



Date: February 1, 2016

**DRC Application for change of use to child care
A 9,087 sq. ft. space on the ground floor
of Gables Grand building at 320 Giralda Avenue, Coral Gables**

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Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- Change in use or occupancy.
- Other: _____

Property information

Street address of the subject property: Building address: 320 Giralda Ave, Coral Gables, FL 33134

Property/project name: Coral Gables Child Care

Current land use classification(s): Commercial Mid Rise Intensity

Current zoning classification(s): Commercial District (C)

Proposed land use classification(s) (if applicable): _____

Proposed zoning classification(s) (if applicable): _____

Last use/current use of the property/building(s): Mixed use

Proposed use(s) of the property/building(s): Mixed use

Size of property (square feet/acres): 9,087 sq. ft

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 33,711 sq. ft.

Total number of residential units per acre and total number of units: _____

Estimated cost of the existing/proposed building/project: \$150,000



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Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

No prior applications

Project Legal Description: Lot(s): Folio 03-4108-006-3351

Block(s): _____

Section(s): _____

Listing of all folio numbers for subject property:

General information

Applicant(s)/Agent(s) Name(s): Sarat Dayal

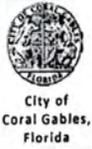
Telephone Contact No: 954-817-6438 Fax No.: N/A Email: anandi92 @ yahoo.com

Mailing Address: 19200 SW 57th Court, Southwest Ranches, FL 33332
(City) (State) (ZIP Code)

Property Owner(s) Name(s): SCG Atlas Gables Grand Plaza LLC

Telephone Contact No: 770.563.1100 Fax No.: 770.541.7341 Email: jkane @ starwood.com

Mailing Address: 400 Galleria Parkway Suite 1450 Atlanta, GA 30339
(City) (State) (ZIP Code)



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Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No.: _____ Email: _____@_____

Mailing Address: _____
(City) (State) (ZIP Code)

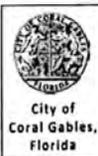
Project Architect(s) Name(s): TO BE SELECTED _____

Telephone Contact No: _____ Fax No.: _____ Email: _____@_____

Mailing Address: _____
(City) (State) (ZIP Code)

Provide the date(s) and types of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

None filed _____



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Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Art in Public Places plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical Significance letter.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty Deed.
- Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: Children's Drop-Off/Pick-up Plan, Parking Calculation

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.



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Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

	Level	Development Review Committee Application
	2 Review	

Applicant(s)/Agent(s) Signature: <i>Sarat Dayal</i>	Applicant(s)/Agent(s) Print Name: SARAT DAYAL
Address: 19200 SW 57 th COURT Southwest Ranches, FL 33332	
Telephone: 954-817-6438	Fax: N/A
Email: ANANDI92@YAHOO.COM	

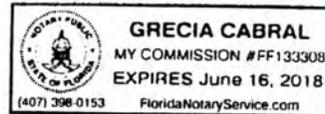
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 18 day of Feb by 2016

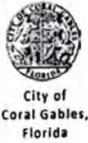
(Signature of Notary Public - State of Florida)

Greia Cabral



(Print, Type or Stamp Commissioned Name of Notary Public)

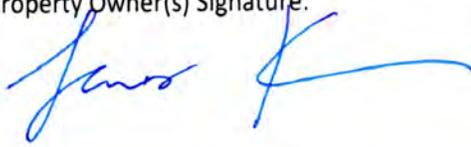
Personally Known OR Produced Identification; Type of Identification Produced FL D.L.



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Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: James Kane for SCG Atlas Gables Grand Plaza, LLC
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Property Owner(s) Signature:	Property Owner(s) Print Name:
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Property Owner(s) Signature:	Property Owner(s) Print Name:
------------------------------	-------------------------------

Address: 400 Galleria Parkway, Suite 1450, Atlanta, GA 30339

Telephone: 770.563.1100 Fax: 770.541.7341

Email: jkane@starwood.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF COBB

The foregoing instrument was acknowledged before me this 28th day of January by James Kane
(Signature of Notary Public - State of Florida)




(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



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2
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 Email: planning@coralgables.com Phone: 305.460.5211

Architect(s) Signature:	Architect(s) Print Name: ARCHITECT TO BE SELECTED
Address:	
Telephone:	Fax:
Email:	
<div style="border: 1px solid black; width: 100%; height: 100%; margin-bottom: 5px;"></div> SEAL	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this ____ day of _____ by _____ (Signature of Notary Public - State of Florida)	
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



January 28, 2016

City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: Deban Investments, Inc. d/b/a Coral Gables Preschool
Application for change in use and building permit

Dear Sir or Madam:

As the owner of 353 Aragon Avenue, Coral Gables, FL and landlord of the space proposed for child care use, we hereby authorize the tenant, Deban Investments, Inc. and Sarat Dayal to pursue child care use approval and related interior build-out. By way of clarification, the space for the child care tenant is at 320 Giralda Avenue, Coral Gables, FL which is the north section of the 353 Aragon Avenue building.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Kane". The signature is stylized and fluid, with a long horizontal stroke extending to the right.

James Kane
Senior Vice President

400 Galleria Parkway
Suite 1450
Atlanta, GA 30339

Telephone 770.563.1100
Facsimile 770.541.7341
www.starwoodcapital.com



PRESCHOOL DEVELOPERS LLC

19200 SW 57th Court
Southwest Ranches, FL 33332
954-817-6438 anandi92@yahoo.com

February 1, 2016

Development Review Committee
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Statetement of Use for seeking use approval for a child care center in a commercial, mixed-use building

Name of the proposed child care center

Coral Gables Child Care, owned by Deban Investments, Inc.

Location of the proposed child care center:

On the 1st floor, designated the commercial floor, of 320 Giralda Ave, which is the north section of the building at 353 Aragon Ave, Coral Gables, FL 33134

The child care center will occupy 9,087 sq. ft. of the 33,711 sq. ft. commercial floor

The need for more child care centers in Coral Gables:

The Coral Gables community is terribly underserved in the area of child care. Within a three-mile radius of this location, the latest census figures indicate 12,404 preschool age children in residence, whereas there are only 19 licensed child care centers with a combined capacity of only 1,837 to accommodate them. Evidently parents of Coral Gables are forced to drive to child care providers outside of Coral Gables and must also rely on unlicensed, unregulated providers that care for children in their homes.

Therefore, the proposed center will be a welcome addition to the amenities and quality of life available in the City of Coral Gables.

Furthermore, due to its unique location in the central business district, the child care center will also be able to meet the needs of the growing residential and working population literally within walking distance of its location at 320 Giralda Avenue. In fact, over 200 families live in the same building, and hundreds more in the adjacent blocks. Similarly, the people who commute to the Central Business District to work will enjoy the convenience of a child care center that they can visit their children during their lunch hour.

Description of the work to be performed:

No exterior construction or modification is required. The project entails only an interior build-out of the combined 9,087 sq. ft. to create five to six class rooms, an office, a pantry and an indoor play area that the Department of Children & Families accepts by its own code in lieu of an outdoor playground in areas considered urban.

Description of the child care center:

Called CORAL GABLES CHILD CARE, the center will be duly licensed and monitored by the Department of Children & Families. It will have a capacity of approximately 172 children ranging from 3 months to 4 years, ages that typically attend preschools while parents go to work. The center will be open from 6:30 AM until 6:30 PM Monday to Friday, and demand permitting, later hours on Fridays and Saturdays to accommodate parents requiring babysitting while they patronize the restaurants and other entertainment in the area.

Ages of children:

Infants- large room	28
1-year olds	30
2-year olds	33
3-year olds	37
4-year olds incl. VPK	46
TOTAL	174 children

Theme and focus of the child care center:

Taking advantage of the imposing Mediterranean facade of the building, the child care center will use the classic architectural motifs from Coral Gables to create a unique atmosphere inside the center. Fountains, balustrades, ornamental grills and even tiled roofs for classrooms, though inside the building, will be incorporated in the construction plans to evoke the Coral Gables Mediterranean look and feel. Indeed the center has been named after the city itself - CORAL GABLES CHILD CARE (PRESCHOOL).

About the owners and operators:

The Pluchino family, long time residents of Coral Gables, are the owners of the proposed center through their company, Deban Investments, Inc. Mrs. Pluchino has prior experience in Early Childhood Learning and is currently enrolled in classes to obtain her Child Care Director's credential. The family has also retained the services of Preschool Developers to build, launch and help manage the new child care center. Preschool Developers and its principal, the undersigned, have built, opened and managed over 26 child care centers in South Florida and have four new centers slated for 2016. With the combination of the Pluchino family's dedication and teaching experience and Preschool Developer's expertise in child care, the new venture is destined to become a leading service provider to the families of Coral Gables.

Sincerely,



Sarat Dayal
CEO
Preschool Developers LLC
representing Coral Gables Child Care
and its corporate owner, Deban Investments, Inc.



PRESCHOOL DEVELOPERS LLC

19200 SW 57th Court
Southwest Ranches, FL 33332
954-817-6438 anandi92@yahoo.com

Planning Board
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

OPERATION INFORMATION: CORAL GABLES CHILD CARE (Preschool)

Location of the proposed child care center:

320 Giralda Avenue, Coral Gables. The child care center will occupy 9,087 sq. ft on the first floor of the north side of the building. The entire first floor is designated a retail floor in this building.

Operational Details:

Projected capacity:	Infants 3 months to 11 months	28
	12 months to 23 months	30
	24 months to 35 months	33
	36 months to 47 months	37
	48 months to 59 months	<u>46</u>
	TOTAL	174 children 3 months to 4 years

Number of staff members: 12 to 16 when the preschool is at full capacity

Hours: 6:30AM to 6:30 PM, Monday to Friday

Drop-off/Pick-up

Since this is a child care facility (preschool) and not a school that opens and closes at exact times, parents will drop children off over three hours spanning 7AM to 10AM and a similar three-hour period from 3:30PM to 6:30PM. There are only a few random drop-offs and pick-ups throughout the day as some children are placed in care only part-time. The drop-off/pick-up plan included in this application indicates six parking spaces dedicated for this purpose inside the garage and all six located adjacent to the rear entry of the child care facility. The 6 spaces assigned for drop-off/pick-up exceed the 5 spaces specified for child care centers with capacity of over 60 children by Miami-Dade County's auto stacking code for child care, Sec.33-151.18 (c) Auto Stacking. The reference to Miami-Dade's code is merely to prove that 6 spaces provided exceed the norms of drop-off/pick-up parking in the child care business.

Traffic Impact Study

As requested by Yamilet Senespleda of Public Works, a Traffic Impact Study has been initiated with a completion date of March 1, 2016.

Parking

Adequate parking exists in the building itself to comply with Coral Gable's code for child care requiring 1 space per 100 sq. ft. A Parking Calculation will be submitted in the next phase.

Sarat Dayal

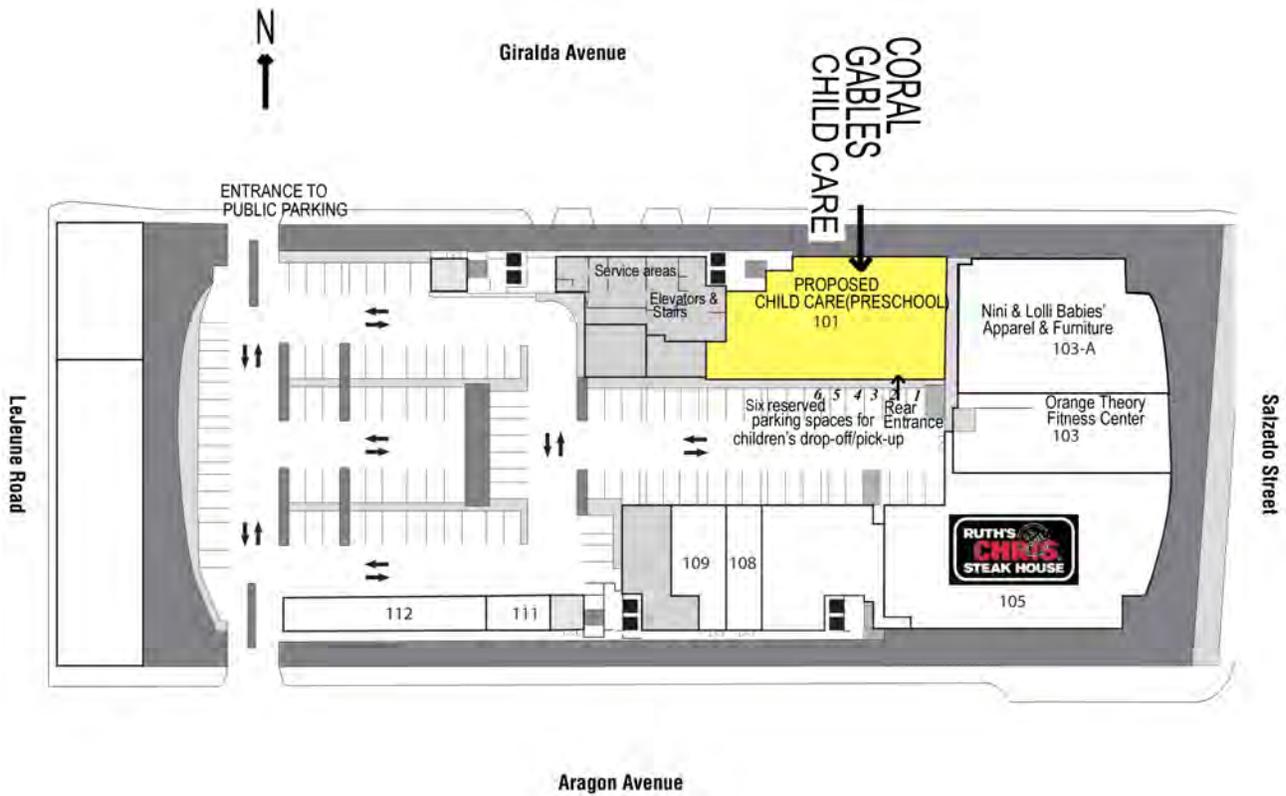
Sarat Dayal

CEO

Preschool Developers LLC

Representing Coral Gables Child Care

and its owner, Deban Investments, Inc.



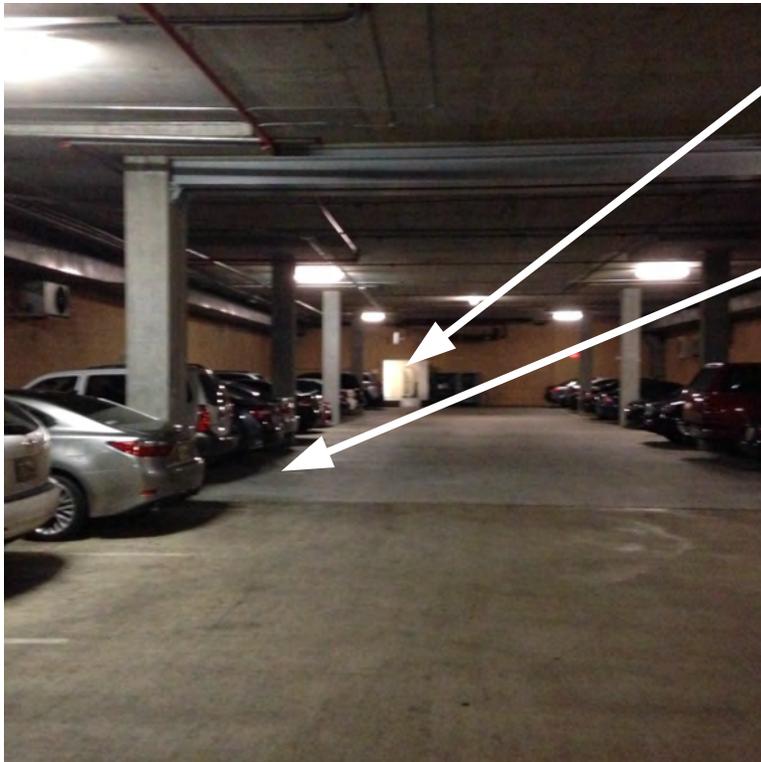
CHILD DROP-OFF / PICK-UP PARKING PLAN



Proposed Coral Gables
Child Care

SIX-STORY PUBLIC PARKING GARAGE

In case the 6 assigned spaces shown below for drop-off/pick-up are full, there are additional spaces in the building.



Rear entrance to child care

SIX RESERVED SPACES FOR
DROP-OFF & PICK-UP.
DEEMED SUFFICIENT BY
MIAMI-DADE CHILD CARE
CODE TO WHICH CORAL
GABLES SUBSCRIBES.

The 6 spaces assigned for drop-off/pick-up exceed the 5 spaces specified for child care centers with capacity of over 60 children by Miami-Dade County's auto stacking code for child care, Sec.33-151.18 (c) Auto Stacking. The reference to Miami-Dade's code is merely to prove that the 6 spaces provided exceed the norms of drop-off/pick-up parking in the child care business.

Salzedo Street

CORAL GABLES CHILD CARE

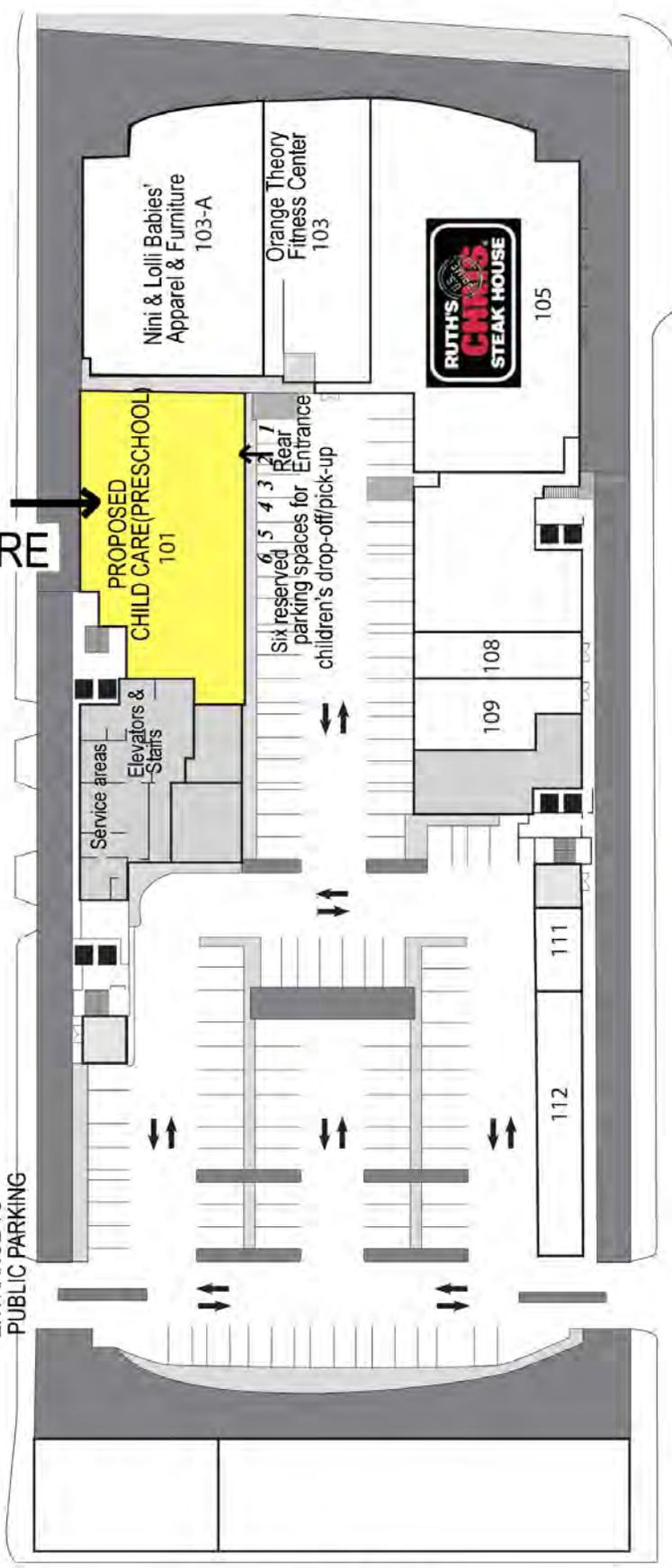
Giralda Avenue

Aragon Avenue

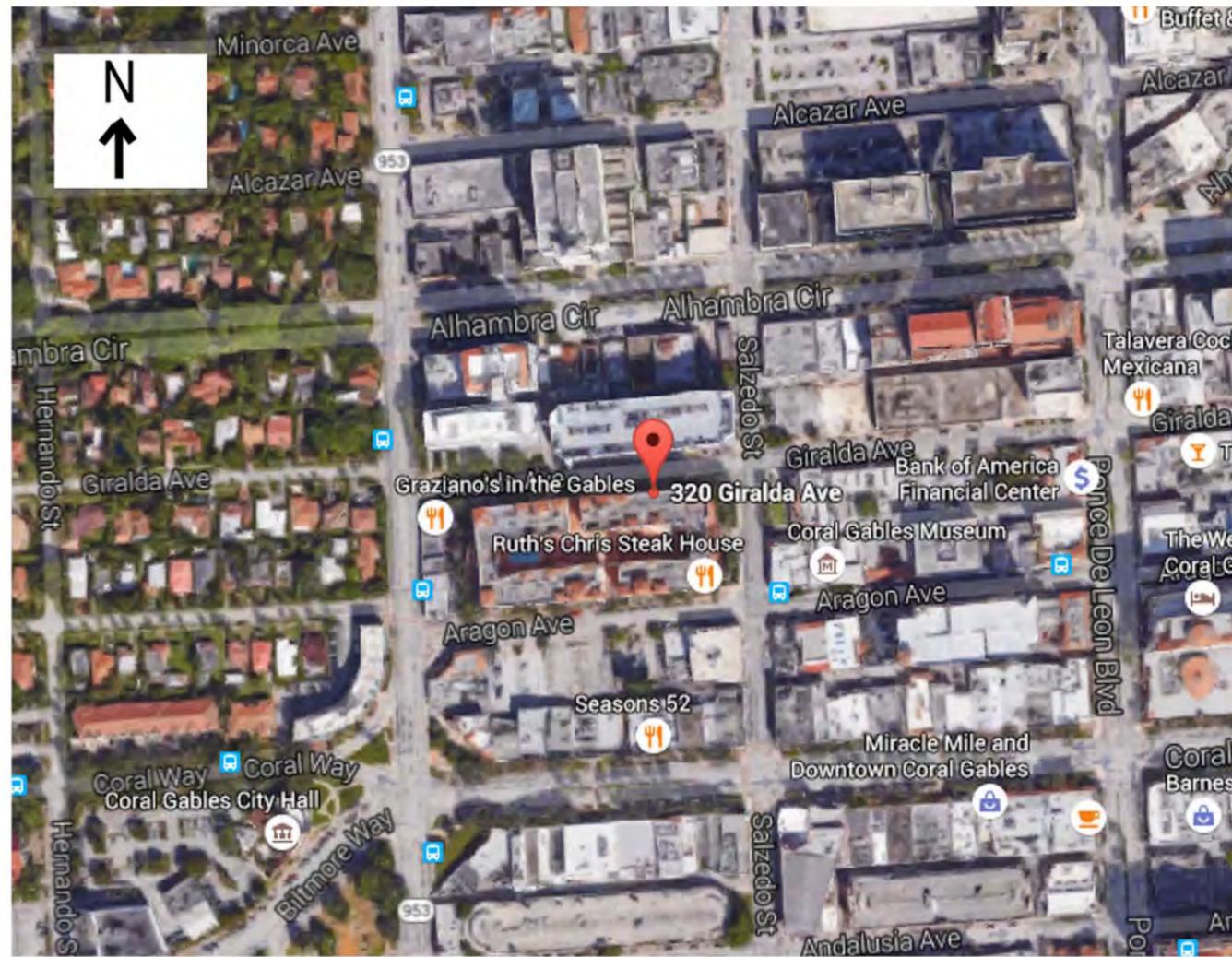
N

ENTRANCE TO PUBLIC PARKING

LeJeune Road



PHOTOS OF PROPERTY, ADJACENT USES, STREETScape



Adjacent uses

