

January 5, 2015

Miami Dade County
Department of Regulatory and Economic Resources
Development Services Division
111 NW 1 Street, Suite 1100
Miami, Florida 33128

Attn: Jack Osterholt

Dear Mr. Osterholt,

Our office represents Advanced Learning Charter School, Inc. d/b/a Hive Preparatory School, the tenant of Palmetto Business Center Condo, which is the Applicant in the above referenced pre-application. This letter also serves as our formal notice that our office will be representing Advanced Learning Charter School, Inc d/b/a Hive Preparatory School. in connection with this application.

The Applicant seeks to obtain a special exception to permit a new 3-story, 626 student, K-8 building to an existing 1-story, 452 student, K-5 charter school located at the Northeast corner of NW 59th Avenue and NW 171st Street. The property is approximately 3.16 acres in size and there is currently a 26,639 square foot building on the property. This request would be a modification to resolution Z-24-09.

The property is designated as Business and Office in the Miami-Dade County Comprehensive Development master plan (CDMP) and is zoned BU-2. Charter schools are permitted in the BU-2 zoning category and the proposed use is consistent with the goals and objectives of the County's CDMP. The property is surrounded by other office uses and big box retailers and therefore the proposed use will have minimal impact to the area since surrounding uses are more intense. The school's 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 addition, Hive Preparatory has been rated an "A" school for 4 straight years. In light of the fact that there is 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.



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