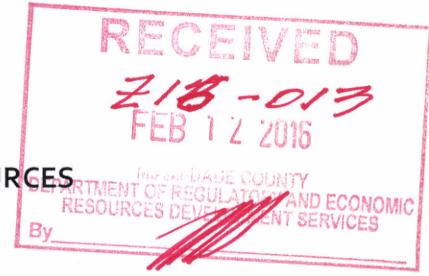


9 52S 40E

Sec. Twp. Range

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



LIST ALL FOLIO #: 30-2009-001-0540

Date Received

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

Capital Telecom Acquisition, LLC (Lessee) - Redacted Lease attached; Disclosure of Interest attached

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 1500 Mt. Kemble Ave., Suite 203

City: Morristown State: NJ Zip: 07960 Phone#: 973-425-0606 ext 110

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER: ATTN: Pastor Brian Todd

Owner's Name (Provide name of ALL owners): Iglesia Bautista Nuevo Amanecer, Inc. Miami FL

Mailing Address: 17200 NW 87th Avenue

City: Hialeah State: FL Zip: 33015 Phone#: 305-556-5400 ext 224

4. CONTACT PERSON'S INFORMATION:

Name: Deborah L. Martohue, Esq Company: Martohue Land Use Law, P.A.

Mailing Address: 2822 54th Avenue South, #224

City: St. Petersburg State: FL Zip: 33705 33712

Phone# 727.460.8431 Fax# n/a E-mail: martohued@gmail.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.)

See attached: Exhibit A-1 Parent Tract

Exhibit A-2 Lease Parcel

Exhibit A-3 Access Easement

Exhibit A-4 Utility Easement

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

17200 NW 87th Avenue, Hialeah FL 33015

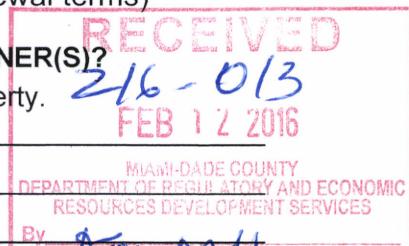
7. SIZE OF PROPERTY 698 ft x 329 ft (in acres): 5.3 acres mol
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 8/2014 (month & year)

9. Lease term: 15 years (Initial Term plus 5 successive 5-year renewal terms)

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: AU

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: to permit a 100'camouflaged antenna support structure

Use Variance: _____

Non-Use Variance: _____

Alternative Site Development: Option: _____

Special Exception: _____

Modification of Previous Resolution/Plan: _____

Modification of Declaration or Covenant: _____

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

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

Denied without prejudice. CZAB-4-15 Attached

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: 2 existing concrete block buildings & 1 wood shed bldg
See attached Survey

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

Use: New Dawn Church Year: 1999-2000

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.



ACKNOWLEDGEMENT BY APPLICANT

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

V. Casiero

(Applicant's Signature)

VINCENT CASIERO

(Print Name of Applicant)

CAPITAL TELECOM ACQUISITION, LLC

My commission expires 9/10/2017

State of: New Jersey

Sworn to and subscribed before me on the

3rd Day of Feb, 2016

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

Jennifer A. Ressa
(Notary Public's Signature)

Jennifer A. Ressa
Print Name

JENNIFER A. RESSA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 10, 2017



PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE FOR PUBLIC
HEARING

PUBLIC HEARING NUMBER _____

Legal description: Lot Tract 54, Block Section 9 Subdivision Florida Fruit Land Company No. 1

P.B. 2 Page 17, Development name New Dawn Church

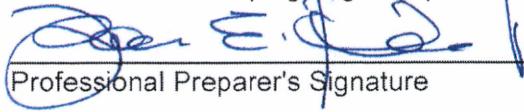
Located at (address) 17200 NW 87th Avenue, Miami, FL 33015.

I/We hereby certify that the landscaping/irrigation plan being submitted for this zoning hearing complies with the requirements of Ordinance 18A (Landscape code) **except for any non-use variances(s) requested as part of this public hearing** as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami-Dade County and that none of the species are from the "Prohibited Species" list.

We hereby certify as an arborist and/or landscape architect that there are no (circle one) specimen trees on the property.

Additionally automatic sprinkler system (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

We further certify that we am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.


Professional Preparer's Signature

Jason E. Rinard

Print Name

STATE OF Florida
COUNTY OF Hillsborough

Seal:

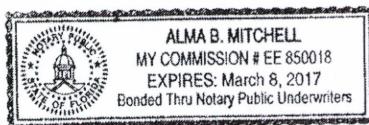


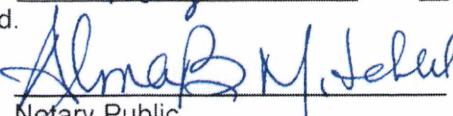
The foregoing instrument was acknowledged before me this 4th day of February, 2016,
by Jason E. Rinard, of Hardeman Kempson & Associates, Inc.

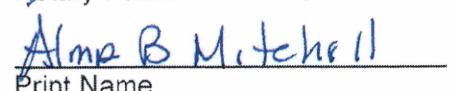
a _____ corporation, on behalf of the corporation.

He/She is personally known to me or has produced _____, as
identification and did/did not take an oath.

Witness my signature and official seal this 4th day of February, 2016,
in the County and State aforesaid, the date and year last aforesaid.




Notary Public


Alma B. Mitchell
Print Name

My Commission Expires:

OFF: 1888502545

99R608002 1999 DEC 01 13:54

DOCSTPDEE 7,080.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

This instrument prepared by:
Richard Touby, Esquire
Biscayne Building, Suite 907
19 West Flagler Street
Miami, Florida 33130

Return to:
Winston H. Sosa, Esq.
Ocean Bank Building, Ste. 530
782 N.W. LeJeune Road
Miami, Florida 33126

Property Appraisers Folio Number:
30-20-09-001-0540



WARRANTY DEED

THIS INDENTURE, made this 1st day of December, 1999, between KATHLEEN TOUBY, an unremarried widow, (Grantor), of Dade County, State of Florida, and IGLESIA BAUTISTA NUEVO AMANECER, INC. Miami, Florida, a Florida not for profit corporation, (Grantee), whose post office address is 7200 N.W. 87th Avenue, Miami, Florida 33015, of Miami-Dade County, State of Florida.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee and Grantee's successors and assigns forever, the following-described land situated in Dade County, Florida:

Tract 54 in Section 9, Township 52 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida. Less the East 55 feet and the West 20 feet for road right-of-way. a/k/a 17200 NW 87th Avenue, Miami, Florida 33015

SUBJECT TO conditions, limitations, reservations, restrictions, easements of record, without intent to reimpose same, and to zoning and governmental rules and regulations, and to real estate taxes for 2000 and subsequent years.

and Grantor does hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

10⁵⁰
3⁰⁰

OFF. 18885 M 2546

Signed in our presence:

Richard Turby
(First Witness)
Richard Turby
(Printed/typed name)
Patricia Ann Habenske
(Second Witness)
Patricia Ann Habenske
(Printed/typed name)

Kathleen Touby (SEAL)
1900 NE 16th Street, Apt. 907
Miami, FL



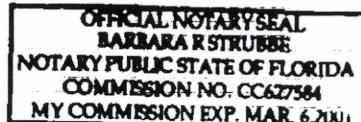
STATE OF FLORIDA
COUNTY OF DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of December, 1999, by KATHLEEN TOUBY, who is personally known to me.

Barbara R. Strubbe
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

(Printed, typed, or stamped name)



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

(Space reserved for Clerk)

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF DADE

Before me, the undersigned authority, personally appeared Rudy Rivero and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

Iglesia Bautista Nuevo

1. Affiant is the president, vice-president or CEO of the Amanecer, Inc Miami FL Corporation, with the following address: 17200 NW 87th Ave
Miami, Florida 3315
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: See attached Exhibit A



4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Rudy Rivero

Signature

Rudy Rivero

Print Name

Signature

Print Name

Rudy Rivero

Affiant's signature

Rudy Rivero

Print Name

Sworn to and subscribed before me on the 11th day of August, 2014.

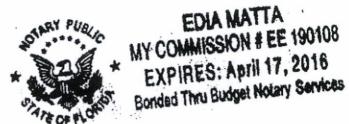
Affiant is personally known to me or has produced
identification.


Notary Public Signature

EDIA MATTIA
Print Name

State of Florida

My Commission Expires: 04-17-16



**EXHIBIT A-1
PARENT TRACT**

PARENT TRACT (AS PROVIDED BY CLIENT, PER MIAMI DADE COUNTY PROPERTY APPRAISER'S WEBSITE, SHORT LEGAL DESCRIPTION)

THE EAST 751.89 FEET OF TRACT 54, SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 (PLAT BOOK 2, PAGE 17), LESS THE EAST 40 FOR RIGHT-OF-WAY AND THAT PORTION THAT LIES WITHIN THE WEST 15 FEET OF THE EAST 55 FEET.



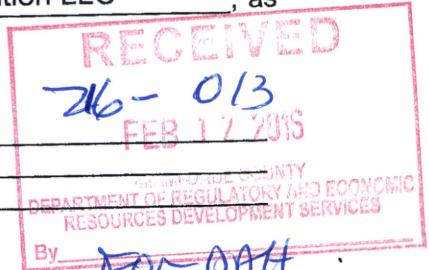
For DDA

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

On behalf of Iglesia Bautista Nuevo Amanecer, Inc Miami Florida Florida
 (state) corporation, Rudy Rivero 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 Capital Telecom Acquisition LLC, as
 Tenant to file this application for a public hearing.

Legal Description:

See Exhibit A attached



Witnesses:

Rudy Rivero
 Signature

Rudy Rivero
 Print Name

Signature

Print Name

STATE OF Florida

COUNTY OF Dade

The Rudy Rivero foregoing instrument was acknowledged before me by
 of Iglesia Bautista Nuevo Amanecer corporation, on
 behalf of the corporation. He/She is personally known to me or has produced
 _____, as identification.

August my signature and official seal this 11th day of
 2014, in the County and State aforesaid.

Edia Matta
 Notary Public-State

My Commission Expires:



EDIA MATTIA
 MY COMMISSION # EE 190108
 EXPIRES: April 17, 2016
 Bonded Thru Budget Notary Services

EDIA MATTIA
 Print Name

**EXHIBIT A-1
PARENT TRACT**

PARENT TRACT (AS PROVIDED BY CLIENT, PER MIAMI DADE COUNTY PROPERTY APPRAISER'S WEBSITE, SHORT LEGAL DESCRIPTION)

THE EAST 751.89 FEET OF TRACT 54, SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 (PLAT BOOK 2, PAGE 17), LESS THE EAST 40 FOR RIGHT-OF-WAY AND THAT PORTION THAT LIES WITHIN THE WEST 15 FEET OF THE EAST 55 FEET.



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].

216-013
FEB 12 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
DON DATTI

CORPORATION NAME: N/A

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

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: <u>Capital Telecom Acquisition, LLC</u>	<u>Percentage of Ownership</u>
1500 Mt. Kemble Ave, Suite 203, Morristown, NJ 07960	30%
<u>NAME AND ADDRESS</u>	30%
Charles Louria - same address as above	30%
Craig Letts - same address as above	10%
Vincent Casiero - same address as above	100%
Thomas Waniewski - same address as above	
TOTAL	

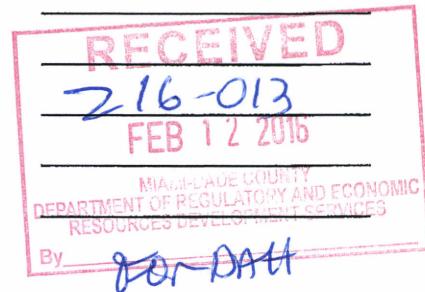
If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest



Date of contract: _____

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

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

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

Capital Telecom Acquisition, LLC *LTC*
By: Signature: _____

Vincent Casiero (Applicant) / Principal

Sworn to and subscribed before me this 24 day of July, 2014. Affiant is personally known to me or has produced _____ as identification.

Jennifer A. Ressa
(Notary Public)

My commission expires: 9/10/2017

JENNIFER A. RESSA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 10, 2017

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.

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2/6/13
FEB 12 2016

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

By *Debra M H*

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: Iglesia Bautista Nuevo Amanecer, Inc . Miami Floria

Property Address: 17200 NW 87 Ave, Miami, FL 33015

NAME AND ADDRESS

Percentage of Stock *

Rudy Rivero (Pres.) 15400 Derby Ct., Davie, FL 33331

501c(3) Corp - No

Todd Brian (VP) 809 Sand Creek Cir, Weston, FL 33327

Stock issued to officers

Monique Fernandez (S) 8551 NW 191st St. Miami FL 33015

No stockholders

Nelson Dominguez (T) 9145 SW 39th St. Miramar, FL 33025

Grisel Diaz (D) 14320 Leaning Pine Dr., Miami Lakes, FL 33014

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 N/A

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: N/A

NAME AND ADDRESS

Percentage of Ownership

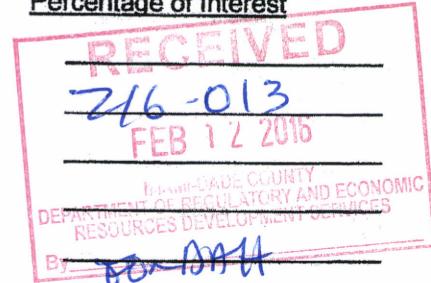
If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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

NAME OF PURCHASER: N/A

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest



Date of contract: _____

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

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

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

Capital Telecom Acquisition, LLC

By: Signature: Vincent Casiero

Vincent Casiero, Principal (Applicant)

Sworn to and subscribed before me this 11th day of Aug, 20 14. Affiant is personally known to me or has produced _____ as identification.

Jennifer A. Ressa
(Notary Public)

My commission expires: 9/10/2017

JENNIFER A. RESSA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 10, 2017

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.