

PB21-0443: 1211 Marseille Drive

Planning Board Meeting

July 27, 2021

Item 10

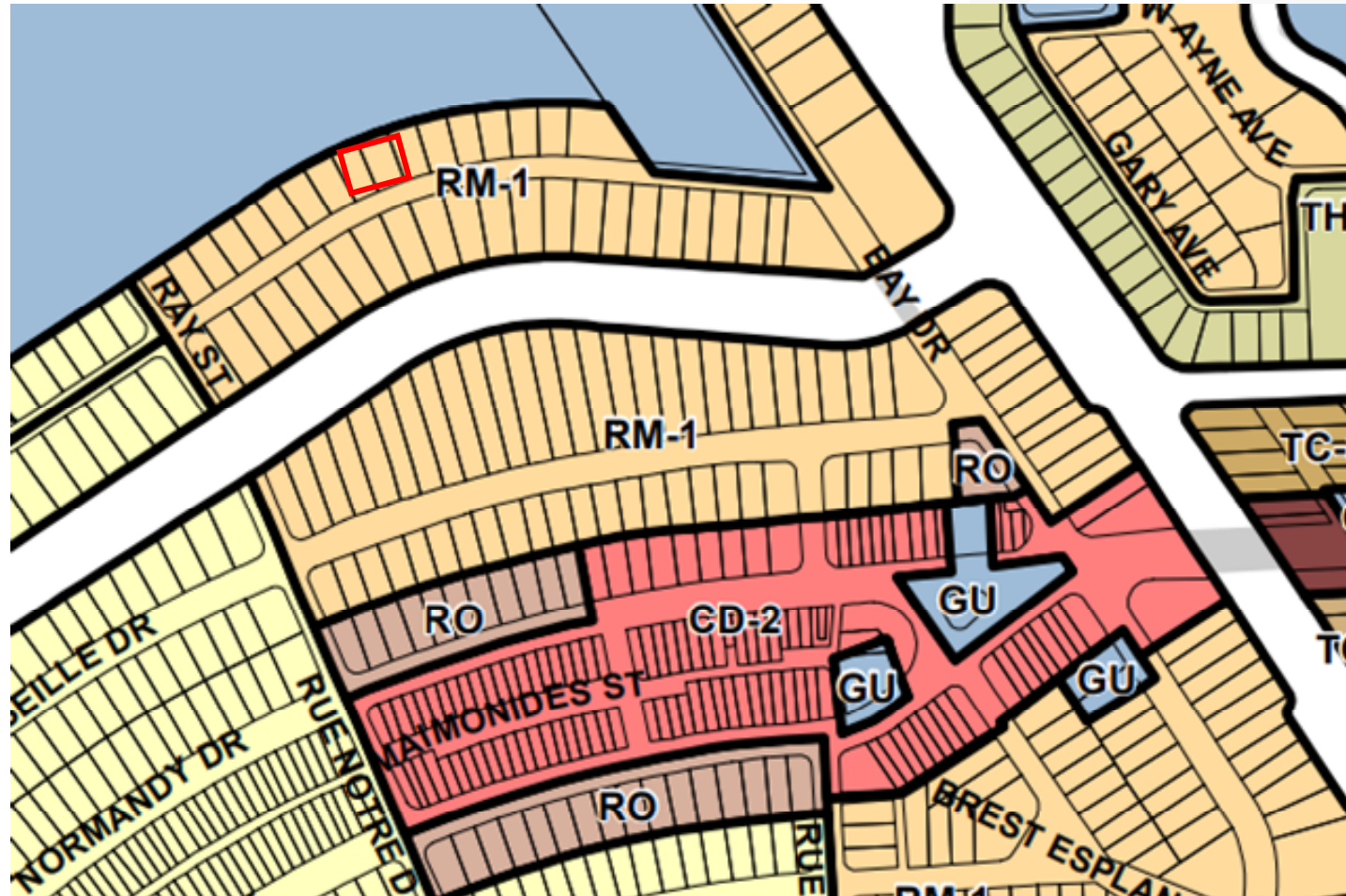
Gan Katan Miami



Property: 1211 Marseilles Drive



Zoning Map: RM-1



PB File No. 2035: Permitted Operation of Kids Choice Learning Center

CFN 2011R0858089
OR Bk 27937 Pgs 3054 - 3057; (4pgs)
RECORDED 12/21/2011 16:02:14
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1211 Marseille Drive
FILE NO. 2035
IN RE: The Application by Kids Choice Learning Center requesting Conditional Use approval to operate a day care center approximately 214 children, on the site of a previously approved Charter School which is no longer operating.
LEGAL DESCRIPTION: Lots 7b and 7c Block 8 of "Second Revised Plat of Portions of Ocean Side Section and Trouville Section of Isle of Normandy", according to the plat thereof, as recorded in PB 40, page 35 of the public records of Miami-Dade County, Florida
MEETING DATE: October 25, 2011

CONDITIONAL USE PERMIT

The applicant, Kids Choice Learning Center, is requesting a Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

That the property in question is located in the RM-1 Residential Multifamily Low Intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected if the applicant complies with the conditions stated herein;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

Kid's Choice Learning Center
Superior Educational Programs & Child Care



Kid's Choice Learning
Center



Request: Modify PB File No. 2035 to Allow New Operator— Gan Katan

Gan Katan Miami



Gan Katan

- Gan Katan's mission is to create a loving learn-through-play based environment for their students. Gan Katan recognizes the power of play and its ability to foster proper social and emotional development, as well as the educational opportunities it presents.
- Team is led by Kathy Horowitz and Sharon Eichberg who have a combined 37 years of experience with pre-school children.
- The Applicant has thoroughly reviewed the Conditional Use Permit ("CUP") and affirms that Gan Katan will comply with all conditions of the CUP to ensure safe operation of the new day care center.



Thank You

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