

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2026-161

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.

WHEREAS, an application was submitted requesting 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 located at 320 Giralda Avenue, Coral Gables, Florida; and

WHEREAS, 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, Coral Gables, Florida; and

WHEREAS, pursuant to Zoning Code Section 3-101, "Principal Uses Tables, private schools are identified as conditional uses permitted within the Mixed Use Districts (MXD), subject to the public hearing review requirements established in Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses"; and

WHEREAS, the proposed amendment includes the addition of a Kindergarten program serving up to ten (10) students within existing approved square footage, with no increase in overall student capacity and no structural modifications to the building; and

WHEREAS, the City Commission finds that the requested amendment provides approval for a Private School use with educational instruction from Kindergarten through Fifth (5th) Grade within an existing day care facility; and

WHEREAS, the Applicant's current operational plan anticipates the initial implementation of a Kindergarten program only, with anticipated commencement in Fall 2026 and no immediate implementation of additional grade levels beyond Kindergarten; and

WHEREAS, the Planning and Zoning Board, after notice of public hearing duly published and mailed to all property owners of record within one thousand (1,000) feet, held a public hearing on May 20, 2026, and recommended approval of the proposed Conditional Use amendment (vote: -), subject to conditions; and

WHEREAS, the City Commission held a public hearing on June 2, 2026, at which all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission finds that the proposed amendment will not increase the intensity of use or adversely impact surrounding properties, as the total approved student capacity remains unchanged;

WHEREAS, the City Commission has reviewed the Application, the record of the Planning and Zoning Board, and the recommendations of City staff, and finds that the proposed Conditional Use amendment is consistent with the Comprehensive Plan and the Zoning Code, subject to conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "**WHEREAS**" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. 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.

SECTION 3. All conditions of approval contained in Resolution No. 2016-140 shall remain in full force and effect except as expressly modified by this Resolution. In the event of a conflict between the provisions of this Resolution and Resolution No. 2016-140, the provisions of this Resolution shall control.

SECTION 4. The applicant shall comply with all applicable provisions of the City Code and Zoning Code, and any future changes to the approved Conditional Use shall be subject to review in accordance with Section 3-410, "Changes to Conditional Use Approvals."

SECTION 5. That all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

SECTION 6. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS SECOND DAY OF JUNE, A.D., 2026.

(Moved: Castro / Seconded: Anderson)

(Yeas: Fernandez, Lara, Anderson, Castro, Lago)

(Unanimous: 5-0 Vote)

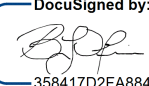
(Agenda Item: F-1)

APPROVED:

DocuSigned by:

VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

358417D2FA884FF...
BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÀREZ
CITY ATTORNEY