

City of Coral Gables City Commission Meeting
Agenda Item E-11
June 2, 2026
Public Safety Building, CMR
2151 Salzedo Street, Coral Gables, FL

City Commission

Mayor Vince Lago
Vice Mayor Rhonda Anderson
Commissioner Melissa Castro
Commissioner Ariel Fernandez
Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez
City Manager, Peter Iglesias
City Clerk, Billy Urquia
Planning and Zoning Director, Jennifer Garcia

Public Speaker(s)

Giralda Preschool Director

Agenda Item E-11 [Start: 10:08 a.m.]

A Resolution of the City Commission 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. (05 20 2026 PZB recommended approval, Vote: 7:0)

Mayor Lago: Moving on to E-11.

City Commission Meeting

[Date]

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June 2, 2026

Agenda Item E-11 – Resolution granting an amendment to a previously approved Conditional Use (Resolution No. 2016-140) with all remaining conditions of approval to remain in effect

City Attorney Suarez: E-11 is a Resolution of the City Commission 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. This is a quasi-judicial item.

Mayor Lago: Hi, how are you? Good morning.

Giralda Preschool Director: Hi, good morning.

Mayor Lago: Thank you for being here with us.

Giralda Preschool Director: Thank you. Thank you for the opportunity to be here.

City Attorney Suarez: Excuse me, Mayor. Since it's my apologies, since it's a quasi-judicial item, everyone will be speaking.

City Clerk Urquia: Those who will be speaking on this item, please stand and raise your right hand.

Mayor Lago: Please raise your, you're speaking, please raise your right hand. Thank you.

City Clerk Urquia: Do you swear or affirm the testimony you'll provide today will be the truth and nothing but the truth? Thank you.

Mayor Lago: Thank you. The floor is yours.

Giralda Preschool Director: I have a presentation. I don't know.

Mayor Lago: Okay.

Giralda Preschool Director: We have it. Okay. So today I will explain our request for the proposed kindergarten program and how it fits with our current situation. So Giralda Preschool is requesting conditional use approval to modify the current childcare preschool use to a private school, because we would like to offer a kindergarten program to our already existing families. So, as part of our continued growing services, we are seeking to include a kindergarten classroom within our existing approved capacity. This is not an expansion of the facility, but an expansion of the services we provide for our existing family.

Giralda Preschool Director: Okay. Our kindergarten, we have an enrollment of 96 students with 16 teachers and three administrative staff. And our capacity, approved capacity is 174 students. So, we have a huge gap between the 96 students and the 174 approved capacity. Let me show you, just for you to know, we have an indoor park because we are in an urban area and the kindergarten

will be located in our existing art room that has a total area of 436 square feet. We have, about the parking, we have six designated parking spaces. And also, in the building that is the Gables Grand Plaza, we have 305 parking spaces for the restaurants and retail. About the traffic, the traffic flow, we have two schedules, the one that is part-time from 7.30 to 2.30 and the full-time that is until 6.30 PM. And most arrivals happen from 8.30 to 9. The kindergarten program, we have a schedule of 7.30 to 3.30, but they have to arrive at 7.30 sharp. So, there is like a separation, enough separation between the schedule for the parents to arrive. Also, it is important to mention that most of our parents arrive by bicycle, walking, or even using a stroller for the kids because most of our families live within a thousand-foot radius of our school, which also helps minimize the traffic and the congestion when they pick up and drop off the kids. Thank you, and if you have any questions for me.

Mayor Lago: No, thank you very much.

Mayor Lago: Madam Director.

Planning Director Jennifer Garcia: Good morning, how are you? PowerPoint, please.

Mayor Lago: Will you please sit down? Thank you very much.

Planning Director Jennifer Garcia: So, as you know, this is the ground floor of the Gables Grand Plaza mixed-use development in between Salzedo and LeJeune on Giralda Avenue. So, in 19, sorry, in 2016, the Commission did approve a daycare in this location with three conditions of approval. This is going to amend that and expand it to not just be a daycare, but to be a school because once you hit kindergarten, you have to be considered a school per the state law. So, there are schools on the ground floor of the Gables Grand Plaza development facing Giralda. They are steps away from six parking spaces that are in the garage. In addition to the garage spaces as well, they're used for the commercial and residential spaces. There were letters sent out to the owners and the occupants within 1,000 feet of the property. That was done three times. The property and website was posted twice and the newspaper was advertised twice as well. Staff recommends approval with conditions. The conditions are to maintain the enrollment to be maximum of 174 students. The hours would be between 7.30 a.m. to 6.30 p.m. And then all the pick-up and drop-off would take place in the garage and not on the streets. And then to require a staggering schedule between the daycare and the kindergarten or any subsequent classes if they do expand. If they do expand beyond kindergarten, they have to go through the Development Review Committee and make sure that any comments and concerns are addressed before they can proceed to adding in first grade, for example. All the conditions contained in resolution number 2016-140 would remain in effect. Thank you.

Mayor Lago: Thank you very much. Mr. Clerk, do we have any public comment?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: Please close the public comment. Does Commission have any comments or suggestions or anything you'd like to bring up at the moment before we make a motion? May I have a motion?

Vice Mayor Anderson: I second.

Mayor Lago: Thank you. Second by the Vice Mayor.

Mayor Lago: Mr. Clerk.

Commissioner Fernandez: Yes.

Commissioner Lara: Yes.

Vice Mayor Anderson: Yes.

Commissioner Castro: Yes.

Mayor Lago: Yes. Have a nice day. Good luck. Thank you.