

Date: February 12, 2014
Revised: March 10, 2014

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214-017
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Att

Joaquin Novoa
Advanced Learning Charter School, Inc.
9655 S Dixie Highway, #210
Pinecrest, FL 33156

RE: Advanced Learning Charter School, Inc./Letter of Intent

Dear

The applicant Advanced Learning Charter School, Inc. seeks to obtain a special exception to permit a 125 student Kindergarten/1st Grade Charter School on a property located at 17701 NW 57th 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 tent indicated in the photo is seasonal and permitted accordingly, and the baptismal fountain indicated in CZAB5-14-04 was never built, but indicated in the site plan for future installation as permitted.

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
Advanced Learning Charter School, Inc.