



City of Coral Gables
CITY COMMISSION MEETING
June 2, 2026

ITEM TITLE:

Resolution. Conditional Use Amendment.

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.

DEPARTMENT HEAD RECOMMENDATION:

Approval, with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their May 20, 2026, meeting recommended approval with Staff's conditions (vote: 7-0).

BRIEF HISTORY:

The Applicant, Giralda Preschool of Coral Gables, represented by Maria Luisa Pluchino, Director, 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 located at 320 Giralda Avenue.

The subject property currently operates as a licensed early childhood education facility serving children from infancy through Voluntary Pre-Kindergarten (VPK) within an existing 9,087 square-foot tenant space in a mixed-use building in the Mixed Use 2 (MX2) District. The proposed amendment would formally recognize a Private School use within the existing day care framework, while maintaining all previously approved conditions and operational limitations.

The proposed Private School use would initially consist of a Kindergarten program serving approximately ten (10) students within the existing 436 square-foot Art Room. No increase in building square footage or total student capacity is proposed, which shall remain capped at 174 students. Although approval is requested for instruction through Fifth (5th) Grade, implementation is currently limited to Kindergarten (anticipated Fall 2026), with no established timeline for expansion. Any future expansion beyond Kindergarten shall require separate Development Review Committee (DRC) review and all applicable regulatory approvals, including updates to the Certificate of Use and Business Tax Receipt, as applicable.

All vehicular drop-off and pick-up activity will continue to occur within the existing on-site parking garage utilizing six (6) designated spaces. Curbside or on-street drop-off and pick-up along Giralda Avenue will be prohibited. The Applicant has indicated that drop-off and dismissal periods between the existing daycare operation and proposed Kindergarten program will be staggered to reduce overlap and minimize traffic impacts. Staff will monitor compliance with operational procedures established through conditions of approval.

The proposed Conditional Use amendment has been reviewed for consistency with the Comprehensive Plan and the standards for Conditional Uses set forth in Zoning Code Section 14-203.8. Staff finds that the request is compatible with the surrounding mixed-use environment, does not increase the approved intensity of development, and will not adversely impact surrounding properties or public facilities.

Planning & Zoning Board

The Planning and Zoning Board at its May 20, 2026, meeting reviewed the proposed Conditional Use amendment. Both the Applicant and Staff provided separate presentations regarding the request 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. No substantive discussion occurred among Board members. The Board voted to recommend approval of the application with Staff’s conditions of approval (vote: 7-0).

The Draft Resolution is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
04.24.26	Development Review Committee	
05.20.26	Planning & Zoning Board	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
04.10.26	Mailed notification for Public Information meeting.
04.23.26	Public Information Meeting.
05.06.26	Mailed Notification for PZB meeting.
05.08.26	Sign Posting of subject property.
05.08.26	Legal advertisement
05.21.26	Mailed Notification for City Commission meeting.
05.22.26	Legal advertisement
05.26.26	City Commission meeting agenda posted on City webpage.

EXHIBITS:

- A. Draft Resolution.
- B. 05 20 26 Planning & Zoning Board Staff Report.
- C. Excerpt of 05 20 26 PZB Meeting Minutes.