



PRESCHOOL DEVELOPERS LLC

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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

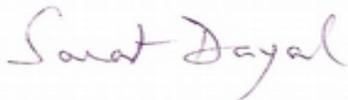
Theme and focus of the child care center:

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.