

Holness, Damon (RER)

From: Kristopher Ruiz <k@sol-arch.com>
Sent: Friday, April 24, 2015 4:19 PM
To: Holness, Damon (RER)
Cc: D@sol-arch.com
Subject: Advanced Learning Academy-Hive Prep School - Revised Covenant

Mr. Holness,

Good afternoon, I found the covenant online as you instructed. Please adjust the proposed number of student and dismissal times as follows:

Under the Declaration of Restrictions Section:

Whereas, the Owner has filed an application with the Department of Planning and Zoning in Miami-Dade County, which application is currently pending under Public Hearing Application No. Z09-54 (the "Zoning Application") with regard to the Property, for the purpose of seeking a special exemption to permit a Charter School (the "Charter School") with **900 students in grade Kindergarten thru Eighth;**

Under Condition #2:

The Charter School use shall be limited to kindergarten **through eighth grade with nine hundred (900) students.**

452 Existing Students

448 New Students in 2016

Under Condition #3:

The Charter School shall have three staggered shifts at start and dismissal times, separated by a minimum of twenty (20) minutes, as follows:

K-2, 300 students - 8:30 AM to 2:00 PM

3-5, 300 students - 8:00 AM to 3:00 PM

6-8, 300 students - 7:30 AM to 2:30 PM

Please let me know you are in receipt of this message and will be making the necessary changes.

Thank you again Damon.

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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, 448 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 to allow a maximum number of 900 students.

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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