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December 10, 2024

VIA ELECTRONIC MAIL

Mr. David Hennis, AICP
Development Services Director
City of Homestead
100 Civic Court
Homestead, Florida 33030

RE: Request for Site Plan and Tentative Plat approval for expansion of existing school – Somerset Academy South Homestead Middle/High School – 305 N.E. 2nd Road – Folio Nos. 10-7918-008-1230 and 10-7918-008-1281

Dear Mr. Hennis,

The undersigned represents SOHO School Development LLC ("Applicant") in connection with the expansion of Somerset Academy South Homestead Middle/High School which is located at 305 N.E. 2nd Road (Folio No. 10-7918-008-1230) ("Lot A"), onto 350 N.E. 4th Road (Folio No. 10-7918-008-1281) ("Lot B") (collectively "the Properties"). This letter of intent is submitted in support of site plan approval and Tentative Plat ("T-Plat") approval (the "Application"), for the existing school on Lot A to expand to Lot B. This will allow the current school to serve an additional 500 students for a total of 1,500 students.

The Properties. The Properties are located between N.E. 2nd Road and US-1/North Homestead Boulevard and between N.E. 4th Drive and N.E. 3rd Drive. With the addition of Lot B, the school would inhabit the entire block.

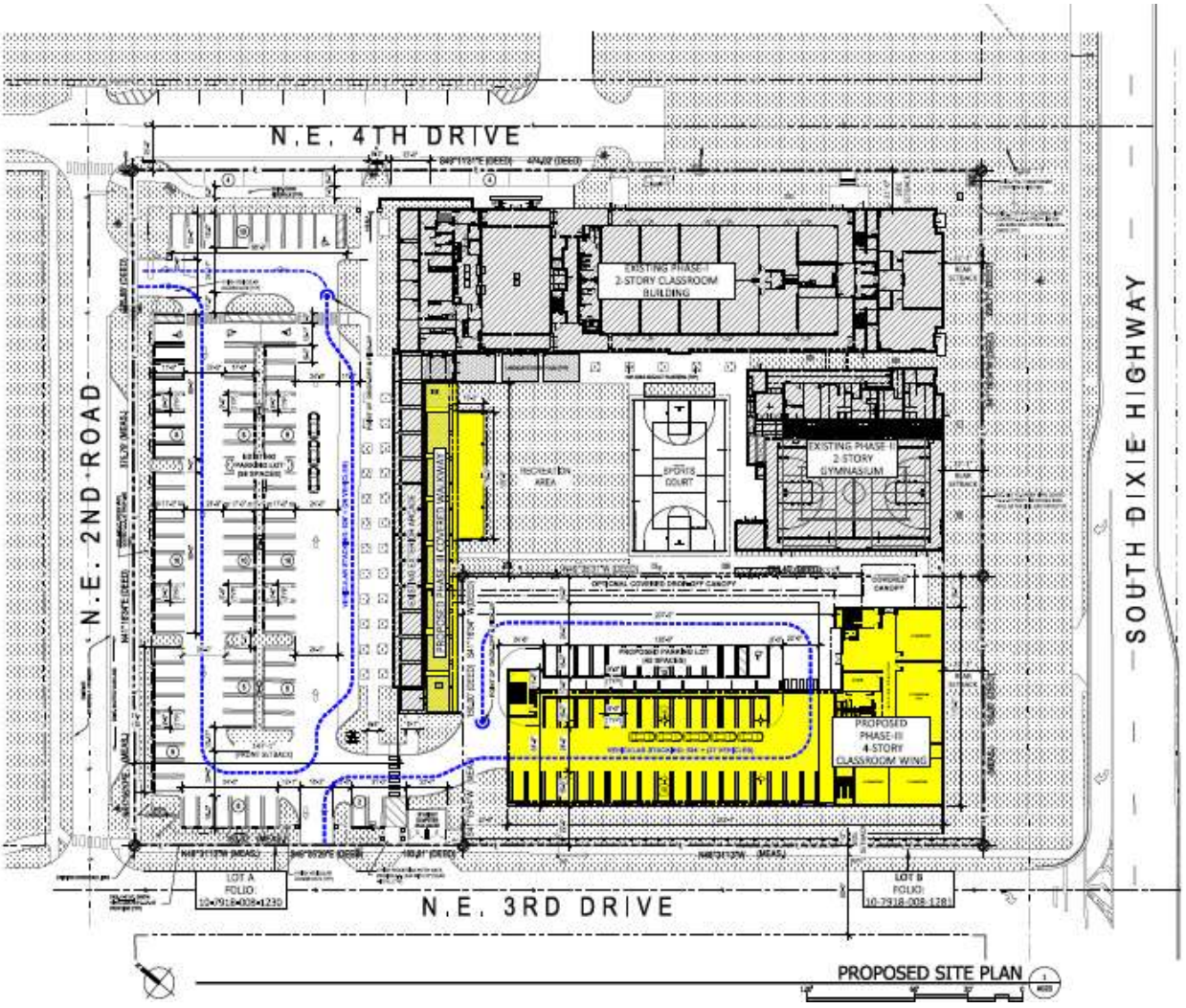


History. In May 2013, the City Council granted a special exception to permit a K-12 charter school in Resolution No. 2013-05-33, and granted site plan approval for the school in Resolution No. 2013-05-34. Having the benefit of witnessing the school's use between 2013 and today, and understanding the need to serve additional students, Applicant believes that the proposed expansion will allow for a more efficient and effective use of the Property that can benefit more students in the community.

Application. At the present time, the Applicant is seeking the approval of the following, pursuant to the requirements of the Code:

Site Plan Review and Approval.

The current school is comprised of a 2-story classroom building (51,622 SF), a recreation area, sports court, and 2-story gymnasium (14,714 SF). The Applicant seeks site plan approval, pursuant to Section 30-47 of the City of Homestead Zoning Code (the "Code"). As depicted below, the proposed site plan adds a 4-story classroom wing (35,665 SF), a covered walkway and additional parking; it also provides additional space for onsite cueing.



T-Plat Approval.

The checklists provided by the City, after the pre-application meeting was held, listed the following as required for the proposed plan to move forward: site plan amendment application, tentative plat application, special exception application, and code amendment. The required code amendment was adopted on August 21, 2024 and it eliminated the need for a special exception under circumstances such as those that exist here. Therefore, the Application is submitted for favorable review of the proposed site plan and T-Plat.

Regarding, compliance with Section 32-38 of Article V, Public Art Program (the "Program"), of the City Code, the School is a charter school under section 1002.33, FSS. Subsection (18)(a) of section 1002.33 requires that, "…[a] local governing authority must treat charter schools equitably in comparison to similar requirements, restrictions, and site planning processes imposed upon public schools…" To the undersigned and the Applicant's knowledge, the City does not impose the Program requirements upon traditional Miami Dade County Public Schools; accordingly, the School is likewise exempt. Additionally, the City Council has the discretion to exempt schools from the Program's requirements, pursuant to section 32-38(c) of the City Code. For these reasons, the Applicant requests to be exempt from the requirements imposed by the City's public art program.

We appreciate your review of this request. Should you have any questions or concerns, please feel free to contact me at 305.789.7530.

Sincerely,

HOLLAND & KNIGHT LLP

Miriam Soler Ramos, Esq.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged by physical presence on this 10th day of December 2024, by Miriam Soler Ramos, as legal representative of SOHO School Development LLC.

_____
(Signature of Notary Public-State of Florida)

Mercy Arce
(Name of Notary Typed, Printed, or Stamped)

MERCY ARCE
MY COMMISSION # HH 594419
EXPIRES: October 18, 2028

Personally Known _____X_____ OR Produced Identification _____
Type of Identification Produced _____