

1 Mr. Behar.
 2 MR. BEHAR: You can call me Robert.
 3 We have a motion and a second. And I'm
 4 going to add that the green area incorporates a
 5 buffer separating from the single-family. That
 6 could be determined by the Parks Department or
 7 whatever.
 8 CHAIRMAN BUCELO: Do you still second?
 9 MR. ALVAREZ: I still second.
 10 THE SECRETARY: Gonzalo Sanabria?
 11 MR. SANABRIA: No.
 12 THE SECRETARY: Ignacio Alvarez?
 13 MR. ALVAREZ: Yes.
 14 THE SECRETARY: Robert Behar?
 15 MR. BEHAR: Yes.
 16 THE SECRETARY: Alice Bravo?
 17 MS. BRAVO: Yes.
 18 THE SECRETARY: Shane McGlashen?
 19 MR. MCGLASHEN: Yes.
 20 THE SECRETARY: Felix Pardo?
 21 MR. PARDO: No.
 22 THE SECRETARY: Alex Bucelo?
 23 CHAIRMAN BUCELO: Yes.
 24 THE SECRETARY: It passed.
 25 MR. COLLER: We have one more item. I

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1 would recommend you might want to take a five
 2 minute break for the reporter who has been
 3 going --
 4 MR. BEHAR: I'd rather --
 5 CHAIRMAN BUCELO: I rather go.
 6 MR. COLLER: Ready to go? Okay. Let's go.
 7 Okay. Item 1, a Resolution of the City
 8 Commission of Coral Gables, Florida granting an
 9 amendment to a previously approved Conditional
 10 use (Resolution Number 2016-140), with all
 11 remaining conditions of approval to remain in
 12 effect, pursuant to Zoning Code Article 14,
 13 "Process," Section 14-203, "Conditional Uses,"
 14 to allow a private school use with educational
 15 instruction from kindergarten through fifth
 16 (5th) grade within an existing day care
 17 facility, with no increase in square footage or
 18 student capacity, on the property legally
 19 described as the East 12.64 feet of Lot 3, all
 20 of Lots 7-45 and alley lying between, Block 35,
 21 Coral Gables Section K (320 Giralda Avenue),
 22 Coral Gables, Florida; including required
 23 conditions; providing for a repealer provision,
 24 providing for a severability clause, and
 25 providing for an effective date.

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1 Item E-1, public hearing.
 2 MS. PLUCHINO: Thank you.
 3 Hello, my name is Maria Pluchino, and I'm
 4 here representing Giralda Preschool of Coral
 5 Gables.
 6 Can we have the PowerPoint, the applicant's
 7 PowerPoint? Okay. Thank you.
 8 So today I will explain our request for
 9 proposed kindergarten program and how it fits
 10 within our current operation.
 11 So Giralda Preschool is requesting
 12 conditional use approval to modify the current
 13 child care preschool use to a private school,
 14 initially offering kindergarten for fall this
 15 year, with the potential to expand through
 16 fifth grade in the future.
 17 This addition doesn't increase the
 18 facility's approved capacity of 174 students,
 19 as it will serve only ten students and will be
 20 accommodated within our existing art room. So
 21 we don't need any physical modification in our
 22 facility. This is not an expansion of the
 23 facility, but an expansion of the services we
 24 provide for our families.
 25 So our facility has a program that is

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1 allowed, because we are in a urban area, and as
 2 I said before, the kindergarten would be
 3 located in our art room, that has an area of
 4 436 square feet.
 5 About parking, we have six designated
 6 parking spaces only for drop-off and pickup,
 7 and also the garage building has 305 spaces
 8 available, not only for the school, but also
 9 for the restaurants and the retail.
 10 This is our indoor plan. So the
 11 kindergarten would be on the right -- on the
 12 right side. This is the site plan. As you can
 13 see, there are six reserve parking spaces, with
 14 guided access to a sidewalk, leading to the
 15 school.
 16 So Giralda Preschool is an Apple accredited
 17 school, and it also holds the Gold Seal Quality
 18 Care Program that is offered through DCF, that
 19 is the Department of Children and Family. So
 20 we have to maintain high standards, and it
 21 includes low teacher to student ratios.
 22 I'm not going to bother you with all of the
 23 ratios in each class, but I would like you to
 24 know that we have 96 students in total, with 16
 25 teachers and three administrative staff. So

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1 there is a significant gap between our current
2 enrollment, that is 96 students, and the
3 school's approved capacity of 174 students.

4 Traffic and arrival flow, we have -- we are
5 open from 7:30 to 6:30 p.m., and we have two
6 schedules in the preschool, from 7:30 to 2:30
7 p.m. is part-time and full-time from 7:30 to
8 6:30 p.m., and most school arrivals are from
9 8:30 to 9:00 a.m.

10 Okay. The proposed kindergarten program
11 will be open from 7:30 to 3:30 p.m., and the
12 kindergarten students have to arrive at 7:30
13 sharp. So, as you can see, we have different
14 schedules and we have more than thirty minutes
15 between one schedule and the other, that it
16 will minimize the congestion when dropping off
17 or picking up the students.

18 So, as a community center school in the
19 heart of Coral Gables, many of our families
20 arrive by walking or biking or with strollers.
21 I can tell you that like 70 percent of my
22 families in the preschool live within the
23 thousand radius from the school.

24 So thank you very much for having me, and
25 if you have any questions.

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1 encapsulated from the north side, Giralda
2 Avenue, south side, Aragon Avenue, Le Jeune on
3 the west and Salzedo on the east, just
4 southwest of where we're currently located,
5 here in the Central Business District.

6 Currently, it is a preschool and day care.
7 As Ms. Pluchino just indicated, it's got 96
8 students that attend it. It's currently within
9 the Future Land Use Map designation of
10 Commercial Medium Rise intensity, and within
11 the Zoning District of Mixed-Use 2.

12 So the request is -- to refer back to the
13 Staff report briefly, basically has submitted
14 an application requesting an amendment to a
15 previously approved conditional use. As
16 previously mentioned, Resolution 2016-140,
17 pursuant to Zoning Code Article 14, Section
18 14-2-3, to allow a private school use, with an
19 educational instruction from kindergarten
20 through fifth grade, with an existing day care
21 facility, with no increase in square footage or
22 existing student capacity.

23 As you can see, there's a neighborhood
24 participation meeting that was held by the
25 applicant on April 23rd there at the preschool,

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1 CHAIRMAN BUCELO: Thank you.

2 MR. SANABRIA: Mr. Chairman? I favor this
3 item. Let's just hear all of the comments. I
4 think it's basically an internal improvement
5 within the boundaries of the school. There is
6 no expansion. There's no zoning changes. So
7 it's internal modifications.

8 CHAIRMAN BUCELO: Let's hear from Staff and
9 then we'll have Board discussion.

10 MR. SOUTHERN: All right. Good evening,
11 Mr. Chair, Planning and Zoning Board. Craig
12 Southern, Planning Official, with the Planning
13 and Zoning Division.

14 May we please have the Staff PowerPoint,
15 please? Thank you.

16 So the item before you tonight, as
17 Mrs. Pluchino has just indicated, is a request
18 by the existing Giralda Preschool of Coral
19 Gables for an amendment to a previously
20 approved conditional use, from 2016, Resolution
21 2016-140, for the subject property located at
22 320 Giralda Avenue.

23 So if you take a look at the aerial map in
24 front of you, even though it's a little blurred
25 out, you will see that the subject property is

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1 and then we've also held a Development Review
2 Committee, a DRC meeting, April 24th.

3 So the proposed amendment authorizes a
4 private school use with an educational
5 instruction from kindergarten through fifth
6 grade, with an existing day care facility,
7 while maintaining all existing approved
8 operational limits of the site.

9 The property currently operates as a
10 licensed early childhood education facility,
11 serving children from infancy through VPK, and
12 the requested amendment would formally
13 recognize the private school entitlement within
14 the existing day care framework, subject to
15 conditions of approval.

16 The proposed private school use would
17 initially consist of a kindergarten program,
18 serving approximately ten students, located
19 entirely within the existing 436 square foot
20 art room.

21 Ms. Pluchino did bring up an interior floor
22 plan. We're going to take a look at that
23 again, but all that's really changing of the
24 existing 9,087 square foot tenant space is just
25 this 436 square foot art room that's going to

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1 be converted into a kindergarten for ten
2 students. So there will be no expansion of any
3 additional square footage to the tenant space,
4 no structural modifications.

5 The request maintains the existing approved
6 intensity of development, and will also
7 continue, as previously indicated, to remain
8 the cap of a maximum of 174 students. Once
9 again, there's only currently 96 students
10 attending the day care, and the proposal is to
11 add 10 students for this Fall. That's when the
12 proposal is to open up for the kindergarten, is
13 this fall. So that would be a total of 106
14 students.

15 So operations and circulation, with the
16 original conditional use, it was something that
17 was brought up, that was also brought up at the
18 Development Review Committee. So the facility
19 currently utilizes six designated off-street
20 spaces within the garage for student loading
21 and unloading, and as a part of the conditions
22 of approval from staff, which we'll get into
23 later, all vehicular drop-off and pickup
24 activities must occur within the parking
25 garage. Curbside or street drop-off along

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1 report, Staff finds that the proposed
2 conditional use amendment is consistent with
3 everything that is required within that Section
4 14. Pursuant to the Comprehensive Plan, it is
5 compatible with the surrounding mixed-use
6 development patterns. It does not increase the
7 intensity of use. It will not adversely impact
8 the surrounding properties, and it satisfies
9 concurrency and circulation requirements.

10 Staff also finds, the request supports the
11 continued provision of educational services
12 within the Central Business District, while
13 maintaining the existing approved operational
14 framework. Additionally, as Ms. Pluchino
15 indicated, seventy percent of the students
16 currently live within a thousand foot radius.
17 So this is beneficial to the neighborhood.

18 So the Planning and Zoning Division, based
19 on the complete findings of fact contained
20 within the Staff report in front of you,
21 recommends approval with conditions. The
22 conditions are detailed within the Staff report
23 that everyone has, but I'll briefly summarize
24 them for you; maintaining the maximum
25 enrollment cap of 174 students, limiting

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1 Giralda Avenue is strictly prohibited.
2 Drop-off and pickup times between the day care
3 and the kindergarten programs must be at least
4 staggered by thirty minutes, and school staff
5 will monitor and enforce operational procedures
6 to minimize congestion and ensure safe
7 circulation.

8 So in respect to public notification to all
9 property owners within the thousand square
10 feet, we've already sent out two mailers, one
11 for the Neighborhood Participation Meeting,
12 April 23rd, and, then, also for this meeting,
13 this Planning and Zoning Board meeting. Both
14 times, 583 notices were sent out.

15 Once again, two times letters have been
16 sent out, two times the property has been
17 posted, for the DRC and the Planning and Zoning
18 Board, two times website posting for the DRC
19 and Planning and Zoning Board, and for this
20 meeting, there's been a newspaper
21 advertisement.

22 So the findings of fact by Staff, pursuant
23 to Section 14-203.8 of the Zoning code,
24 Standards for Review of Conditional Uses, based
25 on the analysis contained within the Staff

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1 operational hours between 7:30 a.m. and 6:30
2 p.m., requiring all vehicular drop-off and
3 pickup activity to occur within the parking
4 garage only, requiring staggered scheduling and
5 operational enforcement measures, requiring any
6 future expansion beyond kindergarten to undergo
7 separate Development Review Committee review,
8 and additional regulatory evaluation prior to
9 implementation, and that would include
10 Miami-Dade County, Miami-Dade County Traffic,
11 and et cetera.

12 So all other conditions, which were three
13 conditions that were originally contained in
14 Resolution 2016-140, shall remain in effect of
15 the application.

16 So you if you have any questions for the
17 applicant or Staff, we're --

18 MR. SANABRIA: I have a question,
19 Mr. Chairman.

20 CHAIRMAN BUCELO: Yes.

21 MR. SANABRIA: Does the applicant agree to
22 those conditions?

23 MS. PLUCHINO: Yes, I do agree.

24 MR. SANABRIA: Done.

25 CHAIRMAN BUCELO: Is there any public

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1 comment?
 2 THE SECRETARY: No comments.
 3 CHAIRMAN BUCELO: Board discussion?
 4 MR. SANABRIA: I would like to make a
 5 motion to approve.
 6 MR. BEHAR: No comments. All good.
 7 MR. SANABRIA: Motion to approve, please.
 8 CHAIRMAN BUCELO: You have a motion to
 9 approve?
 10 MR. SANABRIA: Yes, sir.
 11 MR. BEHAR: I'm going to second it.
 12 CHAIRMAN BUCELO: Okay. Jill.
 13 THE SECRETARY: Ignacio Alvarez?
 14 MR. ALVAREZ: Yes.
 15 THE SECRETARY: Robert Behar?
 16 MR. BEHAR: Yes.
 17 THE SECRETARY: Alice Bravo?
 18 MS. BRAVO: Yes.
 19 THE SECRETARY: Shane McGlashen?
 20 MR. MCGLASHEN: Yes.
 21 THE SECRETARY: Felix Pardo?
 22 MR. PARDO: Yes.
 23 THE SECRETARY: Gonzalo Sanabria?
 24 MR. SANABRIA: Yes.
 25 THE SECRETARY: Alex Bucelo?

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1 CHAIRMAN BUCELO: Yes.
 2 MR. BEHAR: Thank you.
 3 Before we adjourn, I want to piggy back on
 4 something that Ignacio mentioned, and I, again,
 5 commend our former -- not with you guys. This
 6 is something else.
 7 For him, it's like, off the record, yeah,
 8 you've got a great voice, but don't talk so
 9 much.
 10 No, but my point I want to make is that, I
 11 agree with you, anybody -- you know, whatever
 12 happened in the past is the past. Anybody
 13 running for office in the City of Coral Gables,
 14 that sits on this Board, should come off,
 15 because this is a quasi-judicial board, and I
 16 think that it doesn't look good for having, you
 17 know, candidates sitting here while they're
 18 running for office, and I wanted to put that on
 19 the record before we go.
 20 With that, Mr. Chair, I'm done.
 21 CHAIRMAN BUCELO: All right. Any other
 22 comments?
 23 MR. SANABRIA: Mr. Chair?
 24 CHAIRMAN BUCELO: Yes.
 25 MR. SANABRIA: Anybody's whose term has

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1 overexpired since you are overexpired, your
 2 nine years, should be -- should not be on the
 3 Board. So that's something that I will have to
 4 take up with some other people and it should be
 5 clarified.

6 MR. ALVAREZ: We don't need to be doing
 7 what happens in the Commission. There's no
 8 reason to go back and forth. If you have an
 9 issue with Robert, tell the City Manager, who
 10 just resigned by the way.

11 MR. SANABRIA: Will do.

12 MR. ALVAREZ: He just resigned, but I
 13 concur with him. Nobody running for Commission
 14 should be on this Board --

15 MR. SANABRIA: Fine.

16 MR. ALVAREZ: -- because it doesn't look
 17 good, Gonzalo.

18 MR. SANABRIA: We've got two other people
 19 that have done it right here.

20 MR. ALVAREZ: Gonzalo, it doesn't matter --
 21 wait. Alex, just because somebody did it
 22 before, doesn't mean it's right. I'm just
 23 telling you, Gonzalo, it doesn't look good for
 24 you.

25 MR. SANABRIA: I hear you.

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1 MR. COLLER: I think there was a motion to
 2 adjourn, I heard.

3 MR. BEHAR: Not yet. Now I'll make a
 4 motion to adjourn.

5 CHAIRMAN BUCELO: Yeah, but just for the
 6 record, I did resign when I ran for office.
 7 There's a motion to adjourn.

8 MS. BRAVO: Second.

9 CHAIRMAN BUCELO: All in favor?

10 (Board Members voted aye.)

11 (Thereupon, the meeting was adjourned at 8:15

12 p.m.)

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C E R T I F I C A T E

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STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and A
Notary Public for the State of Florida at Large, do
hereby certify that I was authorized to and did
stenographically report the foregoing proceedings and
that the transcript is a true and complete record of my
stenographic notes.

DATED this 22nd day of May, 2026.



-----NIEVES SANCHEZ-----