



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6229
E-Mail: GPenn@BRZoningLaw.com

VIA HAND DELIVERY

October 18, 2011

Mr. Charles Danger
Interim Director
Department of Permitting, Environment and Regulatory Affairs
Stephen P. Clark Center
111 NW 1st Street
11th Floor
Miami, FL 33128

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211-121
OCT 18 2011

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

RE: Educational Use for Miller Square Shopping Center -- Folio No. 30-4927-010-0010.

Dear Mr. Danger,

This law firm represents Miller Square, LLC (the "Applicant"), which is the owner of the Miller Square shopping center located at 13714 S.W. 56 Street in unincorporated Miami-Dade County (the "Property"). Please consider this letter the Applicant's letter of intent in support of an application to permit an innovative educational use within the shopping center.

The Property. The Property is approximately 23 acres in size and lies on the southwest corner of S.W. 56 Street and S.W. 137 Avenue. The Property is zoned BU-2 and has been developed with a shopping center since 1980.

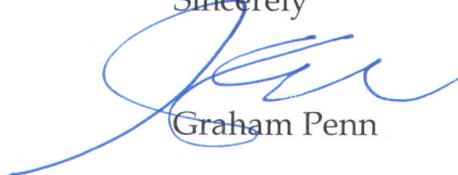
Hollywood Education and Literacy Project. The Hollywood Education and Literacy Project ("H.E.L.P") is innovative educational use that offers both tutoring and full time instruction for grades K through 12. Offering a small, hands on, environment, H.E.L.P. is able to serve children that would otherwise "fall through the cracks" in typical educational settings. Unlike a typical school, students who attend H.E.L.P. utilize the school in various ways, from after school tutoring to full time instruction. The school program is designed to aid students with learning disabilities or attention issues without resorting to the use of drugs.

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Zoning Requests. In order to realize the above-described plan, the Applicant hereby requests: (1) a non-use variance of Section 33-151-18 to permit the development of K-12 school serving 100 students to provide 5,700 square feet of outdoor recreational space where 48,225 square feet would be required; and (2) a variance of the classroom space requirement to permit a total classroom area of 2,000 square feet where 2,900 square feet would be required.

Conclusion. As always, thank you for your help. We look forward to your review and recommendation. If you have any questions or concerns regarding the above, please do not hesitate to phone my direct line at (305) 377-6229.

Sincerely



Graham Penn

Enclosures

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