

LAW OFFICES OF
Javier L. Vazquez, P.A.

6500 Cowpen Road, Suite 302 • Miami Lakes, Florida 33014
Phone: (305) 825-7080 • Fax: (305) 825-6523

August 19, 2011

Miami Beach Planning Board
City of Miami Beach
1700 Convention Center Dr, 2nd Floor
Miami Beach, Florida 33139

Re: Letter of Intent – Kids Choice Learning Center
1211 Marsielle Drive
Conditional Use Permit to Allow Day Care Center

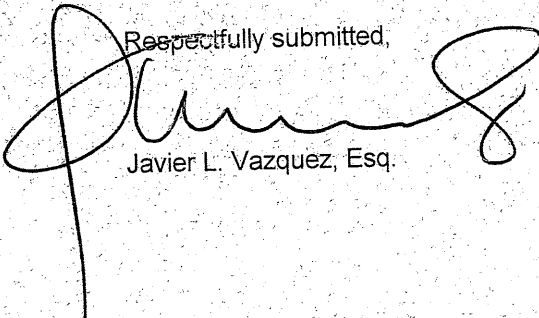
Dear Board Members,

The undersigned is legal counsel to Kids Choice Learning Center, the new tenant at the above-referenced property in Miami Beach. This shall constitute our letter of intent in support of our application (the "Application") for approval of a Conditional Use Permit to allow a day care center for 214 children. This property was the subject of a Modified Conditional Use Permit dated May 5, 2010. Said permit was granted to National Ben Gamla Charter School Foundation, which no longer operates at the subject property. The new tenants, Kids Choice Learning Center, has owned and operated a day care center in Miami Lakes for the last 11 years. Their current capacity is approximately 165 children. Their impeccable record and the success story of Karla and Placido Rodriguez, the principals of Kids Choice, makes them a most-desirable corporate member of the Miami Beach Community.

The proposed plan retains all of the existing conditions of the buildings as it relates to ingress / egress, classroom areas, reception, administration office and lunch preparation areas. The proposed playground area of 6,800 square feet is located at the rear of the buildings and significantly exceeds the minimum requirements of the Code. It is important to note that no variances of any kind are required for the proposed day care center. All playground areas and landscaping requirements comply with Code and State of Florida provisions regulating day care centers. Special attention has been given to the buffering of the center from the canal which runs along the rear of the property. A five foot high vertical picket fence, as shown on the submitted plans, will be installed along the rear of the property. A landscaped buffer with multiple layers of planting materials of species that provide a physical buffer will also be provided between the proposed play area and the canal security fencing.

The proposed day care center will have children ages 1-5. Drop-off and pick-up hours shall be 6:30am to 6:30 pm. The Applicant has worked closely with staff in furtherance of coming forward with a quality proposal of development and operation. The applicant respectfully requests your favorable consideration and recommendation of the Application.

Respectfully submitted,


Javier L. Vazquez, Esq.

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PLANNING DEPARTMENT