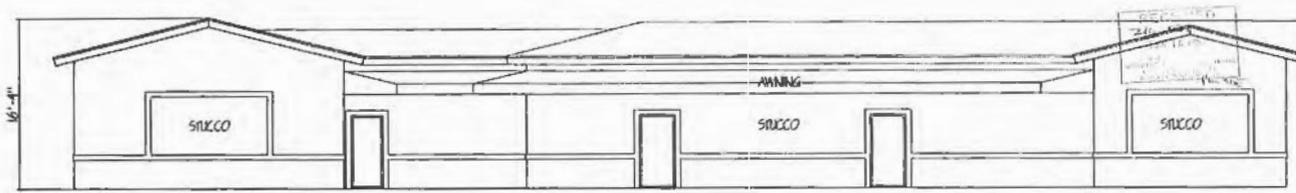


3 Wall Type 1  
SCALE: NTS



4 Structural Opening Reinforcement Detail  
SCALE: NTS

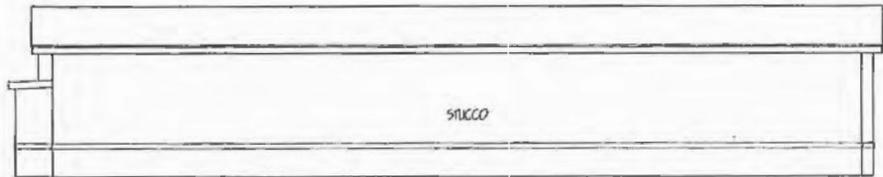
WORK BEING DONE DAY CARE CONVERSION TO CHARTER SCHOOL  
**HIVE KINDERGARTEN / 3<sup>rd</sup> GRADE**  
 17701 NW 57th AVENUE  
 MIAMI, FL 33055-3530  
 PROJECT NO.: 15-010-00  
 DATE: 08-2014  
 SCALE: AS NOTED  
 DRAWN BY: PEC  
 CHECKED BY: DCFEC  
 SHEET: A201  
 SOLOMONE ARCHITECTURE  
 3-14-16  
 DR. DUBOIS



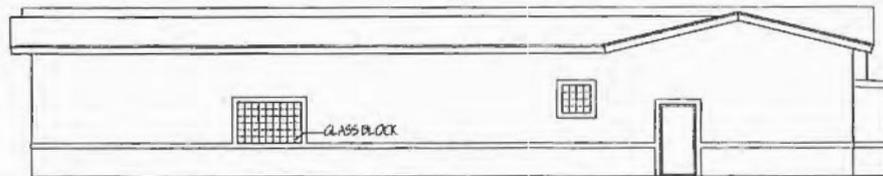
1 Existing Elevation - Front (West)  
SCALE: 3/16" = 1'-0"



2 Existing Elevation - Rear (East)  
SCALE: 3/16" = 1'-0"



3 Existing Elevation - Side (North)  
SCALE: 3/16" = 1'-0"



4 Existing Elevation - Side (South)  
SCALE: 3/16" = 1'-0"

This material is included as part of the scope of work.

General Note:  
All existing electrical, plumbing and HVAC systems that are part of demolition are to be capped temporarily and prepared to be removed or relocated as per new layout.

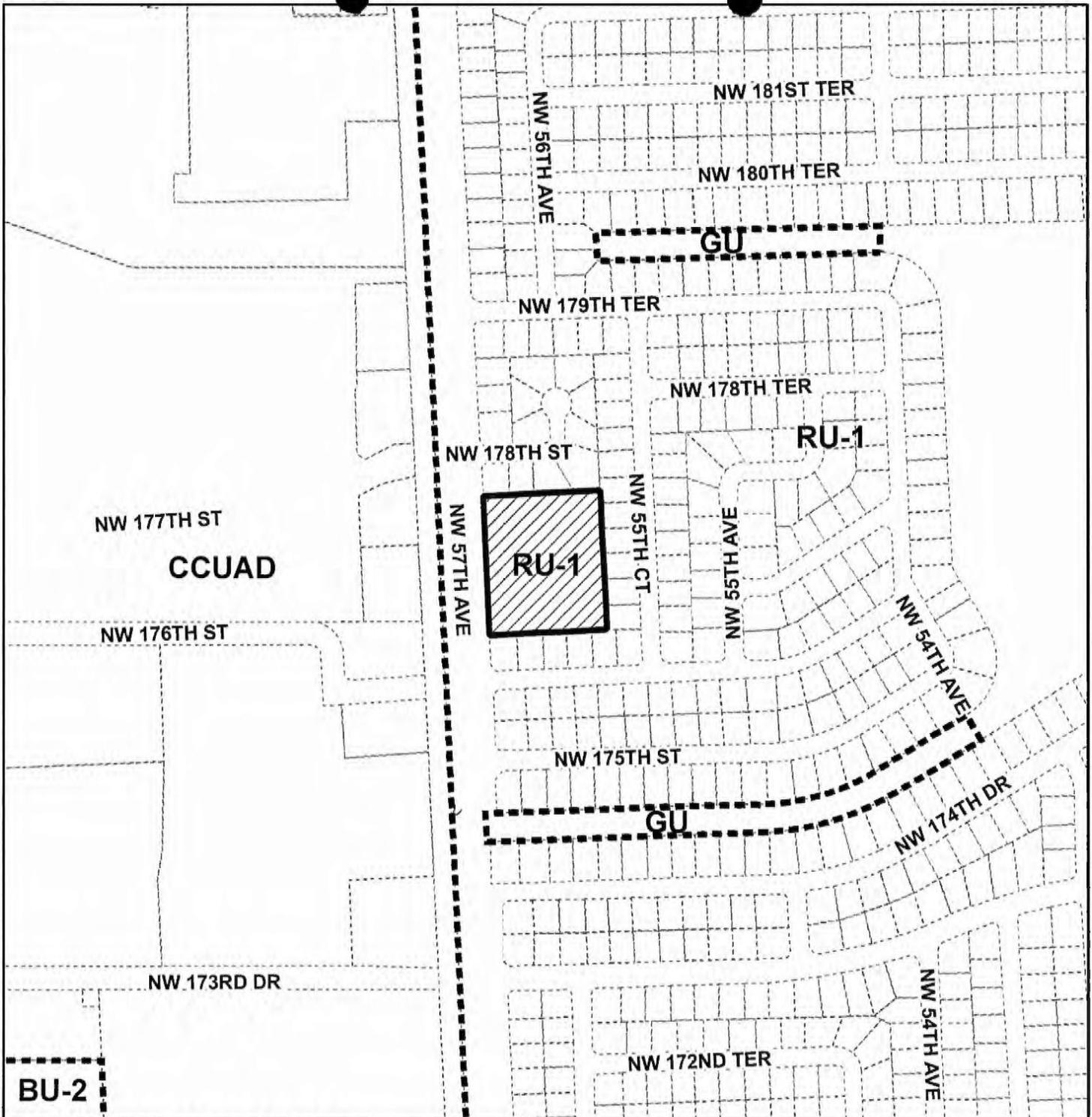
Refer to sheet ACOB for Foundation Notes.

**RECEIVED**  
**# 216-031**  
**MAR 16 2016**  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES

FOR REFERENCE ONLY

2 General Notes  
SCALE: NTS

SHEET 35  
 PROJECT: HIVE KINDERGARTEN / 3rd GRADE  
 DATE: 2-14-16  
 DRAWN BY: D. DUBOIS  
 CHECKED BY: D. DUBOIS  
 SCALE: 3/16" = 1'-0"  
 17701 NW 57th Avenue  
 MIAMI, FL 33095-3530  
 WORK BEING DONE: DAY CARE CONVERSION TO CHARTER SCHOOL  
 SOLAR ARCH  
 ARCHITECTURE INTERIOR PLANNING SUSTAINABLE DESIGN VISUALIZATION  
 16300 SW 15th Street, Suite 100, Miami, FL 33199  
 TEL: 305.444.1111 FAX: 305.444.1112  
 WWW.SOLARARCH.COM



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2016000031**

**Legend**

-  Subject Property Case
-  Zoning



Section: 07 Township: 52 Range: 41  
 Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC.**  
 DBA HIVE PREPARATORY SCHOOL  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, March 17, 2016

REVISION	DATE	BY
		36



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2015**

Process Number

**Z2016000031**

Legend

 Subject Property



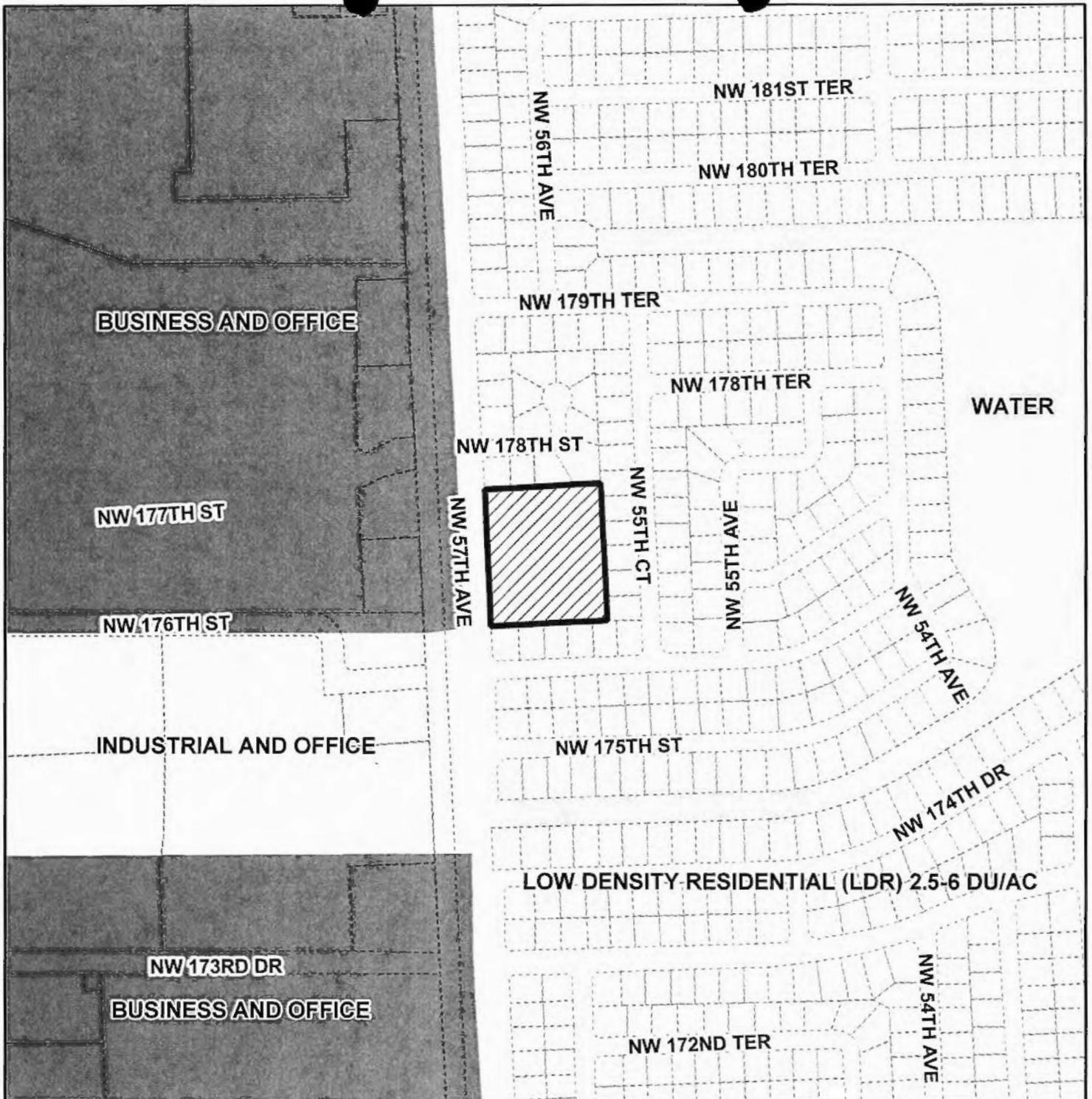
Section: 07 Township: 52 Range: 41  
 Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC.**  
 DBA **HIVE PREPARATORY SCHOOL**  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, March 17, 2016

REVISION	DATE	BY
		37





**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number

**Z2016000031**

**Legend**

 Subject Property Case



Section: 07 Township: 52 Range: 41  
 Applicant: ADVANCED LEARNING CHARTER SCHOOL, INC.  
 DBA HIVE PREPARATORY SCHOOL  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, March 17, 2016

REVISION	DATE	BY



Miami-Dade County  
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2016000031

BOARD: BCC

LOCATION OF SIGN: 17701 NW 57 AVE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 27-SEP-16

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

CLEVELAND THOMPSON

HEARING NO. 16-10-CC-2 (16-31)

APPLICANT: ADVANCED LEARNING CHARTER SCHOOL, INC. DBA HIVE  
PREPARATORY SCHOOL

MODIFICATION of Conditions #2 and #10 of Resolution No. Z-12-14, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive-Kindergarten/1st Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility For International Bible Baptist Church", as prepared by Jerry Clawson/Architects, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 04/21/14 and the remaining 6 sheets dated stamped received 04/02/14."

TO: "2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive-Kindergarten/3rd Grade" as prepared by Sol Arch, consisting of 3 sheets and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 4 sheets, dated stamped received 03/16/16."

FROM: "10. That the charter school use be limited to grades Kindergarten through 1st and be limited to a maximum of 125 students."

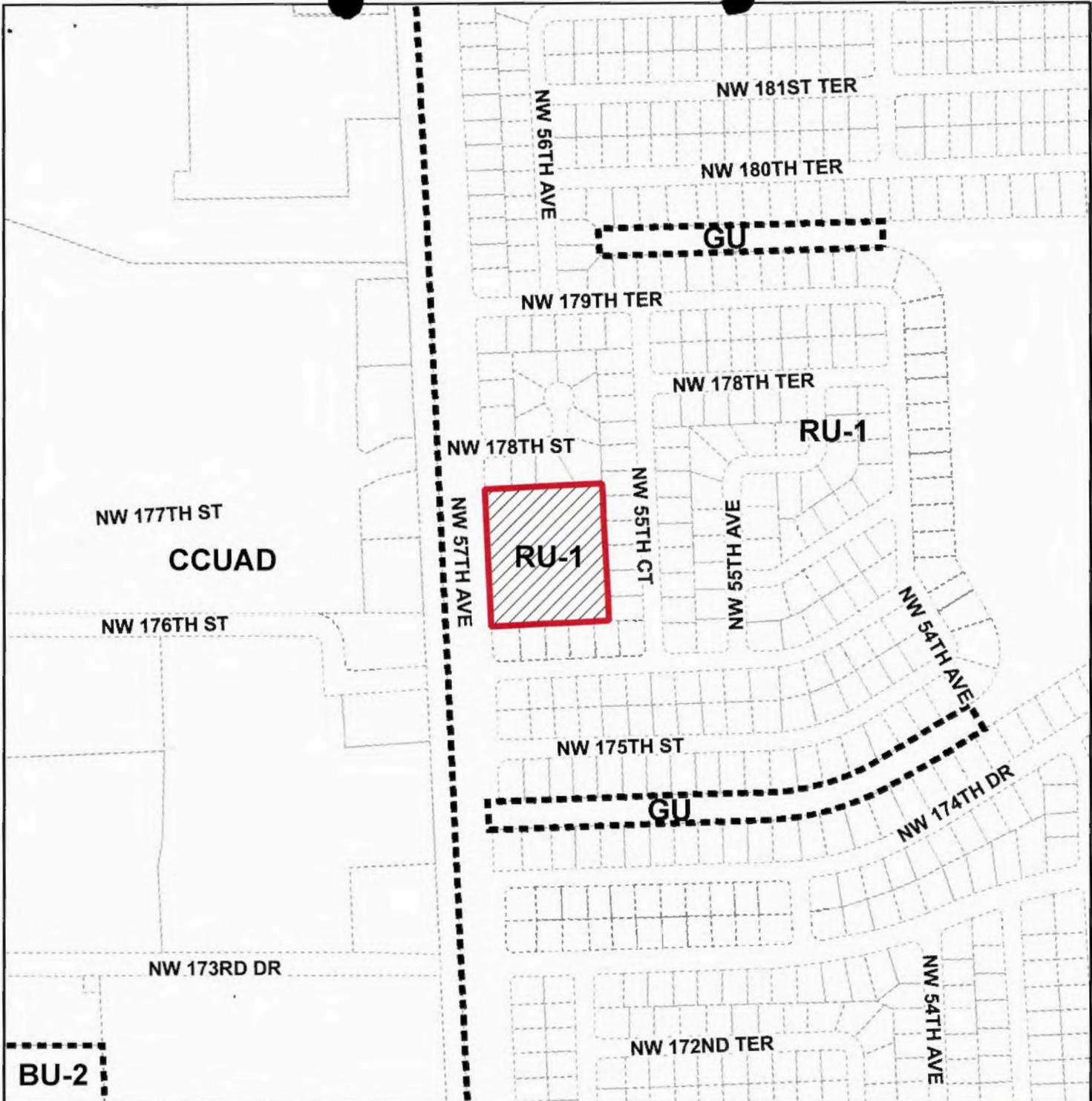
TO: "10. That the charter school use be limited to grades Kindergarten through 3rd and be limited to a maximum of 125 students."

The purpose of the request is to revise the site plan showing the additional grades for the previously approved charter school.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 17701 NW 57 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.4 Acres



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2016000031**

**Legend**

-  Subject Property Case
-  Zoning

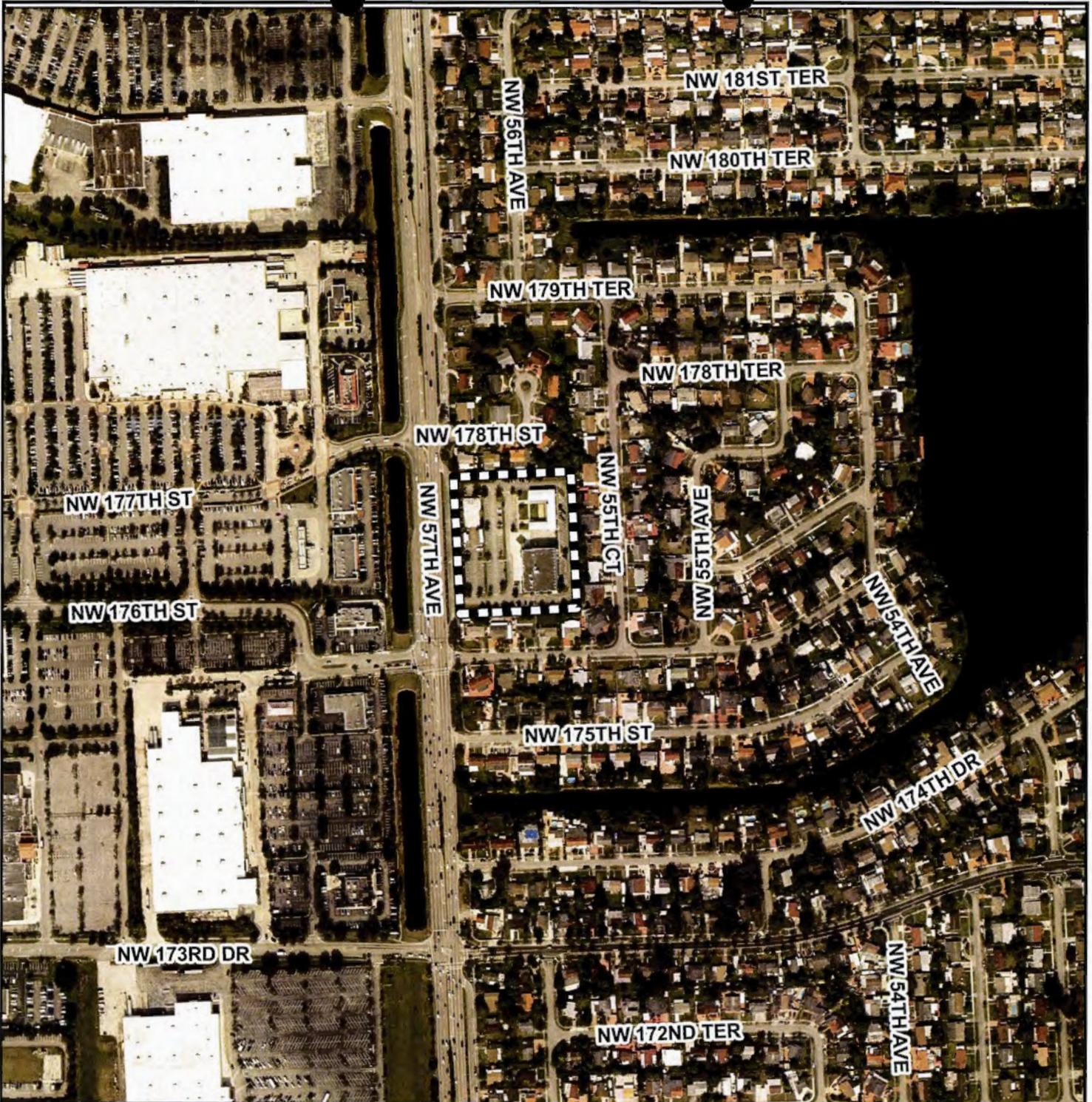


Section: 07 Township: 52 Range: 41  
 Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC.**  
 DBA HIVE PREPARATORY SCHOOL  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, March 17, 2016

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2015**

Process Number

**Z2016000031**

Legend

 Subject Property

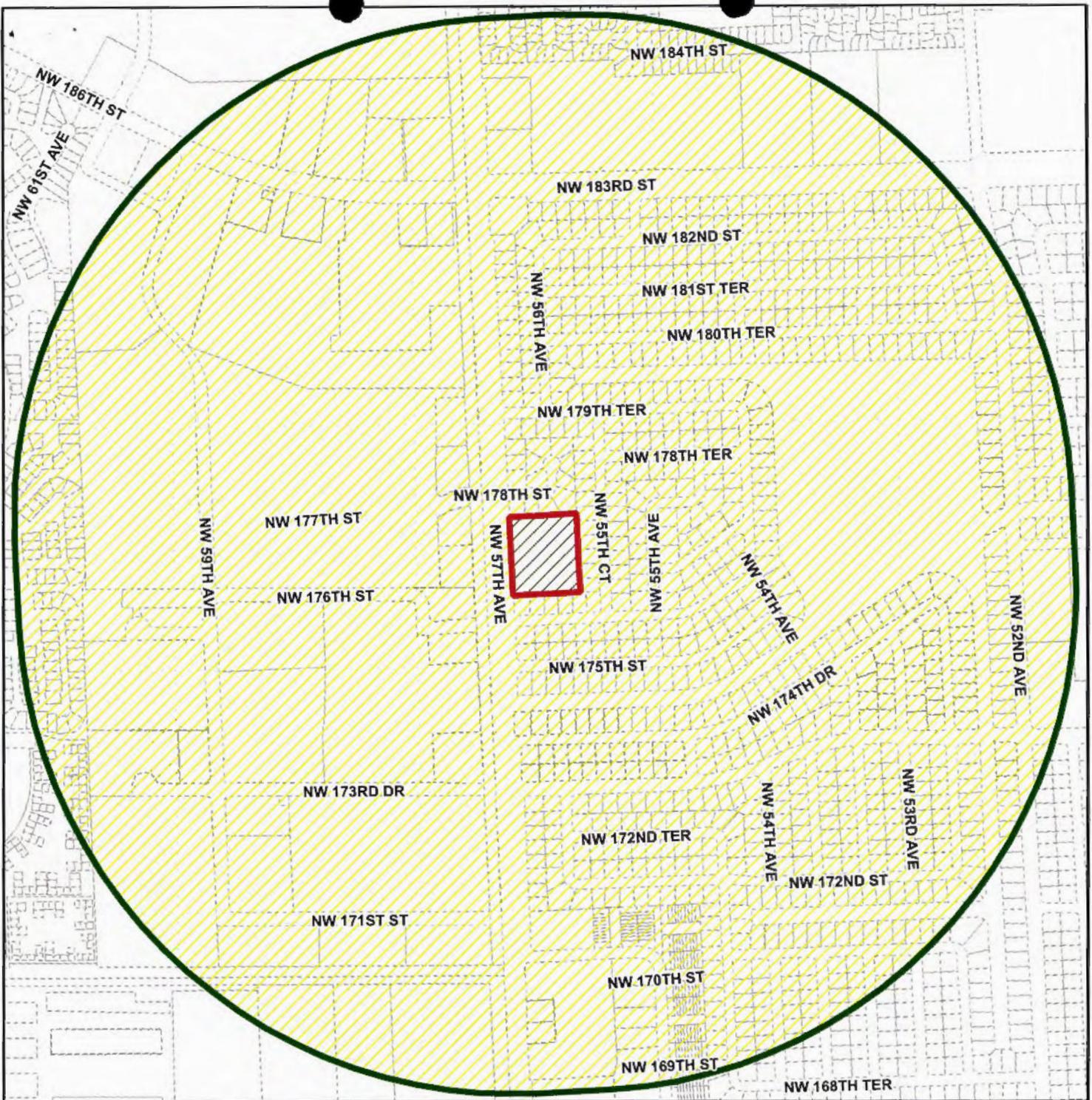


Section: 07 Township: 52 Range: 41  
 Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC.**  
 DBA **HIVE PREPARATORY SCHOOL**  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, March 17, 2016

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number  
**Z2016000031**

Section: 07 Township: 52 Range: 41  
 Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC.**  
 DBA **HIVE PREPARATORY SCHOOL**  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: **E.CESPEDES**  
 Scale: NTS

RADIUS: 2640

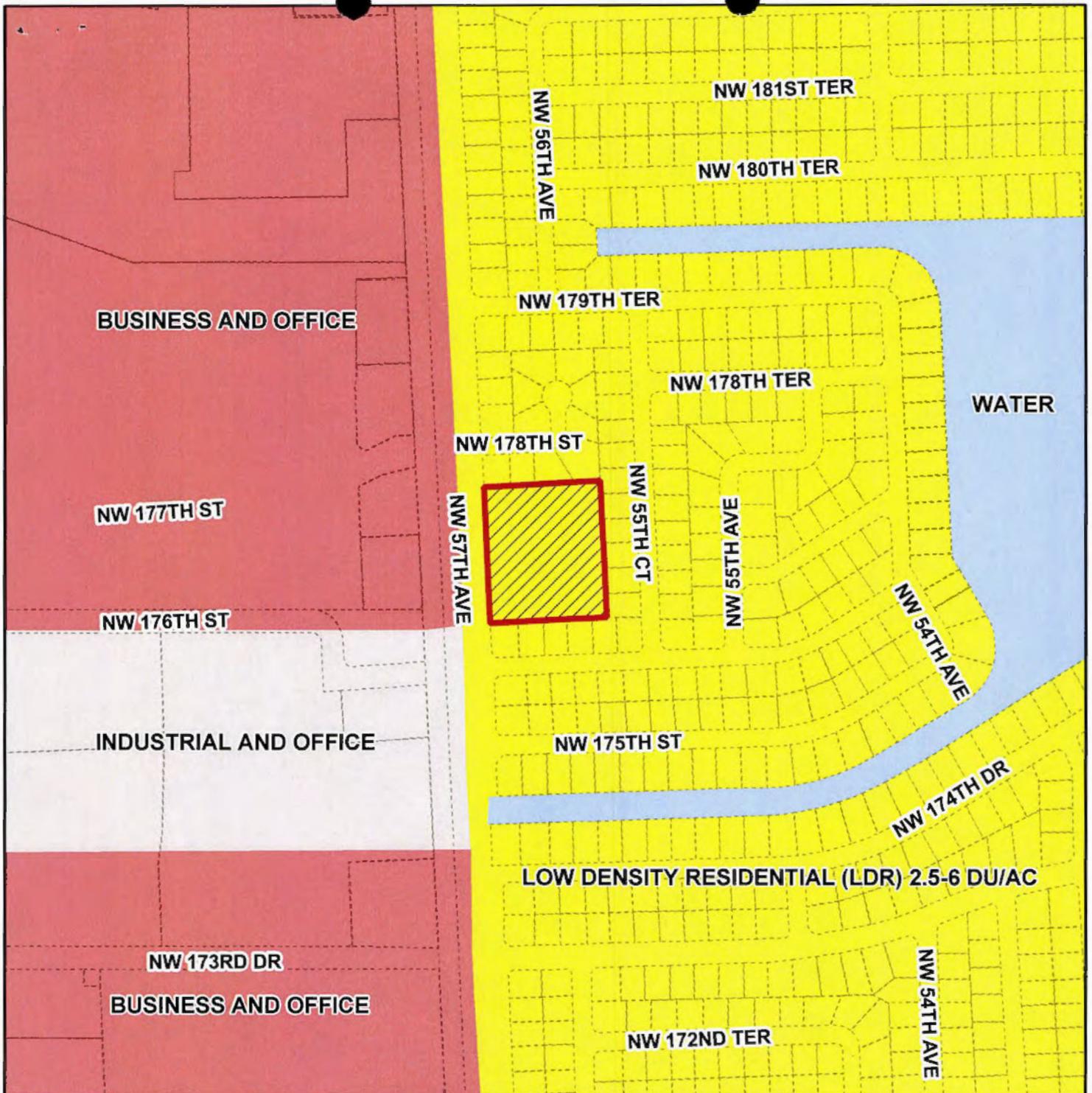
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, March 17, 2016

REVISION	DATE	BY

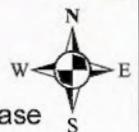


**MIAMI-DADE COUNTY**  
**CDMP MAP**

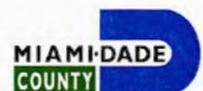
Process Number  
**Z2016000031**

**Legend**

 Subject Property Case



Section: 07 Township: 52 Range: 41  
 Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC.**  
 DBA **HIVE PREPARATORY SCHOOL**  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, March 17, 2016

REVISION	DATE	BY

# Memorandum



**Date:** September 24, 2015

**To:** Mark R. Woener, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources

**From:** Paul Mauriello, AICP, Deputy Director, Waste Operations  
Public Works and Waste Management Department

**Subject:** Solid Waste Disposal Concurrency Determination

A handwritten signature in cursive script, appearing to read "Paul Mauriello".

The Public Works and Waste Management Department (PWWM) determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of fifteen (15) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2029-30 or ten (10) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2016), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

## Attachment

c: Alina T. Hudak, Deputy Mayor and Director, PWWM  
Aneisha Daniel, Assistant Director, Administration  
Asok Ganguli, Assistant Director, Technical Services  
Michael Fernandez, Assistant Director, Disposal Operations  
Aimee Cabrera, Chief, Intergovernmental & External Affairs

Public Works and Waste Management Department (PWWM)  
Disposal Facility Available Capacity  
From Fiscal Year 2015-16 Through Fiscal Year 2029-30

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity		
OCT. 1, 2015 TO SEPT.	1,600,000	2,460,854	168,000	2,292,854	5,761,827	381,400	5,380,427	1,555,908	185,400	1,370,508	250,000	984,800
OCT. 1, 2016 TO SEPT.	1,600,000	2,292,854	168,000	2,124,854	5,380,427	381,400	4,999,027	1,370,508	185,400	1,185,108	250,000	984,800
OCT. 1, 2017 TO SEPT.	1,600,000	2,124,854	168,000	1,956,854	4,999,027	381,400	4,617,627	1,185,108	185,400	999,708	250,000	984,800
OCT. 1, 2018 TO SEPT.	1,600,000	1,956,854	168,000	1,788,854	4,617,627	381,400	4,236,227	999,708	185,400	814,308	250,000	984,800
OCT. 1, 2019 TO SEPT.	1,600,000	1,788,854	168,000	1,620,854	4,236,227	381,400	3,854,827	814,308	185,400	628,908	250,000	984,800
OCT. 1, 2020 TO SEPT.	1,600,000	1,620,854	168,000	1,452,854	3,854,827	381,400	3,473,427	628,908	185,400	443,508	250,000	984,800
OCT. 1, 2021 TO SEPT.	1,600,000	1,452,854	168,000	1,284,854	3,473,427	381,400	3,092,027	443,508	185,400	258,108	250,000	984,800
OCT. 1, 2022 TO SEPT.	1,600,000	1,284,854	168,000	1,116,854	3,092,027	381,400	2,710,627	258,108	185,400	72,708	250,000	984,800
OCT. 1, 2023 TO SEPT.	1,600,000	1,116,854	168,000	948,854	2,710,627	381,400	2,329,227	72,708	72,708	0	362,692	984,800
OCT. 1, 2024 TO SEPT.	1,600,000	948,854	168,000	780,854	2,329,227	381,400	1,947,827	0	0	0	435,400	984,800
OCT. 1, 2025 TO SEPT.	1,600,000	780,854	168,000	612,854	1,947,827	381,400	1,566,427	0	0	0	435,400	984,800
OCT. 1, 2026 TO SEPT.	1,600,000	612,854	168,000	444,854	1,566,427	381,400	1,185,027	0	0	0	435,400	984,800
OCT. 1, 2027 TO SEPT.	1,600,000	444,854	168,000	276,854	1,185,027	381,400	803,627	0	0	0	435,400	984,800
OCT. 1, 2028 TO SEPT.	1,600,000	276,854	168,000	108,854	803,627	381,400	422,227	0	0	0	435,400	984,800
OCT. 1, 2029 TO SEPT.	1,600,000	108,854	108,854	0	422,227	381,400	40,827	0	0	0	494,546	984,800
REMAINING YEARS				14			15			8		15

ANNUAL DISPOSAL (in tons)	
RESOURCES RECOVERY ASHFILL	168,000
SOUTH DADE LANDFILL	381,400
NORTH DADE LANDFILL	185,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>984,800</u>

- \* Ashfill capacity is for Cell 20.
- \*\* South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.
- \*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.
- \*\*\*\* Maximum Contractual Tonnage per year from WMI is 1.25 million tons, 500,000 tons to the Medley Landfill, 500,000 to Okeechobee County Landfill and 250,000 tons to the Monarch Hill Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2035 and the contract contains two 5-year renewal terms.
- \*\*\*\*\* All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by Arcadis based on the actual July 2015, survey with actual tons for July 2015 through August 2015, and projected tons for September 2015.

# Memorandum



**Date:** October 1, 2015

**To:** Mark R. Woerner, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources

**From:** *ANB* Alice N. Bravo, P.E., Director  
Miami-Dade Transit

**Subject:** FY16 Blanket Concurrency Approval for Transit

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Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2015 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2015 to September 30, 2016, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Frank Guyamier, P.E., MDT  
Albert A. Hernandez, P.E., MDT  
Monica D. Cejas, P.E., MDT  
Gerald E. Bryan, MDT  
Eric Zahn, MDT  
Nilia Cartaya, MDT  
Jaqueline Carranza, MDT  
Mark R. Woerner, RER  
Helen A. Brown, RER

# Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning  
Department of Planning and Zoning

From: Manuel C. Mena, Chief  
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

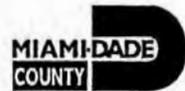
MCM:skr

Received by  
Zoning Agenda Coordinator

JUL 27 2010

cc: Control File

# Memorandum



**Date:** September 28, 2015

**To:** Mark R. Woerner, Assistant Director for Planning  
Regulatory and Economic Resources Department

**From:** Maria J. Nardi *M-J*  
Chief of Planning and Design Excellence  
Parks, Recreation and Open Spaces Department

**Subject:** Blanket Concurrency Approval for Recreation and Open Space

---

This memorandum updates the blanket concurrency approval memo of September 18, 2014. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2016. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

MN: jlb

c: Helen Brown, Metropolitan Planning, RER



Miami-Dade County  
Park Recreation and Open Spaces Department  
LOS-2015-16

Report # 4 Table 34  
Local Recreation Open Space Level of Service

PBD	Estimated 2015 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space Acres	Recreation Open Space Acreage	Surplus (Deficient) Acres	percentage of Standard %
1	382,633	1,052.24	343.95	291.00	634.95	299.82	267	1201.77	149.53	1.14
2	601,589	1,654.37	715.26	595.00	1310.26	356.3	473	2139.56	485.19	1.29
3	164,347	451.95	251.88	232.93	484.81	96.62	89	670.43	218.48	1.48
<b>Total</b>	<b>1,148,569</b>	<b>3,158.56</b>	<b>1311.09</b>	<b>1118.93</b>	<b>2430.02</b>	<b>752.74</b>	<b>829</b>	<b>4011.76</b>	<b>853.20</b>	<b>1.27</b>

Note:  
Public Local Park Acres is Miami-DadeParks Only  
Private Recreation Open Space Updated 1/9/09  
\*Concurrency Acres are District park Acres utilized for local Recreation

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

RESOLUTION NO. Z-12-14

WHEREAS, ADVANCED LEARNING CHARTER SCHOOL, INC. applied for the following:

- (1) SPECIAL EXCEPTION to permit a Charter School.
- (2) MODIFICATION of Condition #2 of Resolution 4-ZAB-309-73, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB5-14-04, passed and adopted by Community Zoning Appeals Board #5, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'International Bible Baptist Church,' as prepared by Jerry Clawson, Architect, dated stamped received 8/25/04 and consisting of 12 sheets."

**FROM :** → TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive-Kindergarten/1<sup>st</sup> Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility for International Bible Baptist Church" as prepared by Jerry Clawson, Architect, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church" as prepared by Land Form Design Group" consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 4/21/14 and the remaining 6 sheets dated stamped received 4/2/14.

tb :

The purpose of request #2 is to allow the applicant to submit a revised site plan showing a charter school in lieu of the previously approved private school, kindergarten and day care center.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "C", CAROL CITY LAKE STEVEN ESTATES, PB 65-144.

LOCATION: 17701 NW 57 Avenue, MIAMI-DADE COUNTY, FLORIDA, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

*WHEREAS*, upon due and proper consideration having been given to the matter and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that the requested special exception to permit a Charter School (Item #1), and the requested modification of Condition #2 of Resolution 4-ZAB-309-73, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB5-14-04, passed and adopted by Community Zoning Appeals Board #5 (Item #2) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and that the requested special exception to permit a Charter School (Item #1) would not have an adverse impact upon the public interest and should be approved, and

*WHEREAS*, a motion to approve Item #1 and Item #2, was offered by Commissioner Barbara J. Jordan, seconded by Commissioner Audrey M. Edmonson, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Barbara J. Jordan	aye
Lynda Bell	aye	Jean Monestime	absent
Esteban Bovo, Jr.	aye	Dennis C. Moss	aye
Jose "Pepe" Diaz	aye	Sen. Javier D. Souto	aye
Audrey M. Edmonson	aye	Xavier L. Suarez	aye
Sally A. Heyman	absent	Juan C. Zapata	aye
	Rebecca Sosa	absent	

*NOW THEREFORE BE IT RESOLVED* by the Board of County Commissioners, Miami-Dade County, Florida, that the requested special exception to permit a Charter School (Item #1), and the requested modification of Condition #2 of Resolution

4-ZAB-309-73, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB5-14-04, passed and adopted by Community Zoning Appeals Board #5 (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That all the conditions of Resolution #CZAB5-14-04 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive - Kindergarten / 1st Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility For International Bible Baptist Church", as prepared by Jerry Clawson/ Architects, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 04/21/14 and the remaining 6 sheets dated stamped received 04/02/14.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.
5. That the applicant shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as may be contained in its memorandum dated May 6, 2014.
6. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated April 23, 2014.
7. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
9. That at the time of Certificate of Use renewal and each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.

10. That the charter school use be limited to grades Kindergarten through 1<sup>st</sup> and be limited to a maximum of 125 students.
11. That the owner shall have trained personnel on site to manage the traffic operations during the arrival and dismissal period.
12. That the applicant shall provide an annual traffic report to be submitted and reviewed by the Public Works and Waste Management Department and the Department of Regulatory and Economic Resources prior to the issuance of the annual Certificate of Use, that verifies compliance with the approved Traffic Operations Plan (TOP).
13. That at the time of Certificate of Use renewal and with each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter or approved form from the Public Works and Waste Management Department showing that the school facility is in compliance with the traffic impact study and the TOP that was submitted as part of the hearing application.
14. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
15. That the waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.
16. That night activities and/or special events shall be limited to twelve (12) events per year and shall end no later than 10:00 PM.
17. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.
18. That if the charter school fails after establishment, the owner, within thirty-six months of the charter school's closure shall:
- a) Cause the charter school to be in full compliance with all zoning regulations applicable to the Property allowing a use other than the charter school.
  - b) Transfer the operation of the charter school to another charter school operator or to the Miami-Dade County School Board after securing the necessary approvals from the Miami-Dade School Board; or
  - c) Convert the charter school to a permitted use within the zoning district applicable to the property, provided said use has first been authorized through the issuance of the appropriate permits from the Department; or
  - d) Secure necessary public hearing approvals to convert the charter school to a use not otherwise permitted within the zoning district applicable to the property.

*BE IT FURTHER RESOLVED* that the requested modification of Condition #2 of Resolution 4-ZAB-309-73, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB5-14-04, passed and adopted by Community Zoning Appeals Board #5, (Item #2) shall read as follows:

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive-Kindergarten/1<sup>st</sup> Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility for International Bible Baptist Church" as prepared by Jerry Clawson, Architect, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church" as prepared by Land Form Design Group" consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 4/21/14 and the remaining 6 sheets dated stamped received 4/2/14.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

*THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED* this 17<sup>th</sup> day of July, 2014, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 14-7-CC-2  
rd

HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

By CHRISTOPHER AGRIPPA  
Deputy Clerk

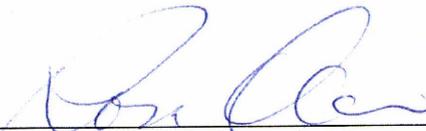
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY  
COMMISSIONERS ON THE 25<sup>TH</sup> DAY OF JULY, 2014.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-12-14 adopted by said Board of County Commissioners at its meeting held on the 17<sup>th</sup> day of July, 2014.

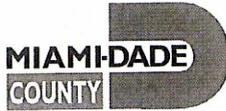
IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 25<sup>th</sup> day of July, 2014.



\_\_\_\_\_  
Rosa Davis, Deputy Clerk (218345)  
Miami-Dade County Department of Regulatory and  
Economic Resources

SEAL





Department of Regulatory and Economic Resources  
Development Services Division  
111 NW 1st Street • Suite 1110  
Miami, Florida 33128-1902  
T 305-375-2640  
www.miamidade.gov/economy

July 25, 2014

Advanced Learning Charter School, Inc.  
c/o Dulce Conde  
4917 SW 74 Ct  
Miami, FL 33155

Re: Hearing No. 14-7-CC-2 (14-017)  
Location: 17701 NW 57 Avenue, Miami-Dade County, Florida.

Dear Applicant:

Enclosed herewith is Resolution No. Z-12-14, adopted by the by the Board of County Commissioners which approved your application on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certifies will be required, please note that permits must be obtained and final inspection approvals received for construction work done or required prior to issuance of the applicable certifies(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates may be subject to annual renewal by this Department. Application for required permits and/of certificates related to use, occupancy or completion should be made with this Department as appropriate. At time of permit application you must provide a copy of this resolution.

If there are anticipated changes from any plan submitted for the hearing, a plot use plan is to be submitted to this Department in triplicate before any detailed plans are prepared, in as much as building permits will not be issued prior to the approval of said plan.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the Count Commission. The transmittal date is **July 25, 2014**. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

R.A. Cuevas, Jr.,  
County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2811  
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rosa Davis", written over a light blue circular stamp or watermark.

Rosa Davis,  
Deputy Clerk

Enclosure