

# Holland & Knight

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September 30, 2014

VIA HAND DELIVERY

Mr. Eric Silva, AICP  
Department of Regulatory and Economic Resources  
111 NW 1st Street, 11th Floor  
Miami, Florida 33128



**Re: Children's Resource Fund, Inc. / Property located at 8571 SW 112th Street  
Amended and Restated Letter of Intent for Zoning Application for the  
Expansion of a Private School / Process No. Z14-096**

Dear Mr. Silva:

This shall constitute our Amended and Restated Letter of Intent on behalf of Children's Resource Fund, Inc. (the "Applicant"), in support of its request for a special exception for the expansion of an existing private school for that certain ±2.1 acre parcel of land located at 8571 SW 112 Street in unincorporated Miami-Dade County, Florida (the "Property"). The Application, as currently pending seeks the expansion request for the Property, and the modification of Paragraph 3d the Declaration of Restrictions recorded at Official Records Book 16537 at Page 691 of the Public Records of Miami-Dade County, Florida, as amended (the "Declaration"), as last modified by that certain Modification Of Declaration of Restrictions recorded in Official Records Book 22264 at Page 0054 of the Public Records of Miami-Dade County, Florida, and the modification of Condition 7 of Resolution No. Z-161-82, as amended by CZAB 12-7-01 and CZAB12-8-07 (collectively, the "Resolution").

TS  
The purpose of this Amended Letter of Intent is to 1) seek a further modification to the Declaration as it applies to Paragraph 3c concerning to the hours of operation, 2) request a waiver of the refiling period, as set forth by Section 33-304 of the County Code, in order to accommodate any new zoning requests that may arise following this approval and 3) request for non-use variances to permit the continued use of an existing detached sign of ~~32 sq. ft.~~ (24 sq. ft. ~~permitted~~) and to permit said sign to setback less than the required 15' from the rights-of-way.

As stated in the original letter of intent, the Applicant is seeking a special exception to expand its programs to include curriculum for its students to extend through the fifth grade and to children up to 11 years old. The current number of students and teachers will not change. The approval of the proposed expansion of grade levels and the modification of the hours of operation will require modifications to the Declaration. Thus, the Applicant seeks a modification of the Declaration as follows:

13-5"  
Sec 87 (w)  
Sec 112 51 (s)

- 1) Paragraph 3c and 3d of the Declaration, as last modified by that certain Modification Of Declaration of Restrictions recorded in Official Records Book 22264 at Page 0054 of the Public Records of Miami-Dade County, Florida:

FROM:

"3c. the use will be conducted on the premises Monday through Saturday from 8:00 a.m. to 6:00 p.m.

"3d. instruction will be limited to nursery and preschool age students;"

TO:

"3c. the use will be conducted on the premises Monday through Saturday from 7:30 a.m. to 6:00 p.m.;"

"3d. The instruction will include nursery, preschool, and elementary (grades K through 6) age students;"

The approval of the proposed expansion of grade levels will also require a modification of the Resolution as follows:

- 2) Condition 7 of the Resolution, as last modified by 4-ZAB-217-90:

FROM:

"7. instruction will be limited to nursery and preschool age students;"

TO:

"7. The instruction will include nursery, preschool, and elementary (grades K through 6) age students;"

The Applicant is seeking the special exception , a non-use variance and the above modifications to the Declaration and the Resolution to accommodate the needs of the families in the community to give their children with special needs the opportunity for a quality education from nursery through elementary grade levels (grade 5). This Application is consistent with the CDMP and the Miami-Dade County Code and involves a pre-existing use that is compatible with the surrounding community. Therefore, we respectfully request the Department's favorable consideration of this Application.



for END

As always, please contact me if you have any questions or concerns. Thank you for your considerate attention to this matter.

Very truly yours,

HOLLAND & KNIGHT LLP

*Mary Anne*  
*for*

Tracy R. Slavens

Enclosures

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**RECEIVED**  
*for END 214-096*  
**OCT 03 2014**  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES