



City of Coral Gables Planning and Zoning Staff Report

Applicant: Giralda Preschool of Coral Gables - Maria Luisa Pluchino
Application: Conditional Use | Private School
Property: 320 Giralda Avenue, Coral Gables, Florida
Public Hearing: Planning and Zoning Board
Date & Time: **May 20, 2026; 6:00 – 9:00 p.m.**
Location: Community Meeting Room, Police and Fire Headquarters,
2151 Salzedo Street, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request is for consideration of a conditional use site plan review to allow a day care, which is permitted as a conditional use, within a mixed use building on the property located at 320 Giralda Avenue. The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida granting an amendment to a previously approved Conditional Use (Resolution No. 2016-140), with all remaining conditions of approval to remain in effect, pursuant to Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses," to allow a private school use with educational instruction from kindergarten through fifth (5th) grade within an existing day care facility, with no increase in square footage or student capacity, on the property legally described as the East 12.64 feet of Lot 3, all of Lots 7-45 and alley lying between, Block 35, Coral Gables Section K (320 Giralda Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

An application for conditional use site plan review requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

2. APPLICATION SUMMARY

Giralda Preschool of Coral Gables, Maria Luisa Pluchino, Director (hereinafter the "Applicant"), has submitted an application requesting an amendment to a previously approved Conditional Use (Resolution No. 2016-140) pursuant to Zoning Code Article 14, Section 14-203, to allow a Private School use with educational instruction from Kindergarten through Fifth (5th) Grade within an existing day care facility, with no increase in square footage or student capacity.

The proposed amendment authorizes a Private School use with educational instruction from Kindergarten through Fifth (5th) Grade within an existing day care facility at 320 Giralda Avenue, while maintaining all existing approved operational limits of the site. The property currently operates as a licensed early childhood education facility serving children from infancy through VPK, and the requested amendment would formally recognize the Private School entitlement within the existing day care framework, subject to conditions of approval.

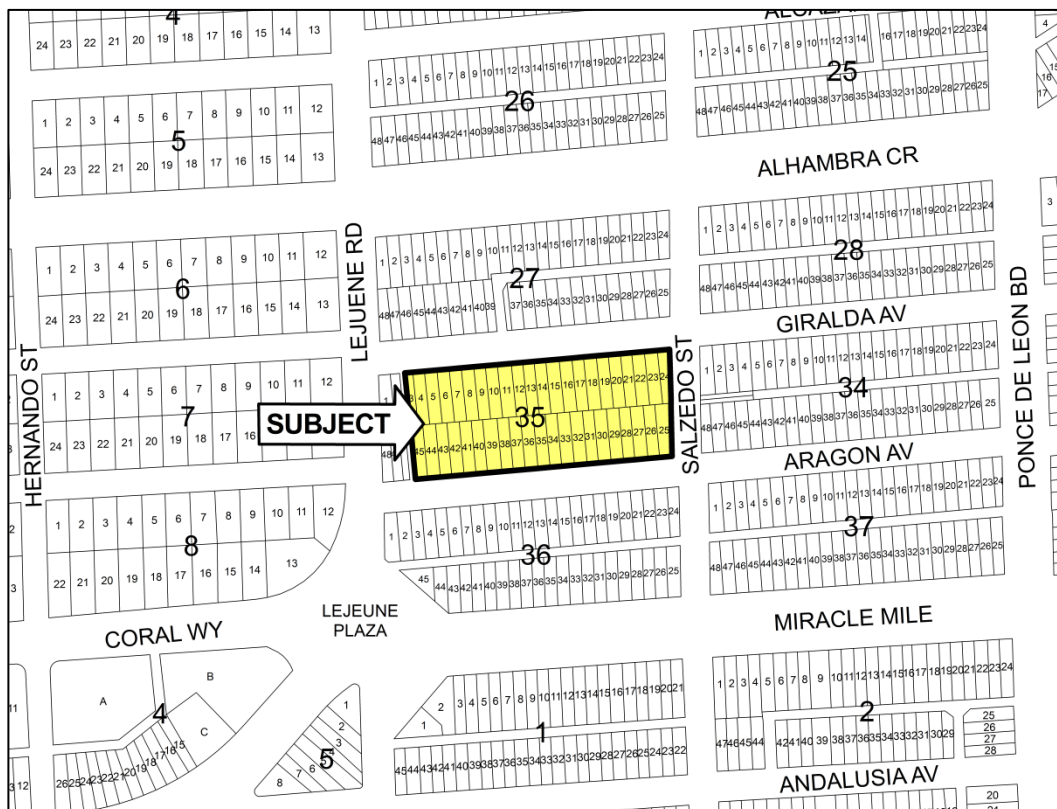
The proposed Private School use would initially consist of a Kindergarten program serving approximately ten (10) students, located entirely within the existing 436 square-foot Art Room. No expansion of the existing 9,087 square-foot building is proposed, and no structural modifications are required. The request maintains the existing approved intensity of development, with no increase in square footage or student capacity, which shall remain capped at 174 students.

All existing operational characteristics of the facility will remain unchanged, including staffing levels, internal circulation, and the use of six (6) designated off-street drop-off and pick-up spaces located within the on-site parking garage. The Private School use will be fully integrated into the existing operational framework without increasing site intensity or altering vehicular access patterns. No curbside or street drop-off or pick-up will be permitted.

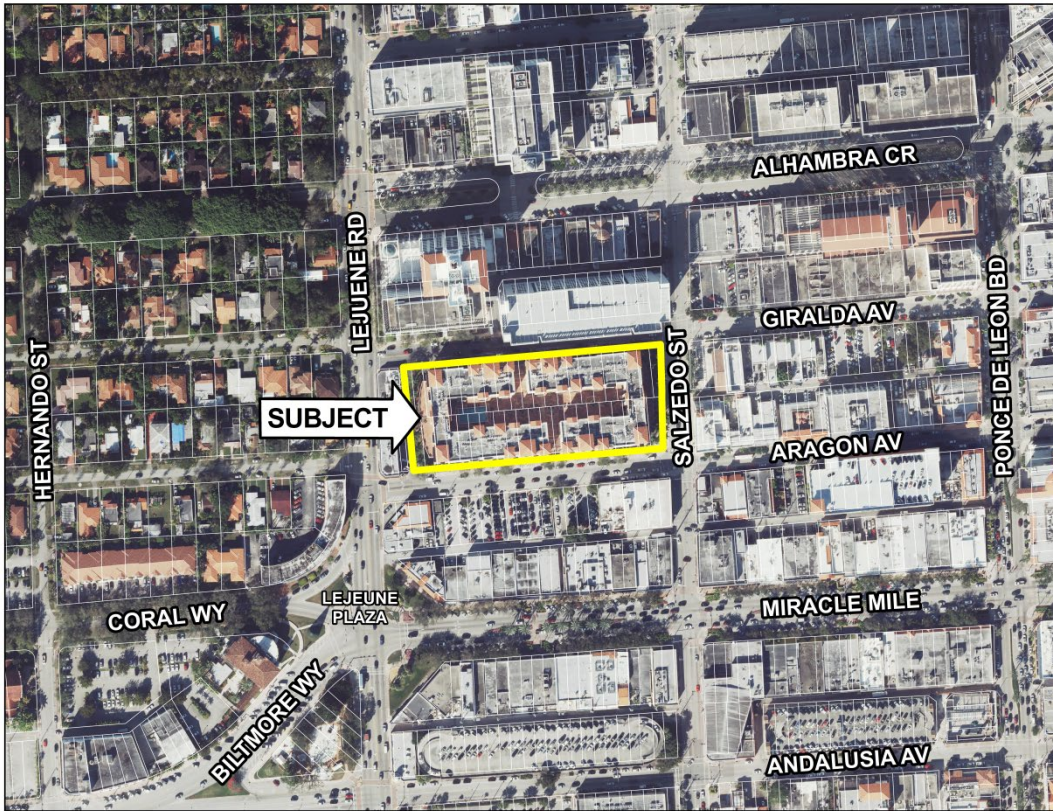
The requested approval includes the full Private School entitlement authorizing educational instruction from Kindergarten through Fifth (5th) Grade within an existing day care facility. However, the current operational plan is limited to the initial opening of a Kindergarten program only, anticipated for Fall 2026. There is no established or committed timeline for the introduction of additional grade levels beyond Kindergarten, and any future expansion is uncertain and may be phased over time or not implemented.

Any future expansion beyond Kindergarten to include grades 1 through 5 shall require separate review through the Development Review Committee (DRC) process and all other applicable regulatory reviews, including any required updates to the Certificate of Use and Business Tax Receipt. The subject property is legally described as the East 12.64 feet of Lot 3, all of Lots 7-45 and alley lying between, Block 35, Coral Gables Section K (320 Giralda Avenue), Coral Gables, Florida.

Location Map



Aerial



Property Designations and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

Future Land Use Map (FLUM) designation	Commercial Medium Rise Intensity
Zoning Map designation	Mixed Use 2 (MX2) District

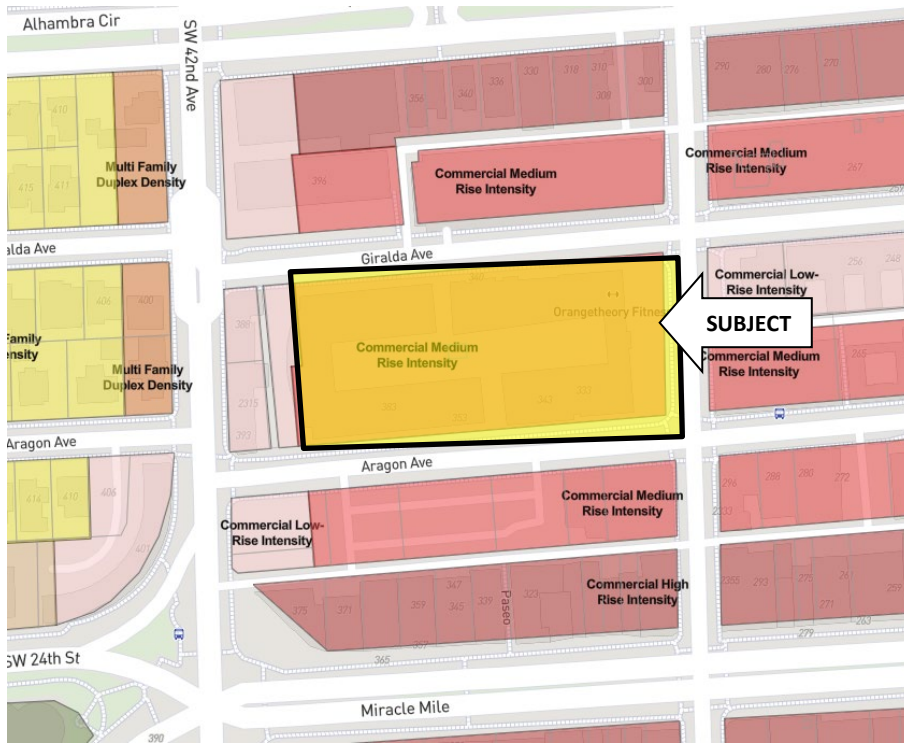
Surrounding Land Uses

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	Eight story commercial buildings	Commercial Medium Rise Intensity	Mixed Use 2 (MX2) District
South	One and three story commercial buildings and parking lots	Commercial Medium Rise Intensity	Mixed Use 2 (MX2) District
East	One and two story municipal buildings	Commercial Medium Rise Intensity	Mixed Use 2 (MX2) District
West	One and two story commercial buildings	Commercial Low Rise Intensity	Mixed Use 1 (MX1) District

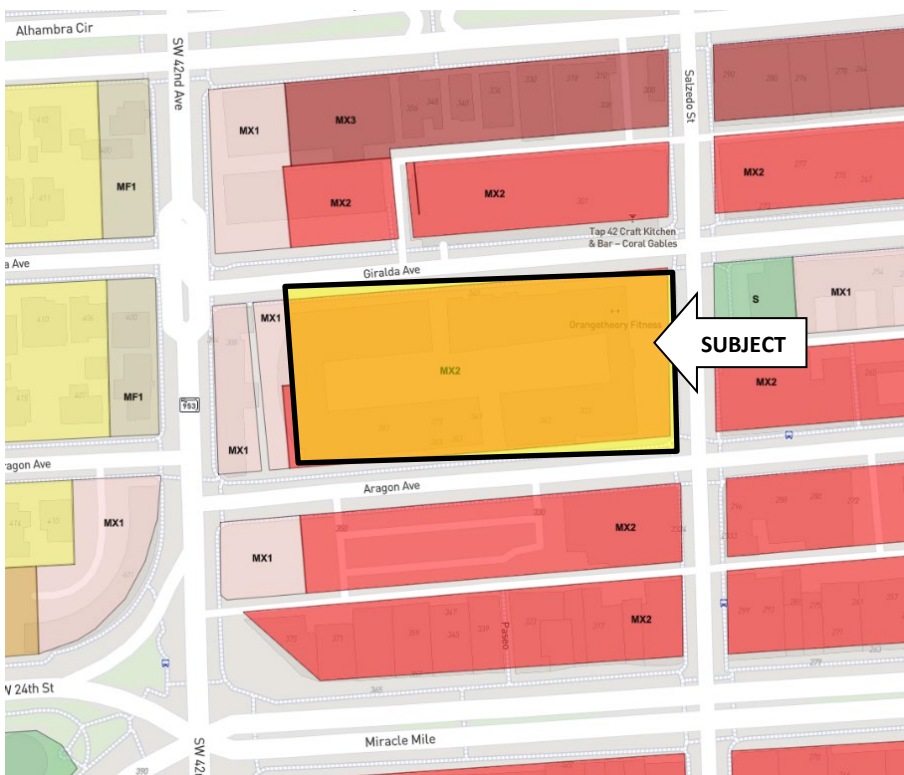
The subject property currently has the existing land use and zoning designations, as illustrated in the

following maps:

Existing Future Land Use Map



Existing Zoning Map



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	04.24.26
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	05.20.26
City Commission	06.02.26

Proposal | Conditional Use for Private School

Zoning Code Section 3-101, “Principal Uses Tables,” permits Private School uses within the Mixed Use District (MXD) as conditional uses, subject to public hearing review and approval by the Planning and Zoning Board and City Commission pursuant to Zoning Code Article 14, “Process,” Section 14-203, “Conditional Uses.”

The Applicant, Giralda Preschool of Coral Gables, has submitted a request for an amendment to an existing Conditional Use approval (Resolution No. 2016-140) to authorize a Private School use with educational instruction from Kindergarten through Fifth (5th) Grade within an existing day care facility. The subject property currently operates as a licensed early childhood education facility serving children from infancy through VPK and is located within an existing 9,087 square-foot tenant space at 320 Giralda Avenue.

The proposed Private School use will be integrated into the existing facility without expanding the building footprint or increasing the approved student capacity of 174 students. Initial implementation will consist of a Kindergarten program serving approximately ten (10) students within existing classroom space. No structural modifications are proposed, and all operations will remain within the existing approved building area.

Operationally, the facility will continue to utilize the existing parking garage for all vehicular drop-off and pick-up activity, including six (6) designated spaces reserved for this purpose. The Applicant has indicated that arrival and dismissal periods for the existing day care and proposed Kindergarten program will be staggered to minimize overlap and reduce peak traffic impacts. Parents arriving by vehicle will be required to park within the garage and escort students into the facility, while curbside or on-street drop-off and pick-up along Giralda Avenue will be prohibited.

Staff will be present during arrival and dismissal periods to monitor operations and ensure compliance with established procedures, which are communicated to parents through written policies and ongoing coordination. These operational measures are intended to maintain safe and efficient circulation within the site and surrounding area and will be further formalized through conditions of approval.

While the requested approval includes entitlement for a Private School use with educational instruction from Kindergarten through Fifth (5th) Grade, the Applicant’s current operational plan is limited to the implementation of Kindergarten instruction only, anticipated for Fall 2026. There is no established or committed timeline for the introduction of additional grade levels beyond Kindergarten, and any future expansion is uncertain and may be phased over time or not implemented.

Any future expansion beyond Kindergarten to include grades 1 through 5 shall require separate review

through the Development Review Committee (DRC) process and all other applicable regulatory reviews, including any required updates to the Certificate of Use.

The proposed Private School use is consistent with the existing day care operations and will not increase the intensity of use, traffic demand, or impacts to the surrounding area beyond what is currently approved.

3. FINDINGS OF FACT

This section of the staff report presents City Staff’s evaluation of the Application and Findings of Fact. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives, and Policies, and compliance with the Zoning Code and City Code.

Findings of Fact | Conditional Use for Private School

The Applicant’s request for an amendment to a previously approved Conditional Use (Resolution No. 2016-140) to allow a Private School use with educational instruction from Kindergarten through Fifth (5th) Grade within an existing day care facility has been reviewed in accordance with Zoning Code Article 14, “Process,” Section 14-203, “Conditional Uses,” specifically Section 14-203.8, “Standards for Review.”

Staff Findings:

Based upon the analysis provided herein, Staff finds that the proposed Conditional Use amendment complies with the applicable standards of Section 14-203.8. The request does not increase the intensity of use, and the recommended conditions of approval incorporate measures to address operational and circulation considerations.

Standards for Review | Section 14-203.8

STANDARD	STAFF EVALUATION
A. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	The proposed amendment to the existing Conditional Use is consistent with the Comprehensive Plan, as it supports the provision of educational services within the Central Business District and serves the needs of the surrounding residential and working population. The request utilizes an existing facility without increasing intensity and, with conditions of approval, furthers applicable goals, policies, and objectives.
B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	The subject property is located within a mixed-use development in the Central Business District. The existing day care use has been operating at this location since 2016, and the proposed Private School use represents a continuation of educational services within the same operational framework. With no increase in student capacity or building size, the use remains appropriate and compatible with surrounding commercial and residential uses.

STANDARD	STAFF EVALUATION
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	The Central Business District continues to experience residential growth, increasing demand for educational services. The proposed use, beginning with a Kindergarten program, supports this demand while maintaining consistency with the mixed-use, pedestrian-oriented character of the area.
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	The proposed amendment does not increase the approved student capacity or physical footprint of the facility. All vehicular drop-off and pick-up activities will occur within the existing parking garage, and curbside activity will be prohibited. These measures ensure that the use will not adversely affect surrounding properties.
E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.	The proposed Private School use is located within an existing mixed-use building designed to accommodate a variety of commercial and service uses. The continuation of educational services within the existing tenant space is compatible with surrounding development and will not adversely affect adjacent uses.
F. The parcel proposed for development is adequate in size and shape to accommodate all development features.	The subject property has been previously approved to accommodate a day care facility with a maximum enrollment of 174 students. The proposed amendment does not increase capacity or require additional space. Existing parking and internal circulation are adequate to support the use.
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	The proposed use provides educational services within an established facility and supports the needs of the surrounding community. Operational measures related to circulation, supervision, and access will be addressed through conditions of approval, ensuring protection of public health, safety, and welfare.
H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Vehicular circulation will continue to be accommodated within the existing parking garage utilizing designated drop-off and pick-up spaces. Staggered arrival and dismissal periods will reduce peak traffic overlap. These measures ensure that circulation remains safe and efficient for both vehicles and pedestrians.
I. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-	The proposed amendment does not increase building square footage or student capacity and therefore does not increase demand on public facilities. The use will not adversely impact the traffic-carrying capacity of surrounding streets and complies with concurrency requirements.

STANDARD	STAFF EVALUATION
carrying capacities of streets, in an unreasonable or disproportionate manner.	

Staff Comments: Based upon the Findings of Facts provided herein presented, Staff finds and concludes that the application for a conditional use approval for a major amendment to the existing site plan satisfies and meets the provisions of the Zoning Code.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
4.	Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.	Complies
5.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
7.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
8.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
9.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
10.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
11.	Policy FLU-3.1.1. The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	Complies
12.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
13.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies

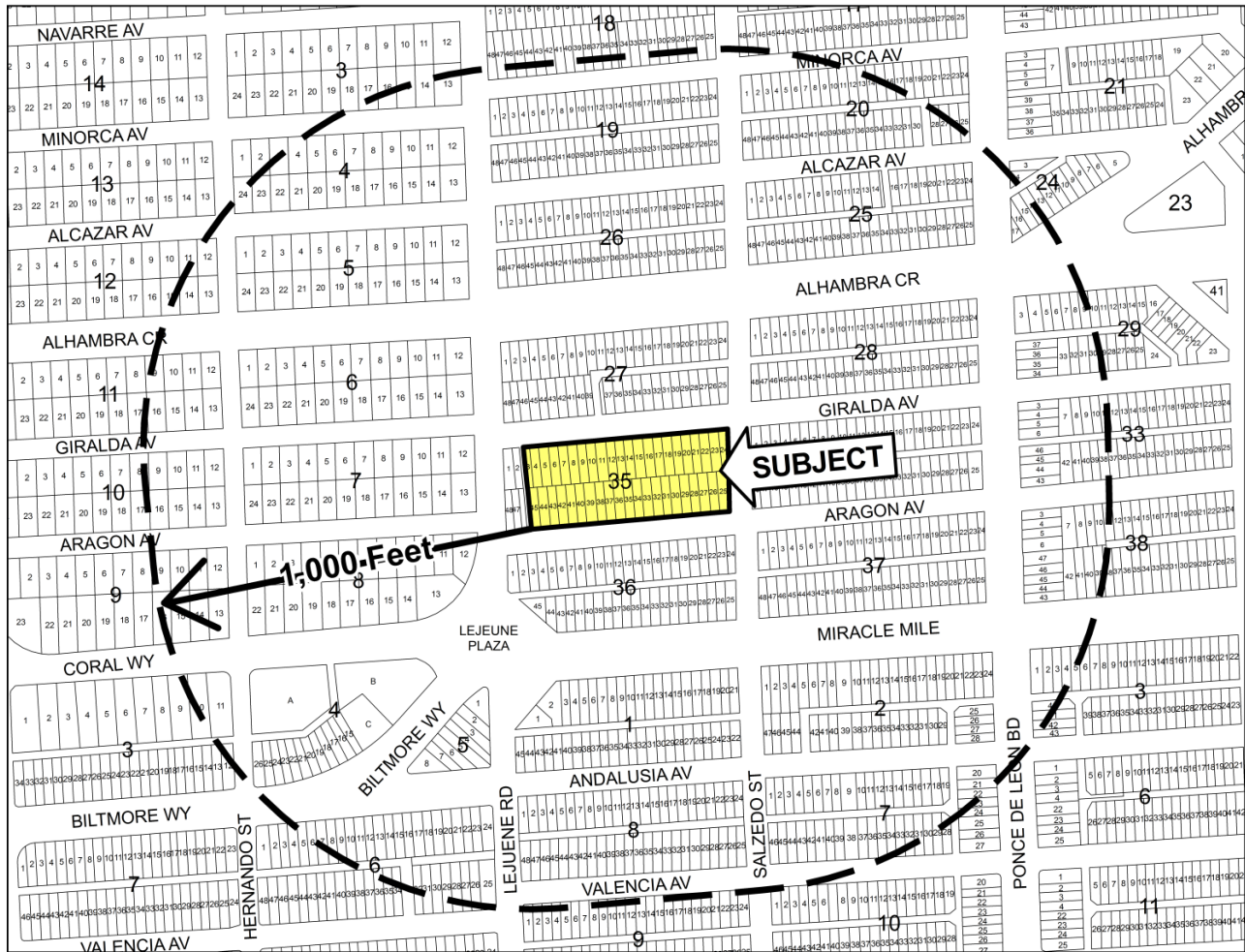
Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff. The conditions of approval should mitigate the potential negative impacts on the neighborhood.

4. PUBLIC NOTIFICATION

The Applicant completed the mandatory Public Information meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 04.23.26.

The Zoning Code requires that mailed notification be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 583 notices were mailed. A copy of the mailed notice is provided as Attachment B. A map of the notice radius is as follows:

Mailed Notification Radius Map



The following has been completed to solicit input and provide notice of the application:

Public Notice

Type	Date
Mailed notification for Public Information Meeting	04.10.26
Public Information Meeting	04.23.26
Mailed Notification for PZB meeting	05.06.26
Sign Posting of property	05.08.26
Legal advertisement	05.08.26
Posted Staff report on City web page	05.15.26

5. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends approval with conditions of the Application.

Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff’s support of the application for Conditional Use Site Plan Review in order to allow a day care as a permitted conditional use within a mixed use building is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented herein.

Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the Application is subject to the following conditions of approval:

The requested amendment to the Conditional Use approval (Resolution No. 2016-140) to allow a Private School use with educational instruction from Kindergarten through Fifth (5th) Grade within the existing day care facility at 320 Giralda Avenue shall be and is hereby approved, subject to the following conditions, which shall be binding upon the applicant and its successors or assigns:

1. Prior Conditions of Approval

Except as expressly modified by this Resolution, all conditions of approval contained in Resolution No. 2016-140 shall remain in full force and effect and shall continue to apply to the subject property and approved use.

2. Student Age, Use Authorization, and Maximum Capacity

The facility shall be permitted for children from three (3) months through fifth (5th) grade as part of a day care and Private School use. Total enrollment shall remain limited to a maximum of one-hundred seventy-four (174) students, consistent with Resolution No. 2016-140, with no increase in overall approved student capacity. The Private School use shall be accommodated within the existing approved square footage and shall not result in an increase in total student capacity.

3. Hours of Operation

Hours of operation shall be limited to Monday through Friday between 7:30 a.m. and 6:30 p.m., with Kindergarten instructional hours limited to 7:30 a.m. to 3:00 p.m.

4. Vehicular Drop-Off and Pick-Up

All vehicular drop-off and pick-up activities shall occur within the on-site parking garage utilizing designated spaces. Curbside or street drop-off and pick-up is prohibited. Only pedestrian and bicycle drop-off/pick-up shall be permitted at the main entrance.

5. Operational Plan and Scheduling

The applicant shall implement staggered drop-off and pick-up times between daycare and Kindergarten programs, separated by a minimum of thirty (30) minutes, and maintain an operational plan to prevent traffic congestion and overlap.

6. Enforcement and Communication

The applicant shall assign staff to monitor and enforce all drop-off and pick-up procedures and

provide written protocols to parents. Non-compliance shall be subject to enforcement measures established by the facility. The applicant shall implement progressive enforcement measures for non-compliance, including warnings and corrective actions consistent with facility policy and applicable Code enforcement procedures.

7. Phasing and Operational Compliance for Grade Levels

While this approval authorizes a Private School use with educational instruction from Kindergarten through Fifth (5th) Grade, the Applicant will initially operate a Kindergarten program and may expand to additional grade levels over time.

Any future expansion beyond Kindergarten to include grades 1 through 5 shall require separate review through the Development Review Committee (DRC) process and all other applicable regulatory reviews, including any required updates to the Certificate of Use and Business Tax Receipt.

As part of any future expansion request, the Applicant shall provide an updated operational plan to the City. Such operational plan shall include, at a minimum, updated enrollment projections, drop-off and pick-up scheduling, circulation management measures, and any other information deemed necessary by the City to evaluate operational impacts.

The City may require the submission of a Traffic Impact Analysis and coordination with the City of Coral Gables Public Works Department and applicable Miami-Dade County agencies, including Miami-Dade County Public Schools, as applicable, to evaluate potential impacts associated with such expansion.

The City reserves the right to require additional review, including public hearings pursuant to the Zoning Code, should the expansion of grade levels result in increased impacts or intensity of use beyond what is evaluated under this approval.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Resolution 2016-140
- C. Notice mailed to all property owners within 1,000 feet of the property and legal ad.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
City of Coral Gables, Florida