

Date: February 12, 2014

Joaquin Novoa  
HIVE Preparatory School  
9655 S Dixie Highway, #210  
Pinecrest, FL 33156

RE: HIVE Preparatory School/Letter of Intent

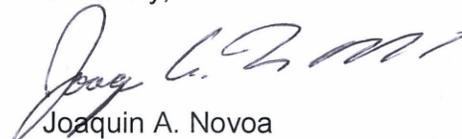
Dear

The applicant HIVE Preparatory School seeks to obtain a special exception to permit a 125 student Kindergarten/1<sup>st</sup> Grade Charter School on a property located at 17701 NW 57<sup>th</sup> Ave, Miami, FL 33015 (the "Property"). The Property is approximately 3.40 acres in size and there is currently a church and kindergarten/daycare on the Property. The kindergarten/daycare building will house the proposed Charter School. Both buildings are depicted in the site plan dated February 14, 2014 by Sol-ARCH, Inc. which are being submitted as part of this application.

The Property is designated as R-low density in the Miami-Dade County Comprehensive Development master Plan ("CDMP") and is zoned RU-1. Charter schools are permitted in the RU-1 zoning category (with special exception) and the proposed use is consistent with the goals and objectives of the County's CDMP. The Property is surrounded by residential and the Charter School will enhance this area. The schools dismissal times will also ensure that no additional peak pm hour trips are added to the surrounding roadways.

There are a limited number of charter schools in the area and there is a tremendous demand for alternative forms of public education. In light of the fact that there is a demand for this use and that the use is compatible to the surrounding area and that the use is consistent with the goals and objectives of the CDMP we seek your support of this application.

Sincerely,



Joaquin A. Novoa  
HIVE Preparatory School

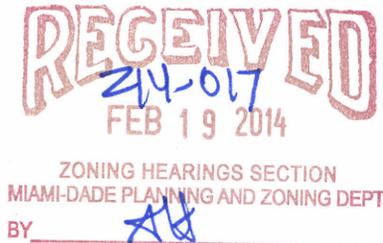
**RECEIVED**  
214-017  
FEB 19 2014

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

**HIVE Preparatory School**  
7301 SW 57 Court STE 525 • Miami, FL 33143  
Phone: (305) 665-1775 Fax: (305) 665-1773

February 12, 2014

Mr. Marcel Sanchez  
Associate Pastor  
IBB Church  
17701 NW 57<sup>th</sup> Avenue  
Miami, Florida 33055



**Re: Letter of Intent to Lease approximately 5,000 square feet of classroom, common area and land at IBB Church located at 17701 NW 57<sup>th</sup> Avenue in Miami, Florida.**

Dear Marcel:

I am pleased to provide you with the following proposal to lease space in the above referenced facility. The terms and conditions are as follows:

- LANDLORD:** International Bible Baptist Church, Inc.
- TENANT:** Advanced Learning Charter School, Inc. d/b/a HIVE Preparatory School
- PREMISES:** Approximately 5,000 square feet of classroom area. Tenant shall have access to common areas, parking lots, driveways and land surrounding the classroom area.
- LEASE TERM:** Three (3) years.
- MINIMUM RENT:** Five thousand dollars (\$5,000.00) per month during the initial term.
- DELIVERY OF SPACE:** On or before March 1, 2014
- DEPOSIT:** None, however, Tenant will submit the first month's rental upon complete execution of the Lease Agreement, which shall be applied to the first month's rental.



**NON-BINDING  
DISCLOSURE:**

This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty on either party to continue negotiations. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties, and/or (3) unilaterally terminate all negotiations with the other party hereto

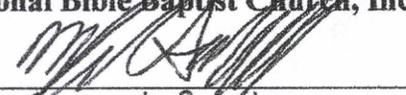
Sincerely,



Emilio Fox, Education Director  
HIVE Preparatory School

Acknowledged, agreed and accepted as to Lessor on this 12<sup>th</sup> day of February, 2014.

**International Bible Baptist Church, Inc.**

By: 

Name: Marcel Sanchez

Its: Associate Pastor

Date: 2-12-14

**RECEIVED**  
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FEB 19 2014

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