



RECEIVED
712-128
SEP 12 2013

September 12, 2013

Miguel Diaz De la Portilla
305.428.4543
mdportilla@arnstein.com

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____


Miami-Dade County
Jack Osterholt, Director
Department of Sustainability
Planning and Economic Enhancement
111 NW 1st Street, 11th Floor
Miami, FL 33128

~~**RECEIVED**
SEP 12 2013
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY _____~~

**Re: Amended Letter of Intent/Pinecrest Academy Charter School
Tamiami Trail Campus
Location: SW 8th Street & 152nd Avenue**

Dear Mr. Osterholt:

This shall constitute our amended letter of intent on behalf of Ferro Development, LLC (the "Applicant"), in support of its request for a Special Exception to permit a public charter school facility including, grades pre-kindergarten through the 12th grade (the "Application"). The proposed charter school will serve up to 3,000 students. The 8.9264 acre Property is zoned BU-1A (Business District Limited). Currently, a charter school facility is a permitted use after public hearing in the BU-1A zoning district.

The 8.9264 acre Property is designated Business and Office on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). This land use category is generally characterized by commercial and retail activity. Schools are permitted in any land use category provided they are approved at a public hearing. Further, the proposed Charter School is consistent with the CDMP and will provide a much needed service to the surrounding community.

On April 15, 2013, our architect met with Ricardo Gavilan and Jeff Cohen of the Traffic Engineering Section of the Public Works department. Pursuant to this meeting, the following comments have been addressed in the enclosed revised site plan:

1. Removed NE Entry (buses)
2. Removed NE vehicle Exit (right turn)
3. Removed SE Exit/Entry (buses/vehicles)
4. New SE Emergency Fire Department Access/Exit Only (No school vehicles permitted to enter/ exit via SW 152nd Ave)
5. New Continuous Loop for Pick-Up/ Drop-off route around perimeter of

ARNSTEIN & LEHR LLP

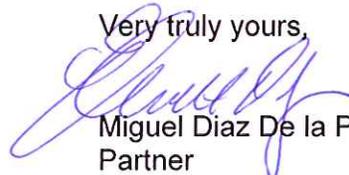
Mr. Jack Osterholt
September 12, 2013
Page 2

property

- a. New entry/Exit via SW 153rd Ave w/ right turn lane
 - b. Stacking length 2,160' (98 total stacked vehicles)
 - c. One-way only to allow by-pass with no increase in paved surface width
 - d. 30'-0" south paved area at drop-off
 - e. New 10'-0" Landscaping Buffer as per Zoning
6. Relocated Bus Drop Off area to the West
- a. Removed Parking (relocated to new East Parking Area #2)
 - b. NW gate to be Buses Exit Only
 - c. Buses to enter at SW Entry and Stack at West Bus Drop Off area (5 Total)
7. Removes Van area in NE (Can use standard parking spot if required)
Allowed more parking
8. Total Parking 283 (previously 274)

This proposal is compatible with the surrounding area and consistent with the CDMP. We ask that you enthusiastically recommend approval of our request for a Special Exception. If you have any questions or comments, please do not hesitate to contact our office. We look forward to working with your department.

Very truly yours,



Miguel Diaz De la Portilla
Partner

Mdp:tfj

Pursuant to Internal Revenue Service guidance, be advised that any federal tax advice contained in this written or electronic communication, including any attachments or enclosures, is not intended or written to be used and it cannot be used by any person or entity for the purpose of (i) avoiding any tax penalties that may be imposed by the Internal Revenue Service or any other U.S. Federal taxing authority or agency or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.