



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.

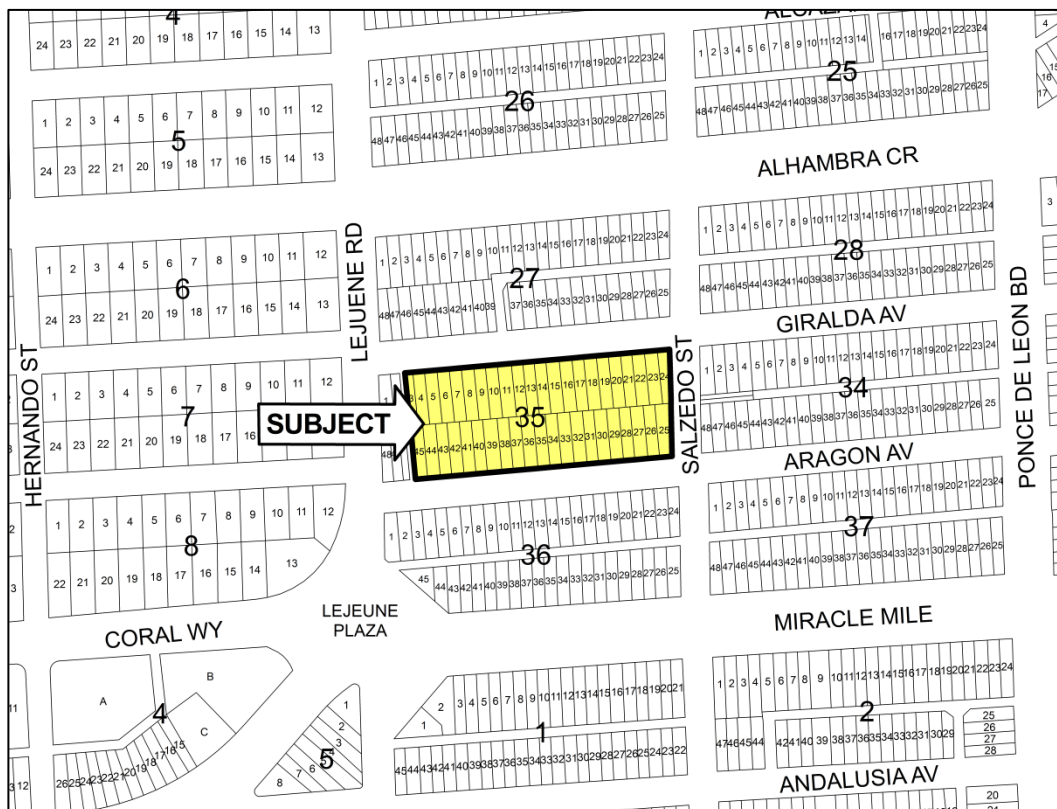
The proposed Private School use would initially consist of a Kindergarten program serving approximately ten (10) students, located entirely within the existing 436 square-foot Art Room. No expansion of the existing 9,087 square-foot building is proposed, and no structural modifications are required. 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.

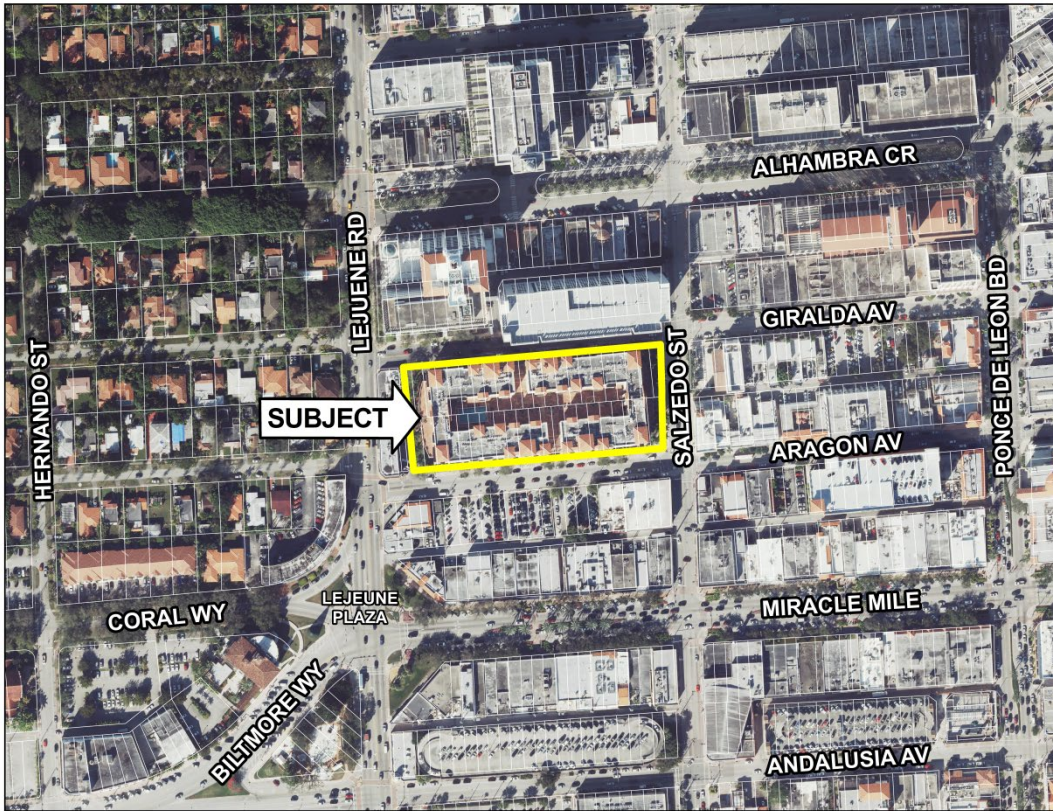
The requested approval includes the full Private School entitlement authorizing educational instruction from Kindergarten through Fifth (5th) Grade within an existing day care facility. However, the current operational plan is limited to the initial opening of a Kindergarten program only, anticipated 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

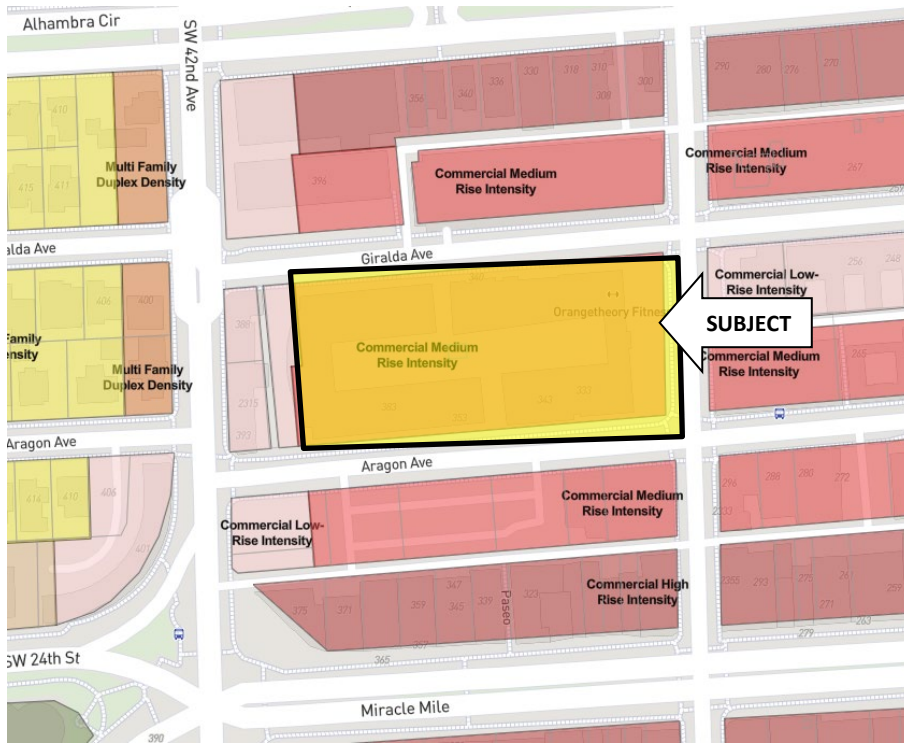
Surrounding Land Uses

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

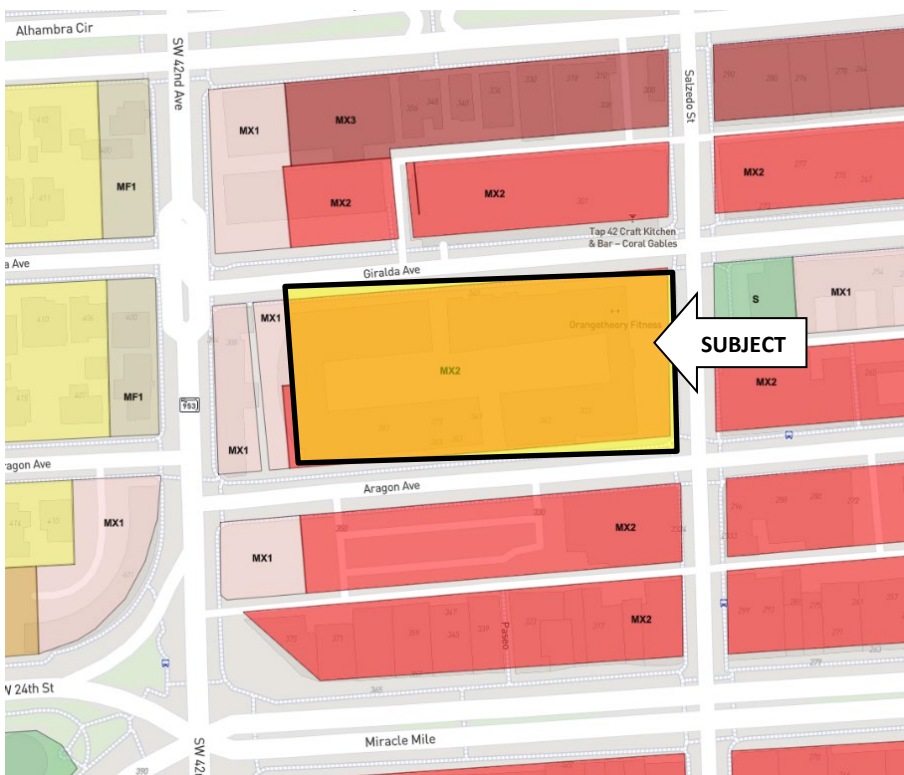
The subject property currently has the existing land use and zoning designations, as illustrated in the

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

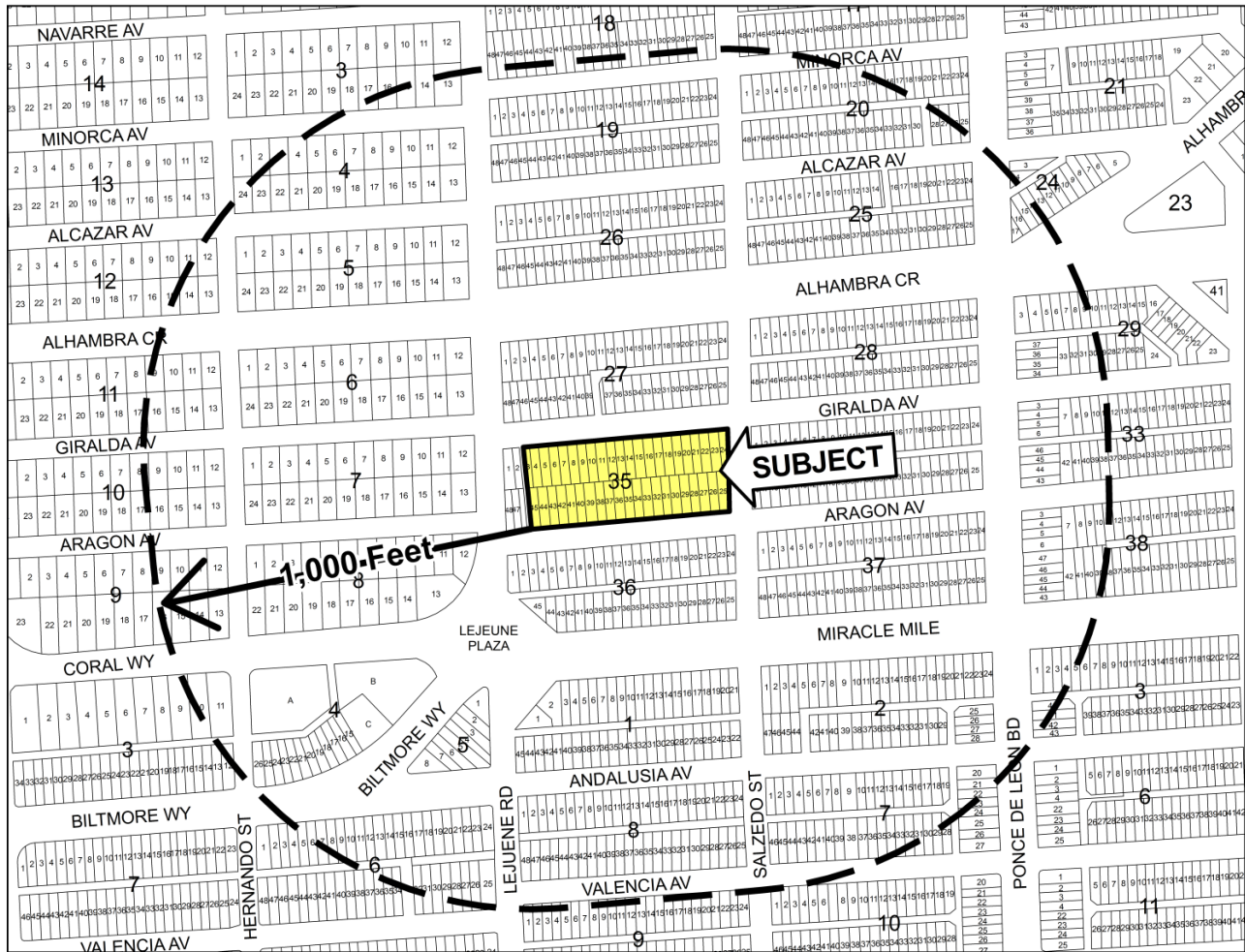
Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff. The conditions of approval should mitigate the potential negative impacts on the neighborhood.

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

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2016-140

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING CONDITIONAL USE APPROVAL PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 4, "CONDITIONAL USES", FOR A DAY CARE WITHIN A MIXED USE DEVELOPMENT 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.

WHEREAS, an Application was submitted requesting conditional use site plan review in order to allow a day care as a permitted conditional use within a mixed use building 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; and

WHEREAS, pursuant to Zoning Code Section 4-201, "Mixed Use District (MXD)" day care is identified as a conditional use permitted within a mixed use building and shall comply with the public hearing review requirements established in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses"; and

WHEREAS, after notice of public hearing duly published and courtesy notifications of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on May 11, 2016, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the Planning and Zoning Board's May 11, 2016 meeting, the Board recommended approval of the proposed conditional use (vote: 7-0) subject to conditions of approval; and

WHEREAS, a public hearing was held before the City Commission on May 24, 2016, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 24, 2016, approved the requested conditional use (vote: 5-0); and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public;

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

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 proposed conditional use site plan review for the day care referred to as “Coral Gables Preschool” on 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 shall be and is hereby approved subject to all of the following conditions:

1. Student age and maximum capacity. The preschool shall be for children from the ages of three (3) months through four (4) years old, and total enrollment shall be limited to a maximum of one-hundred and seventy-four (174) students.
2. Hours of operation. Preschool hours of operation shall be limited to Monday through Friday between 6:30 AM and 6:30 PM.
3. Vehicular drop-off and pick-up location. All vehicular student drop-off and pick-up shall take place within the garage utilizing the six (6) parking spaces designated in the application submittal package as being reserved for student drop-off and pick-up.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 3-410, “Changes to conditional use approvals.”

SECTION 4. That this Resolution shall become effective upon the date of its passage and adoption herein.


PASSED AND ADOPTED THIS TWENTY-FOURTH DAY OF MAY, A.D., 2016.

(Moved: Lago / Seconded: Slesnick)
(Yeas: Slesnick, Keon, Lago, Quesada, Cason)
(Unanimous: 5-0 Vote)
(Agenda Item: E-10)


APPROVED:


JIM CASON
MAYOR

ATTEST:


WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


CRAIG E. LEEN
CITY ATTORNEY



May 4, 2026

Giralda Preschool of Coral Gables

320 Giralda Avenue
Coral Gables, Florida 33134

Subject: Letter of Intent – Private School Modification Request

Dear Sir or Madam,

I am writing on behalf of Giralda Preschool of Coral Gables to formally request approval for a Private School Modification Request to an existing approved preschool/daycare facility (previously approved Conditional Use: Resolution No. 2016-140), to allow for a Private School use with educational instruction from Kindergarten through Fifth (5th) Grade within the existing day care facility.

This request does not increase the school's approved capacity of 174 students, as the proposed Private School use would initially consist of a Kindergarten program serving approximately ten (10) students and will be accommodated within an existing Art Room (approximately 436 square feet), requiring no structural or physical modifications.

As context, our school is currently approved and licensed to operate early childhood programs serving infants through VPK. As part of our continued growth in service to our families, we are seeking to add a Kindergarten classroom within our existing premises, without expanding our footprint or overall intensity.

The facility, including its existing classrooms, layout, and total square footage (9,087 square feet), will remain unchanged and continue to meet all applicable safety, accessibility, and zoning requirements. The indoor play area remains appropriate for an urban school setting and is consistent with applicable regulations.

The preschool program operates on two schedules: a part-time program from 7:30 AM to 2:30 PM and a full-time program from 7:30 AM to 6:30 PM. Although the school opens at 7:30 AM, preschool arrivals occur gradually, with most families arriving between 8:30 AM and 9:00 AM.

The Kindergarten program will operate from 7:30 AM to 3:30 PM, with students arriving promptly at 7:30 AM at the start of the school day. Because preschool arrivals are more staggered, this creates a natural separation of at least 30 minutes between peak drop-off periods and helps minimize congestion. Dismissal times are also distributed, with Kindergarten students leaving earlier in the afternoon.

All families arriving by vehicle are required to use the on-site parking garage at Gables Grand Plaza, where they park and escort their children into the school. The building provides approximately 305 parking spaces, including six (6) spaces reserved exclusively for school drop-off and pick-up. These reserved spaces have direct access to a door that opens onto a sidewalk leading to the school entrance, allowing for safe and efficient circulation. For safety and efficiency, curbside or street drop-off and pick-up is not permitted.

Our staff is present during arrival and dismissal times to guide families and ensure that procedures are followed consistently. A designated staff member oversees these procedures, and expectations are reinforced through ongoing communication with parents, including written policies, reminders, and school notices. When necessary, progressive measures such as verbal reminders and written warnings are implemented to ensure compliance.

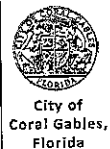
While the application allows for a private school program that could extend beyond Kindergarten, our immediate focus is solely on introducing a Kindergarten class to better serve our existing families. Over time, and based on community needs, the school may consider a gradual expansion to additional elementary grade levels; however, there are no current plans to implement such expansion at this time.

Any future consideration of additional grade levels, including grades 1 through 5, would be coordinated with the City and subject to separate review and approval through the Development Review Committee (DRC) process and all other applicable regulatory approvals, including any required updates to the Certificate of Use.

Giralda Preschool remains committed to operating in a responsible, organized, and community-conscious manner. We appreciate your time and consideration.

Sincerely,

Maria Luisa Pluchino
Director
Giralda Preschool of Coral Gables



Level

1

Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Development Review General Procedures – Conditional Use

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Other: _____

Requests confirmed by Development Review Official (DRO) at pre-application meeting (signature): _____

Coral Gables Mediterranean Architecture Bonus

- Coral Gables Mediterranean Style Bonus - Table 1
- Coral Gables Mediterranean Style Bonus - Table 2
- Coral Gables Mediterranean Style Bonus - Table 3
- None



Level
1
Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property information

Street address of the subject property: 320 Giralda Preschool

Property/project name: Giralda Preschool of Coral Gables

Current land use classification(s): Child Care/ Preschool

Current zoning district(s): C-4 Central Business District

Proposed land use classification(s) (if applicable): Private School

Proposed zoning district(s) (if applicable): N/A

Previous use(s)/current use(s) of the property/building(s): Existing Preschool/child care facility

Proposed use(s) of the property/building(s): Private school use including Kindergarten, within the existing preschool facility

Size of property (square feet/acres) 9046

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): Existing building

Total number of residential units per acre and total number of units N/A

Estimated cost of the existing/proposed building/project: N/A, no construction proposed

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:
Existing Certificate of Use for Preschool/Daycare use, most recently renewed on August 26, 2004, valid through August 26, 2026.

Project Legal Description: Lot(s): Lots 3 and all Lots 4 thru 45

Block(s): LYG BTWNN BLK 35

Section(s): Coral Gables Section K

Listing of all folio numbers for subject property:

03-4108-006-3351



Level

1

Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

General information

Applicant(s)/Agent(s) Name(s): Maria Luisa Pluchino

Telephone Contact No: 786-3442852 Fax No. _____ Email info@giraldapreschool.com

Mailing Address: 320 Giralda Avenue, Coral Gables, Fl. 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____

Mailing Address: _____
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____


Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): N/A

Telephone Contact No: _____ Fax No. _____ Email _____

Mailing Address: _____
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

	Level	<h1>General Procedures - Conditional</h1>
	<h1>1</h1>	
City of Coral Gables, Florida	Review	Address: 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211


Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to tentatively be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjoining properties and/or streetscape.
- Property ALTA survey and legal description.
- Architectural drawings (signed/sealed), including: Zoning chart / supporting information; site plan; floor plan(s); and all affected elevations. Maximum of 20 sheets shall be accepted.
- Landscape plan; vegetation assessment; and tree survey / relocation plan.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- Other: _____

	Level	<h1>General Procedures - Conditional</h1>
	<h1>1</h1>	
City of Coral Gables, Florida	Review	Address: 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Posting of the property. The Applicant will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

Application submittal requirements

Electronic copy. A PDF of the entire application shall be submitted. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the Applicant in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



City of
Coral Gables,
Florida

Level

1

Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Marisa Luisa Puchino
Address: 7723 SW 193 ST. Cutler Bay FL 33157	
Telephone: 786-3442852	Fax:
Email: marisa_puchino@gmail.com	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>27</u> day of <u>January</u> ²⁰²⁶ by <u>MARISA LUISA PUCHINO</u>	
<u>Martha Ospina</u> (Signature of Notary Public - State of Florida)	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input type="checkbox"/> Personally Known OR <input checked="" type="checkbox"/> Produced Identification; Type of Identification Produced	
<u>P425-552-71-542-0</u>	





Level

1

Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: Paul Ahls
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address:	
Telephone:	Fax:
Email:	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>10</u> day of <u>February</u> by	
<u>Paul Ahls</u> _____ Georgia	
(Signature of Notary Public - State of Florida)	
	
Mellany Williamson NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 03/18/2028	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced	

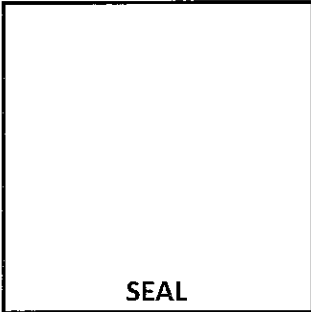


City of
Coral Gables,
Florida

Level
1
Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Architect(s) Signature:	Architect(s) Print Name: N/A
Address:	
Telephone:	Fax:
Email:	
 SEAL	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____ by

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced

LEGAL DESCRIPTION OF PROPERTY:

THE EASTERMOST 12.64 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH 45, INCLUSIVE, OF BLOCK 35, OF "CORAL GABLES SECTION #2", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH THE 20-FOOT WIDE ALLEY IN SAID BLOCK 35 THAT LIES BETWEEN THE ABOVE DESCRIBED LOTS, AS SHOWN ON SAID PLAT.

CONTAINS 117,977 SQUARE FEET OF LAND, OR 2.6877 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, MEAN SEA LEVEL, ALSO KNOWN AS N.G.V.D.
- FEDERAL FLOOD INSURANCE INFORMATION AS FOLLOWS: COMMUNITY NO. 129633, PANEL 0199, SUFFIX "J", FIRM MAP DATE: 3-02-94, ZONE "X" INDICATES THE AREA IS OUTSIDE THE 500-YR. FLOOD PLAIN.
- SURVEY DATA LEGEND:

M.H. INDICATES MANHOLE	C.B. INDICATES CATCH BASIN
I.P. INDICATES IRON PIPE	F.H. INDICATES FIRE HYDRANT
M.V. INDICATES WATER VALVE	F. INDICATES FLEETING
SAN. INDICATES SANITARY	WD. INDICATES WOOD
F.P.L. INDICATES FLORIDA POWER & LIGHT	LD. INDICATES LIGHT
	CONC. INDICATES CONCRETE



LOCATION MAP
SCALE: 1" = 100'

ORDER NO. 19571 REVISED THIS 24TH DAY OF DECEMBER, 2003 TO BRING THIS SURVEY UP TO DATE AND TO RECTIFY TO THE FOLLOWING:
(1) EDP OPERATING LIMITED PARTNERSHIP
(2) LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO. 743234

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THE TITLE COMMITMENT AND ITS DOCUMENTS AND THAT THE SURVEY ACCURATELY DEPICTS THOSE TITLE EXCEPTIONS IN THE TITLE COMMITMENT WHICH ARE PLOTTABLE

THE ZONING CLASSIFICATION OF THE PARCELS LISTED AS "CB" AND "CC", FOR APARTMENTS, APARTMENT-HOTELS AND HOTELS

AS-BUILT SURVEY
OF
"GABLES GRAND PLAZA"

2320 SALZEDO STREET
CORAL GABLES, FLORIDA 33134

PREPARED BY:
A.R. TOUSSAINT & ASSOCIATES, INC.
LAND SURVEYORS

620 N.E. 126th ST. NORTH MIAMI, FL. 33161
PHONE: (305) 891-7540

ORDER NO. 11955 DATE JUNE, 1998
F.B. 454 PGS 76-80 SCALE AS SHOWN

SURVEYOR'S CERTIFICATE

TO: THE PRINCIPAL INSURANCE COMPANY OF AMERICA (THE "PRINCIPAL"), MIAMI, FLORIDA, THE TITLE INSURANCE COMPANY AND CITY OF CORAL GABLES, FLORIDA.

RE: PURCHASE AND SALE (THE "PURCHASE AND SALE") FROM REDEVELOPER, LTD. ("REDEVELOPER") TO PURCHASER, OF PROPERTY LOCATED IN DADE COUNTY, FLORIDA.

GENTLEMEN:

- HONORABLE C. GAMBLE, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY TO PURCHASER AND LENDER'S TITLE INSURANCE COMPANY, THAT:
- THE PLAT OF SURVEY, ORDER NO. 11955 ATTACHED HERETO (THE "PLAT"), REPRESENTS A TRUE AND ACCURATE REPRESENTATION OF THE ACTUAL FIELD SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECTION ON JULY 24th, 1998, LAST REVISED ON JULY 24th, 1998, OF THE PROPERTY DESCRIBED ON CERTIFY "A" ATTACHED HERETO (THE "PROPERTY").
- THE PLAT CORRECTLY SHOWS THE CORNERS AND MEASURED DISTANCES OF INTERIOR PROPERTY LINES OF THE PROPERTY AND ANY ENCUMBRANCES LOCATED ON OR AFFECTING THE PROPERTY.
- ALL RIGHTS-OF-WAY AND EASEMENTS ON, OVER AND ACROSS THE PROPERTY ARE SHOWN ON THE PLAT, TOGETHER WITH THE RECORDING INFORMATION WITH RESPECT TO ALL RECORDED RIGHTS-OF-WAY AND EASEMENTS AND TRAIL, EXCEPT AS SHOWN BY REFERENCE TO RECORDED INSTRUMENT, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS-OF-WAY ACROSS SAID PROPERTY, OR ANY OTHER ENCUMBRANCES OR RIGHTS-OF-WAY OF WHICH THE CREATOR/OWNER IS AWARE OR HAS BEEN ADVISED.
- THE PLAT CORRECTLY SHOWS THE LOCATION AND BOUNDARIES OF ALL ENCUMBRANCES AT CORNER SPACE LEVELS, AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE PROPERTY.
- THE PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY.
- EXCEPT AS SHOWN ON THE PLAT, THERE ARE NO ENCUMBRANCES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON THE PROPERTY FROM ADJACENT LOTS OR OTHER ADJACENT LANDS FROM THE FRONT.
- THERE ARE NO ENCUMBRANCES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE PROPERTY ONTO EASEMENTS, STREETS OR ALLEYS, AND THERE ARE NO PARTY WALLS BETWEEN BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY AND THOSE LOCATED ON ADJACENT LOTS.

8. EGRESS AND REPAIR TO THE PROPERTY ARE BY DEDICATED AND PUBLICLY MAINTAINED STREETS, AS SHOWN ON THE PLAT.

9. THE PLAT DOES NOT SHOW THE PARTING LEVELS IN THE PARKING GARAGE WITHIN THE BUILDING. THERE ARE 548 PARKING SPACES WITHIN THE PARKING GARAGE, WHICH INCLUDES 12 EMERGENCY PARKING SPACES. THE TOTAL SQUARE FEET OF THIS PROPERTY IS 317,077 SQUARE FEET OR 7.288 ACRES OF LAND, MORE OR LESS.

10. THE PROPERTY DOES NOT HAVE ANY UNLAWFUL PROPERTY FOR EASEMENT OR EGRESS OR EGRESS OR ANY OTHER PURPOSE EXCEPT AS SHOWN ON THE PLAT.

11. THE PLAT MEETS THE MINIMUM STANDARDS SET FORTH BY THE AMERICAN LAND TITLE ASSOCIATION AND THE MINIMUM STANDARDS AND SPECIFICATIONS PRESCRIBED BY LAW FOR THE FILING AND RECORDING OF THE PLAT IN THE RECORDING OFFICE OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. IN ADDITION, THE PLAT IS MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR THE PREPARATION OF ALTA/ACSM LAND TITLE SURVEYS", JOINTLY DEVELOPED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INTERIM STANDARDS 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13 AND 14 OF TABLE "A" THEREOF, AND FOLLOWS THE ACCEPTANCE STANDARDS SET FORTH BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN ALTA SURVEY.

12. THE PLAT CORRECTLY SHOWS THE SCALE, THE NORTH DIRECTION, THE BEGINNING POINT, THE DISTANCE OF THE NEAREST INTERSECTING STREET AND POINT OF BEGINNING FROM WHICH THE PROPERTY IS MEASURED, THE WIDTH OF THE STREET OR STREETS ON WHICH THE PROPERTY ADJACENT, AND THE LOT AND BLOCK NUMBER SHOWN ON ANY FIELD MAP TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF THE PROPERTY TOGETHER WITH THE FILING DATE OF SUCH MAP.

13. ALL STREETS ABUTTING THE SAID PROPERTY AND ALL MEANS OF EGRESS AND EGRESS FOR THE SAID PROPERTY HAVE BEEN COMPLETELY DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE BY THE CITY OF CORAL GABLES, FLORIDA.

14. EXCEPT AS SHOWN ON THE PLAT, THERE ARE NO BUILDING SET-BACK LINES ENJOYED AS zoning ordinance, RESPECTIVE COVENANT OR OTHERWISE.

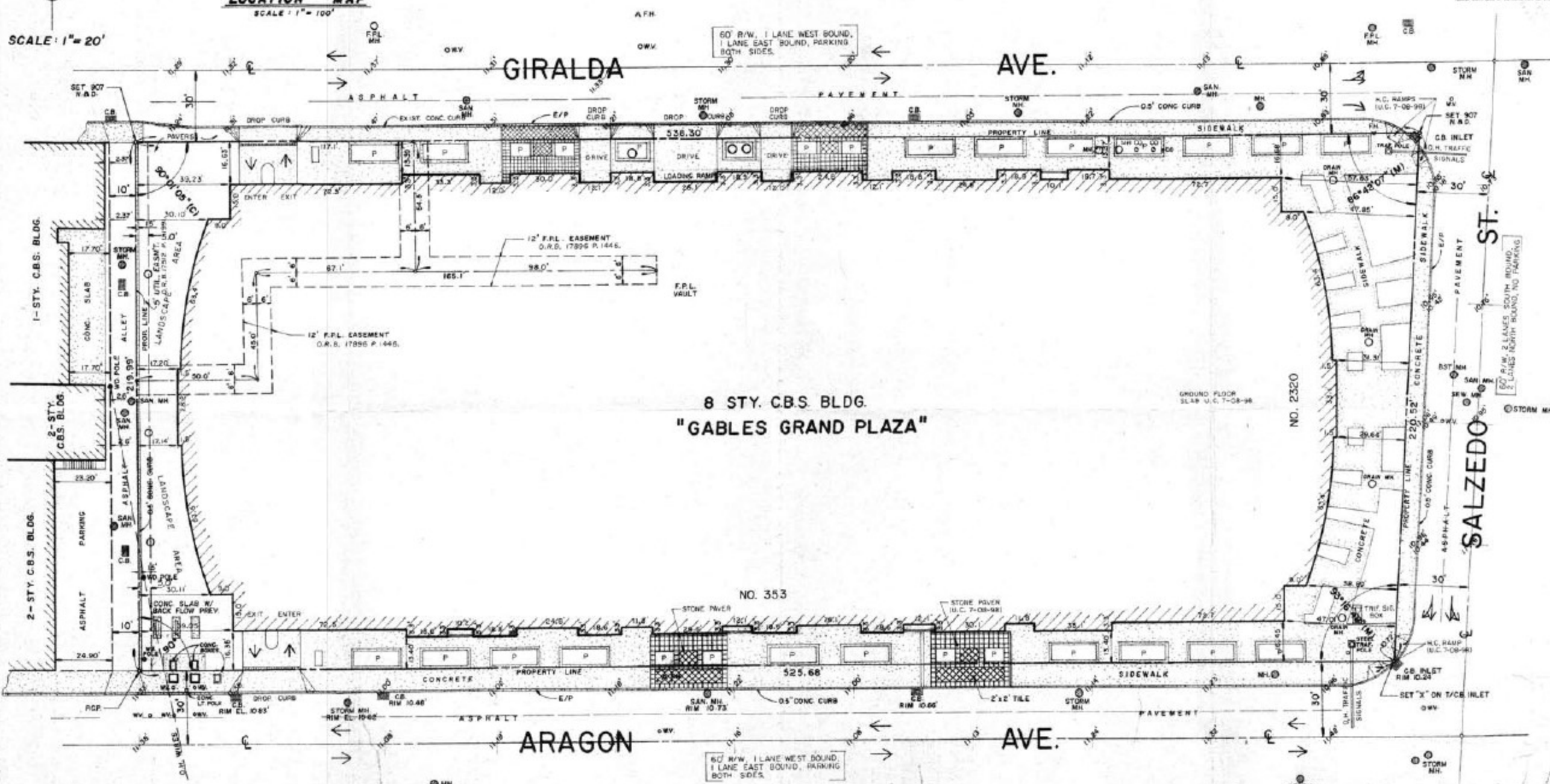
15. THE PROPERTY IS LOCATED IN "X" OF THE FLOOD PLAIN MAP FOR SUCH PROPERTY, AND EXCEPT AS SHOWN ON THE PLAT, THE PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN AREA OR AN AREA HAVING SPECIAL FLOOD HAZARD.

A. R. TOUSSAINT & ASSOCIATES, INC.
LAND SURVEYORS
620 N.E. 126th ST., NORTH MIAMI, FL. 33161
PH. 305-891-7540
SIGNED: *A.R. Toussaint* V. PRES.
REGISTERED LAND SURVEYOR NO. 1661
STATE OF FLORIDA

DATE DRAWN: SEPTEMBER 17, 1998
John R. ...

SCALE: 1" = 20'

SCALE: 1" = 20'



8 STY. C.B.S. BLDG.
"GABLES GRAND PLAZA"

NO. 353

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2016-140

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING CONDITIONAL USE APPROVAL PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 4, "CONDITIONAL USES", FOR A DAY CARE WITHIN A MIXED USE DEVELOPMENT 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.

WHEREAS, an Application was submitted requesting conditional use site plan review in order to allow a day care as a permitted conditional use within a mixed use building 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; and

WHEREAS, pursuant to Zoning Code Section 4-201, "Mixed Use District (MXD)" day care is identified as a conditional use permitted within a mixed use building and shall comply with the public hearing review requirements established in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses"; and

WHEREAS, after notice of public hearing duly published and courtesy notifications of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on May 11, 2016, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the Planning and Zoning Board's May 11, 2016 meeting, the Board recommended approval of the proposed conditional use (vote: 7-0) subject to conditions of approval; and

WHEREAS, a public hearing was held before the City Commission on May 24, 2016, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 24, 2016, approved the requested conditional use (vote: 5-0); and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public;

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

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 proposed conditional use site plan review for the day care referred to as "Coral Gables Preschool" on 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 shall be and is hereby approved subject to all of the following conditions:

1. Student age and maximum capacity. The preschool shall be for children from the ages of three (3) months through four (4) years old, and total enrollment shall be limited to a maximum of one-hundred and seventy-four (174) students.
2. Hours of operation. Preschool hours of operation shall be limited to Monday through Friday between 6:30 AM and 6:30 PM.
3. Vehicular drop-off and pick-up location. All vehicular student drop-off and pick-up shall take place within the garage utilizing the six (6) parking spaces designated in the application submittal package as being reserved for student drop-off and pick-up.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 3-410, "Changes to conditional use approvals."

SECTION 4. That this Resolution shall become effective upon the date of its passage and adoption herein.


PASSED AND ADOPTED THIS TWENTY-FOURTH DAY OF MAY, A.D., 2016.

(Moved: Lago / Seconded: Slesnick)
(Yeas: Slesnick, Keon, Lago, Quesada, Cason)
(Unanimous: 5-0 Vote)
(Agenda Item: E-10)


APPROVED:


JIM CASON
MAYOR

ATTEST:


WALTER J. FOEMAN
CITY CLERK

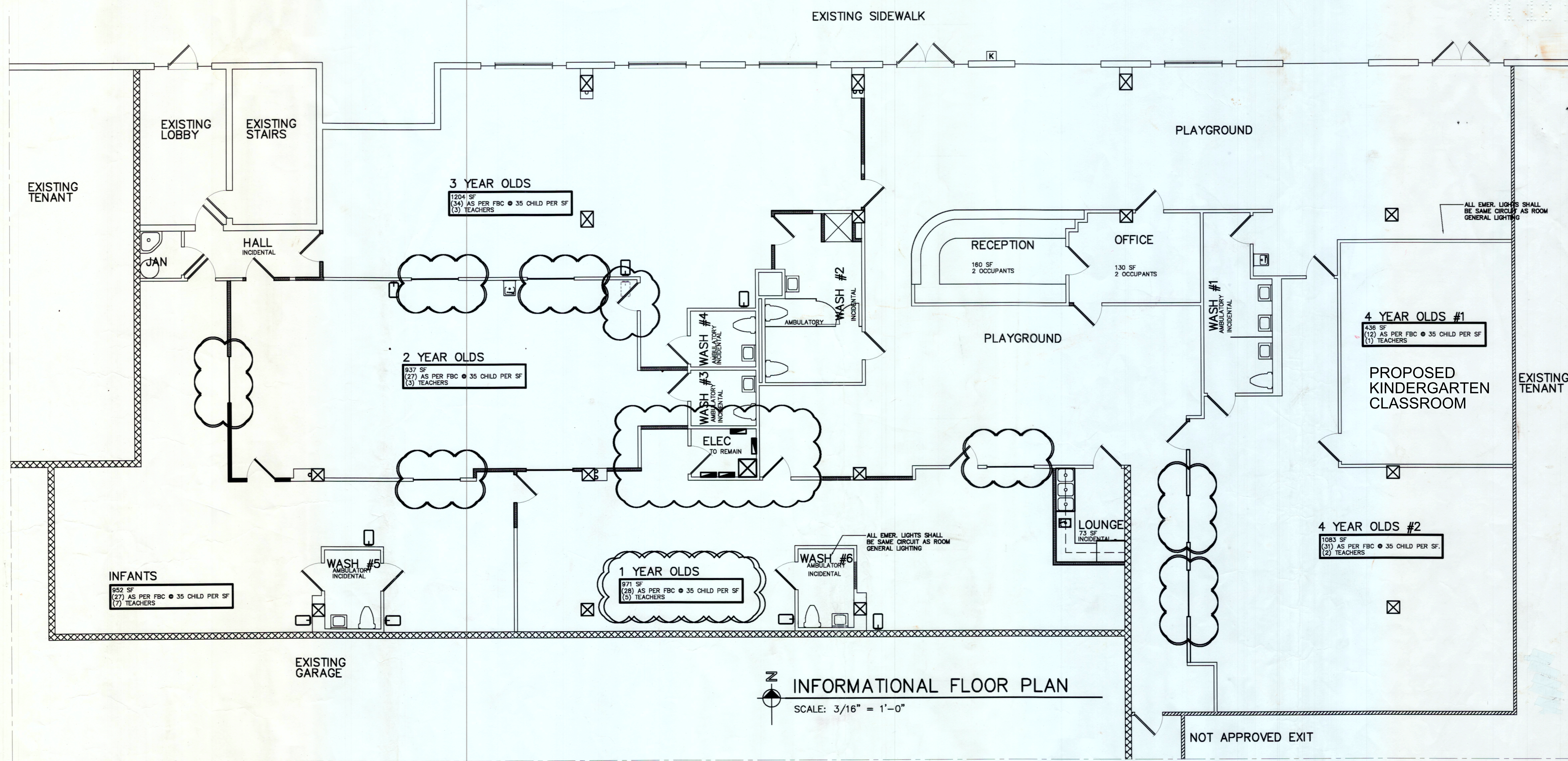
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


CRAIG E. LEEN
CITY ATTORNEY

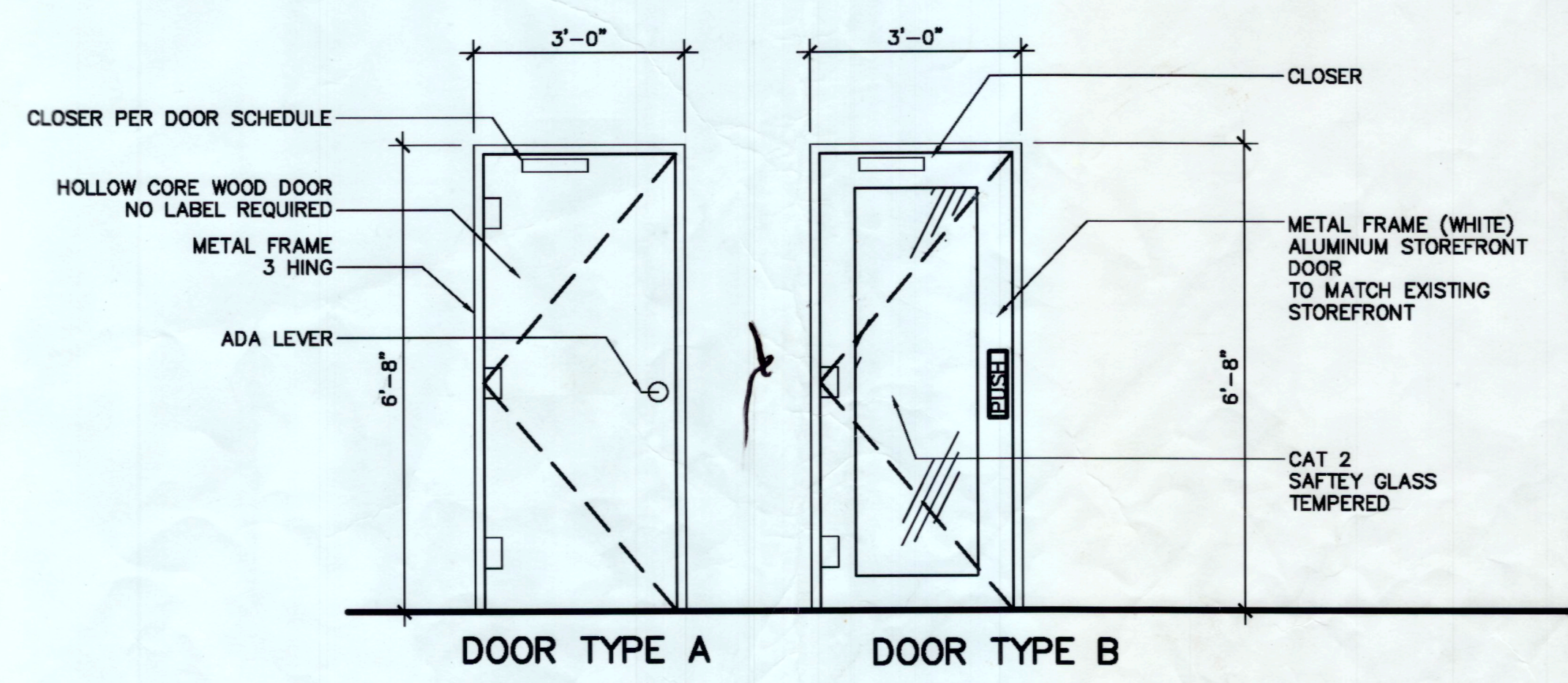


JAMES G. CENTANNI, JR
 AR #0015973
 1101 BRICKELL AVE
 8TH FLOOR, SOUTH TOWER
 MIAMI, FL 33131

A TENANT IMPROVEMENT FOR:
CORAL GABLES CHILDCARE (PRESCHOOL)
 320 GIRALDA AVE, CORAL GABLES, FL 33134
 FOR BUILDING LOCATED AT
 2320 SALZEDO STREET, CORAL GABLES, FL



INFORMATIONAL FLOOR PLAN
 SCALE: 3/16" = 1'-0"



REVISIONS/SUBMITTALS:

DESC	DATE
1. COMMENTS	9.21.16
2. REVISIONS/COMMENTS	10.20

DRAWN BY: MSG
 CHECKED BY: JC
 PROJECT #:
 DATE: 10.20.16

A1

Site Plan

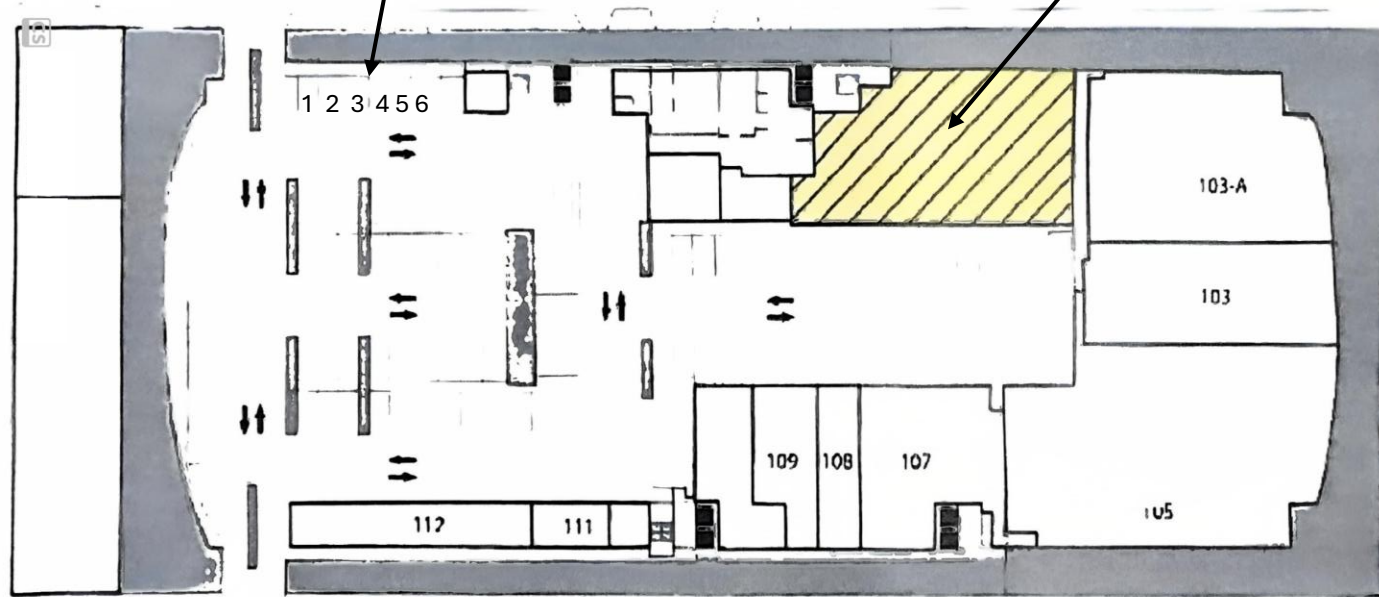
Designated drop-off/pick-up
Parking with direct access to
a sidewalk leading to the
school.

Giralda Preschool of
Coral Gables

Giralda Avenue

Salzedo Street

LeJune Road

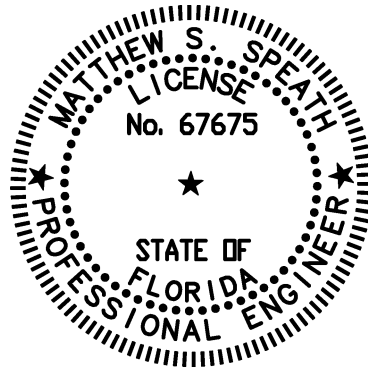


Aragon Avenue

Trip Generation Memorandum

Prepared For:

**320 Giralda Ave
Coral Gables,
FL 33134**



12/19/2025

c=US, o=SPEATH ENGINEERING FL LLC,
dnQualifier=A01410D000001982F25E5C
E0003571B, cn=Matthew S Speath
2025.12.19 16:05:28 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW S. SPEATH, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Prepared By:
Matthew S. Speath, P.E.
44 West Flagler St, Suite 1850
Miami, FL 33130
(305) 834-4213

Issued: [December 19th, 2025]

SPEATH
ENGINEERING

Project #F25-72

Introduction

Speath Engineering has conducted a Trip Generation Memorandum for the Giralda Preschool to fulfill the requirements of The City of Coral Gables and Miami-Dade County. This report has been completed in accordance with current guidelines as established in the Miami-Dade County Traffic Impact Study Standard Methodology.

The following analysis has been prepared for Giralda School located at 320 Giralda Ave. The existing facility operates as a Preschool comprising of a maximum occupancy of 168 students. The existing square footage of the facility is to remain the same. The Giralda School is proposing to convert one of the Preschool classrooms into a Kindergarten classroom.



Figure 1: Site Location

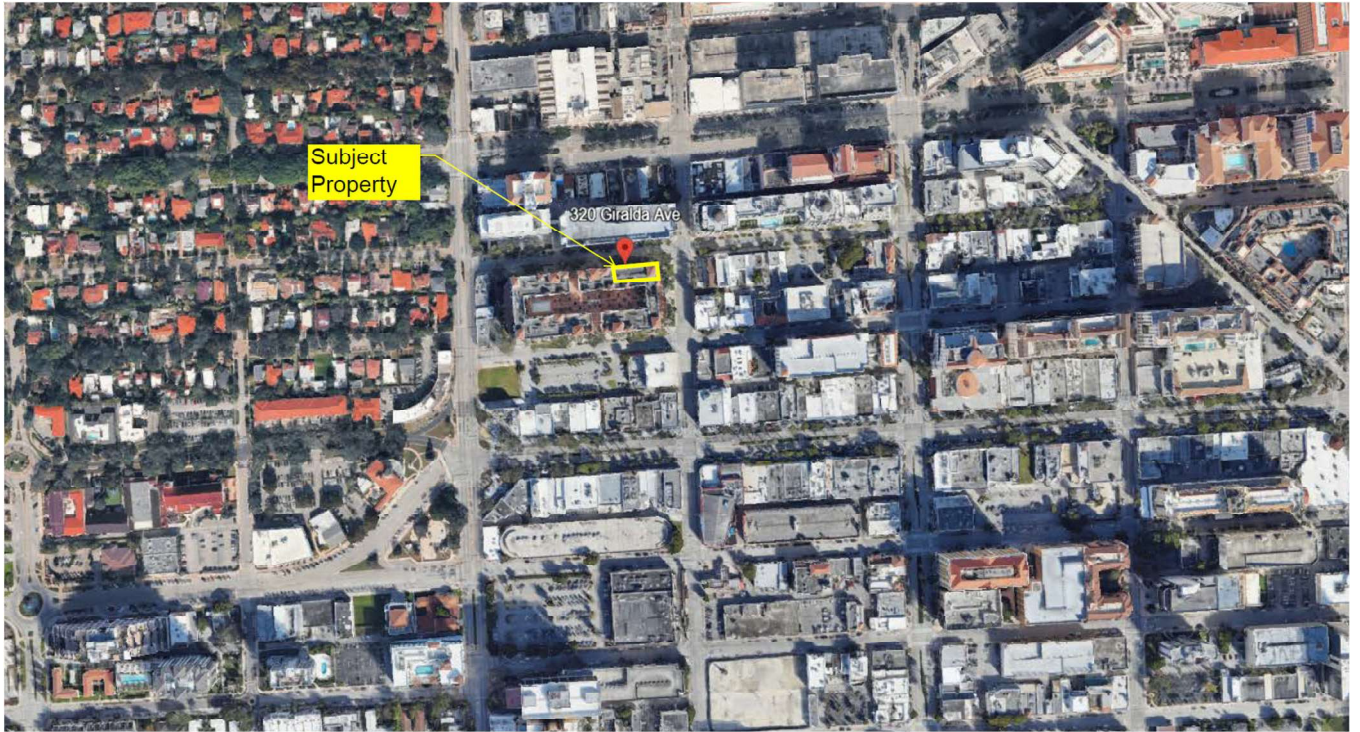


Figure 2: Overview Aerial of the Site

ITE Trip Generation

The anticipated traffic for this proposed site was generated using the Institute of Transportation Engineers Trip Generation 12th Edition. We have used Land Use Code (LUC) 565 “Day Care Center” for the trip generation analysis of the existing facilities condition as well as Land Use Code (LUC) 565 “Day Care Center” and Land Use Code (LUC) 520 “Elementary School” for the proposed change of use of one classroom.

The following table displays the anticipated increase in the number of AM and PM peak hour trips and total daily trip generation of the proposed development. The existing Giralda School will remain with the same square footage.

Table 1: Trips Rates

<u>Land Use</u>	<u>Weekday A.M. Peak Hour of Adj Street Traffic</u>	<u>Weekday P.M. Peak Hour of Adj Street Traffic</u>	<u>Total Daily</u>
Day Care Center ITE Land Use Code (565)	Trips = 0.79 per Student 53% entering, 47% exiting	Trips = 0.79 per Student 47% entering, 53% exiting	Trips = 3.79 per Student
Elementary School ITE Land Use Code (520)	Trips = 0.73 per Student 54% entering, 46% exiting	Trips = 0.16 per Student 46% entering, 54% exiting	Trips = 2.27 per Student

Table 2A: Existing Trip Generation

	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Total Daily
	In	Out	Total	In	Out	Total	
Existing Day Care Center ITE Land Use Code (565)	70	63	133	62	71	133	637 Trips

Table 2B: Proposed Trip Generation

	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Total Daily
	In	Out	Total	In	Out	Total	
Proposed Day Care Center ITE Land Use Code (520)	64	57	121	57	64	121	580 Trips
Proposed Elementary School ITE Land Use Code (520)	6	5	11	1	1	2	34 Trips

Table 2C: Net New Trips

Net New Trips with Outlined Changes	0	-1	-1	-4	-6	-10	-23 Trips
--	----------	-----------	-----------	-----------	-----------	------------	------------------

Conclusion

The proposed conversion of one classroom within Giralda School to a Kindergarten classroom will generate a reduction of A.M. peak hour trips as well as a reduction in P.M. Peak Hour Trips. The net new daily trips for the facility will result in a reduction. Since the proposed use is expected to result in an overall reduction of traffic, additional traffic analysis will not be required.

Appendix

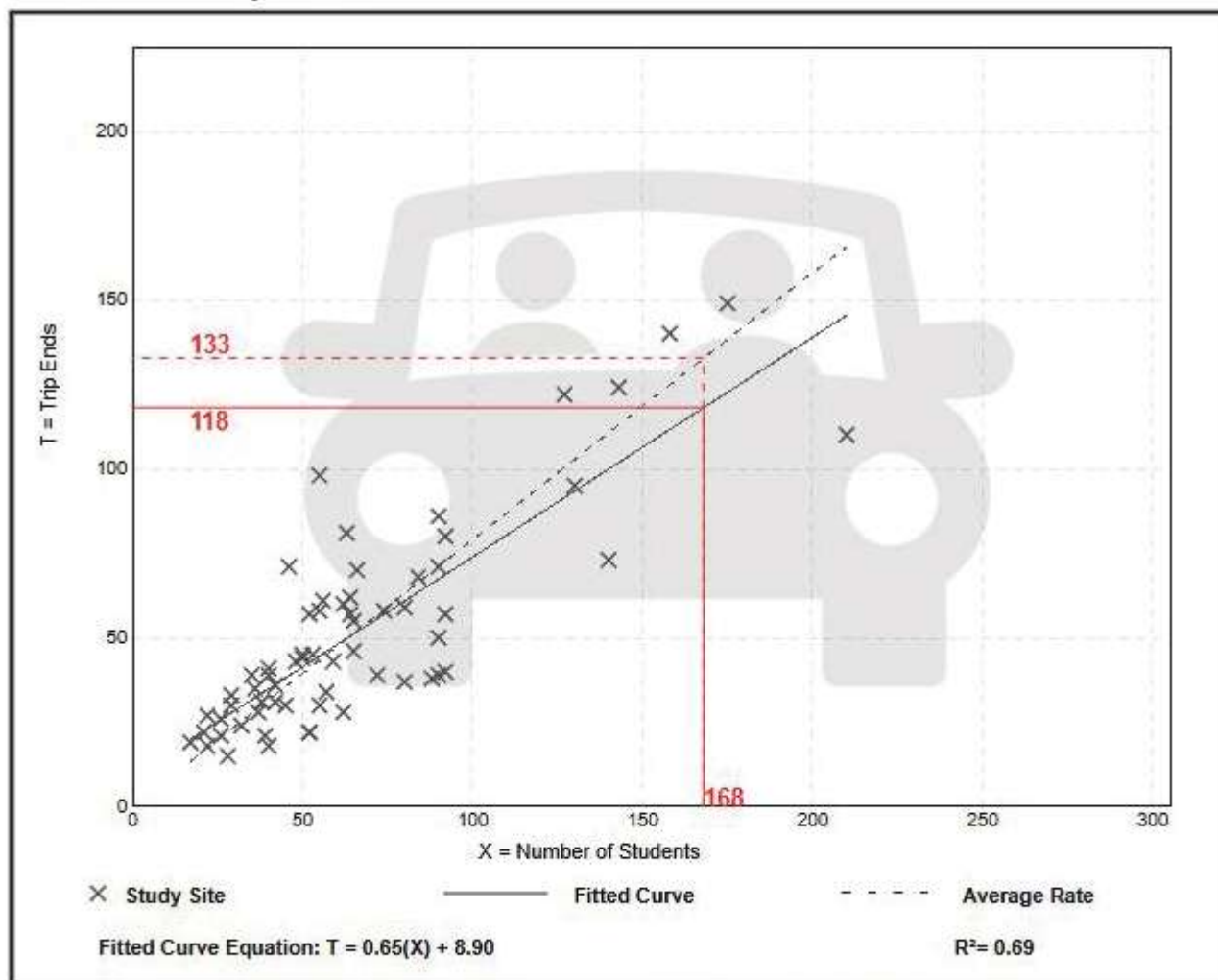
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 63
 Avg. Num. of Students: 66
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.42 - 1.78	0.26

Data Plot and Equation



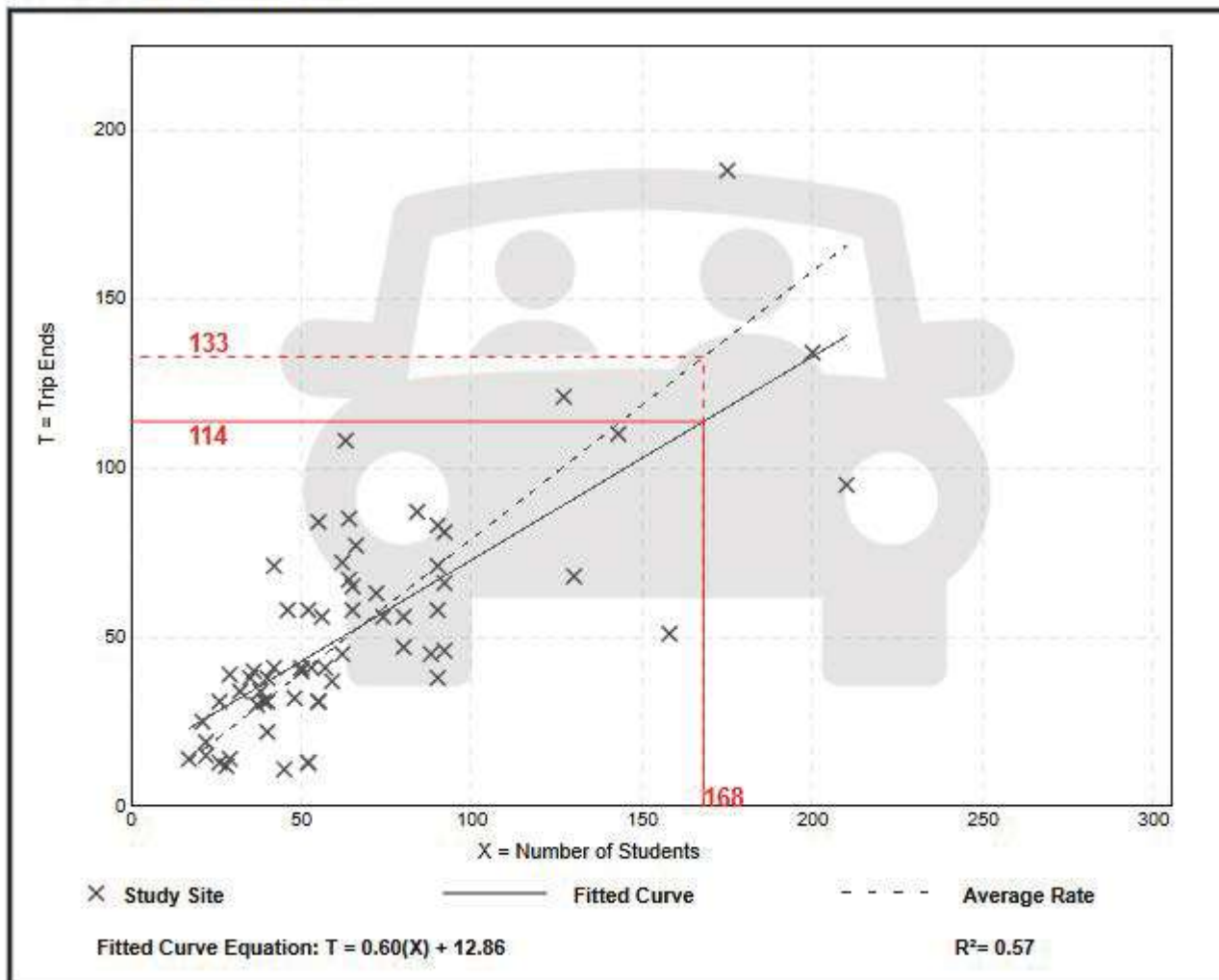
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 63
 Avg. Num. of Students: 67
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.71	0.31

Data Plot and Equation



Day Care Center (565)

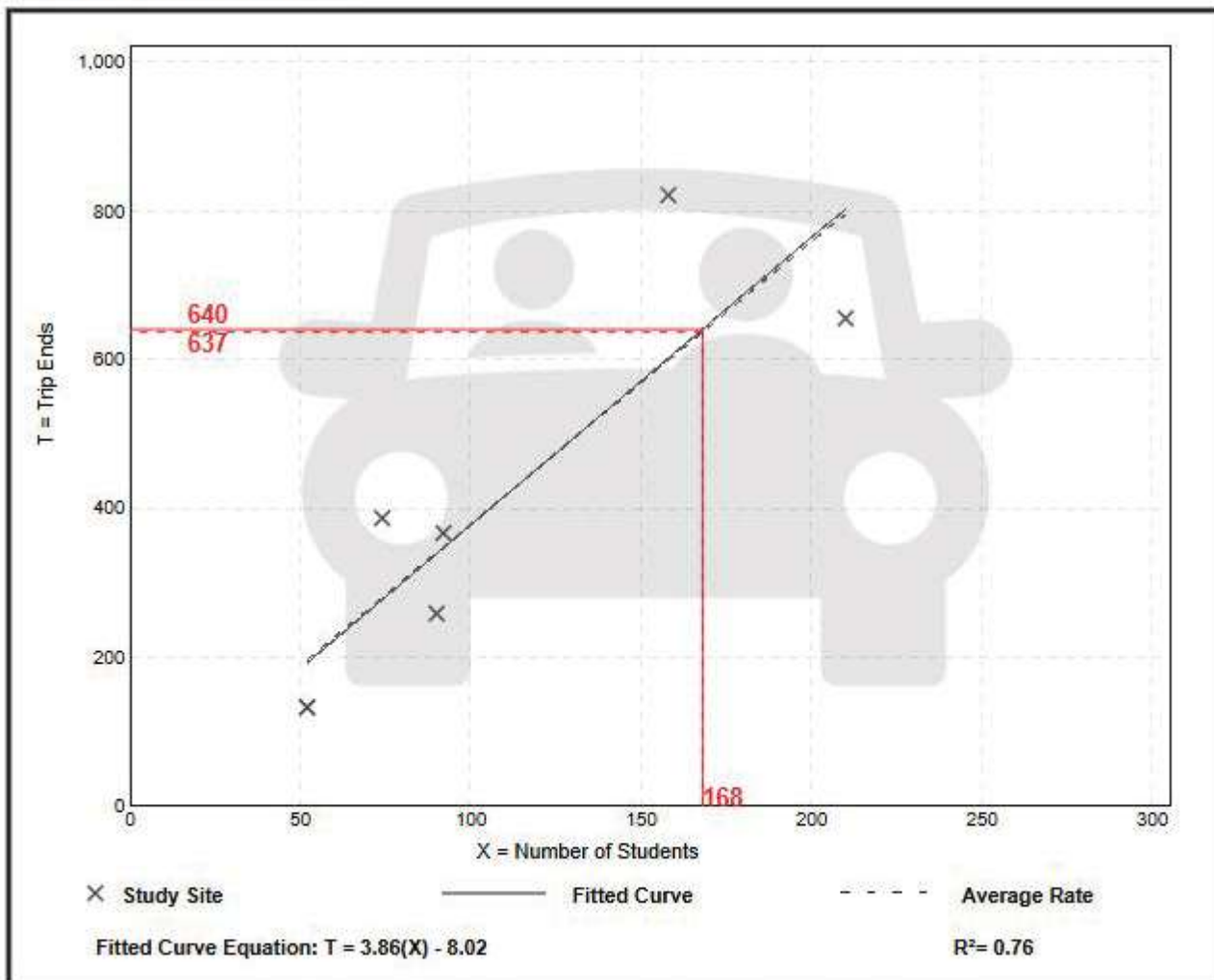
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Students: 104
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
3.79	2.56 - 5.23	1.13

Data Plot and Equation



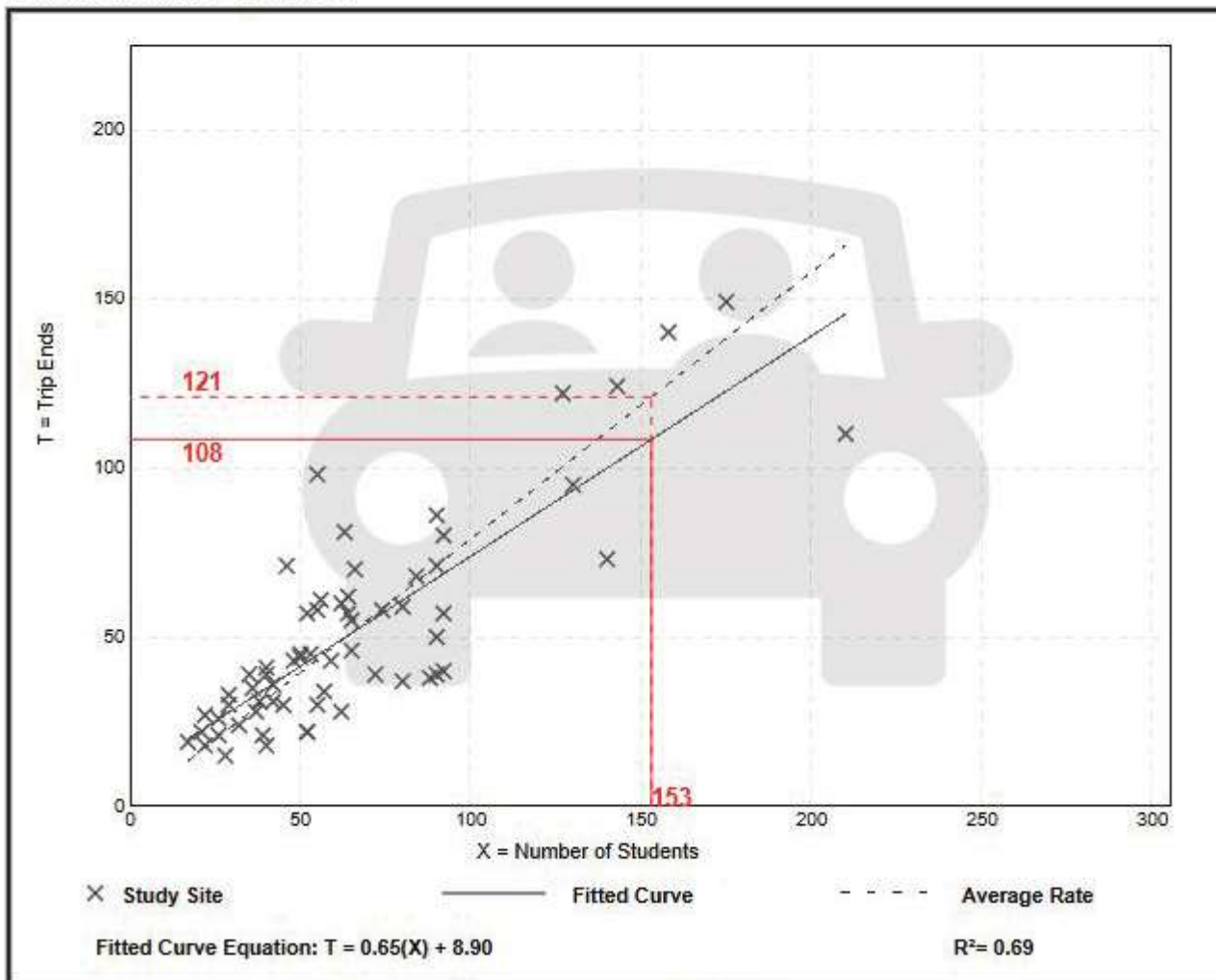
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 63
 Avg. Num. of Students: 66
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.42 - 1.78	0.26

Data Plot and Equation



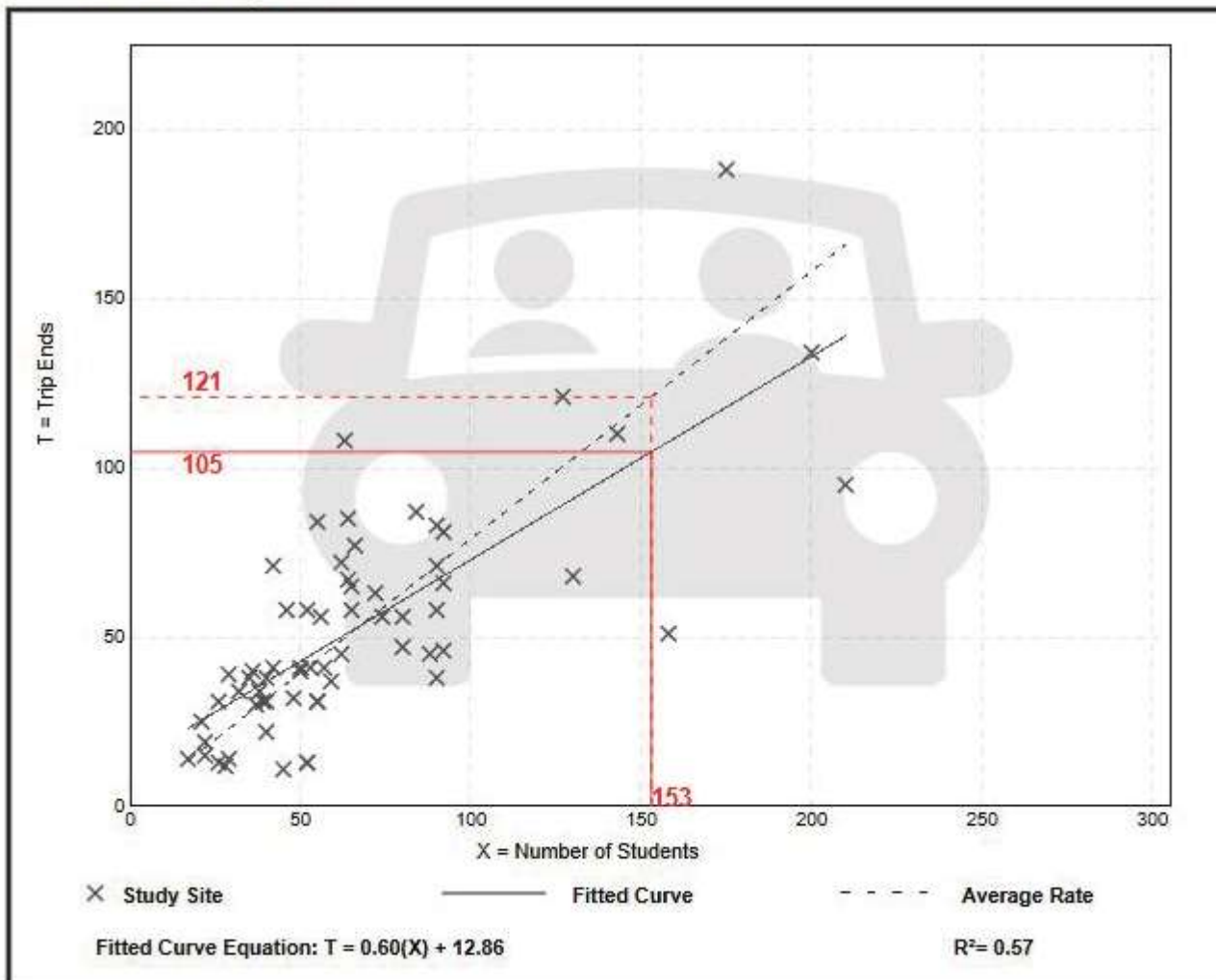
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 63
 Avg. Num. of Students: 67
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.71	0.31

Data Plot and Equation



Day Care Center (565)

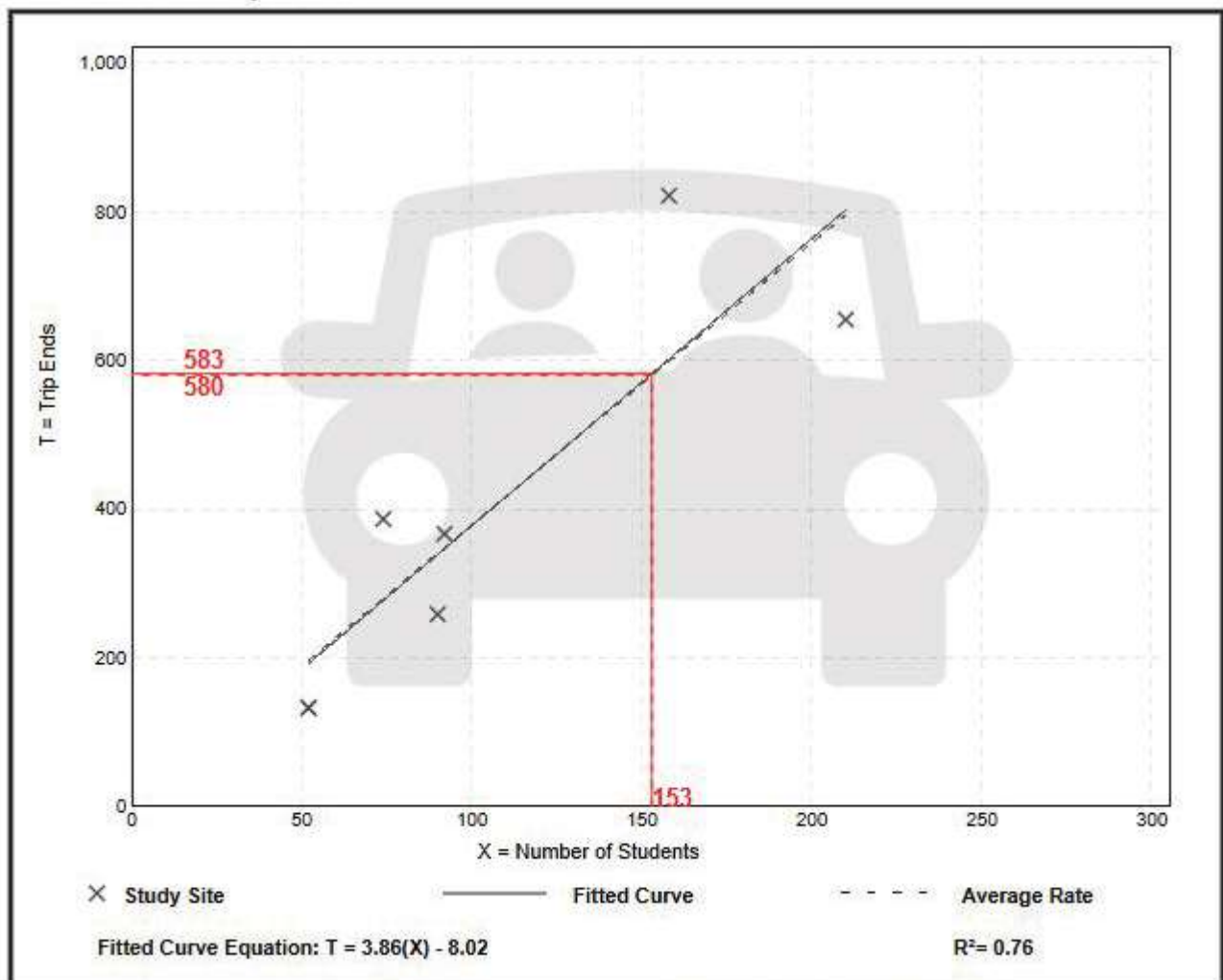
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Students: 104
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
3.79	2.56 - 5.23	1.13

Data Plot and Equation



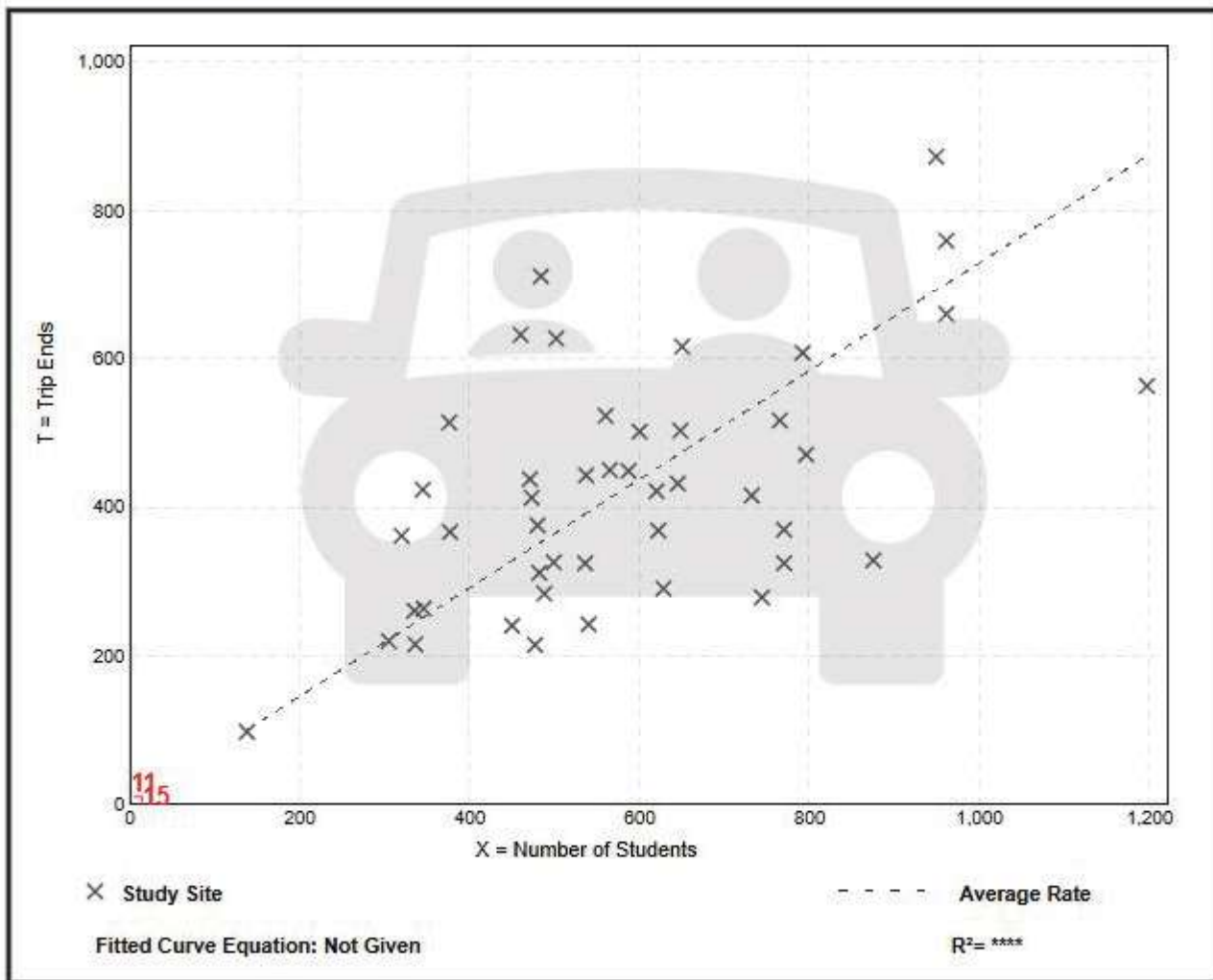
Elementary School (520)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 45
 Avg. Num. of Students: 582
 Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.73	0.38 - 1.47	0.26

Data Plot and Equation



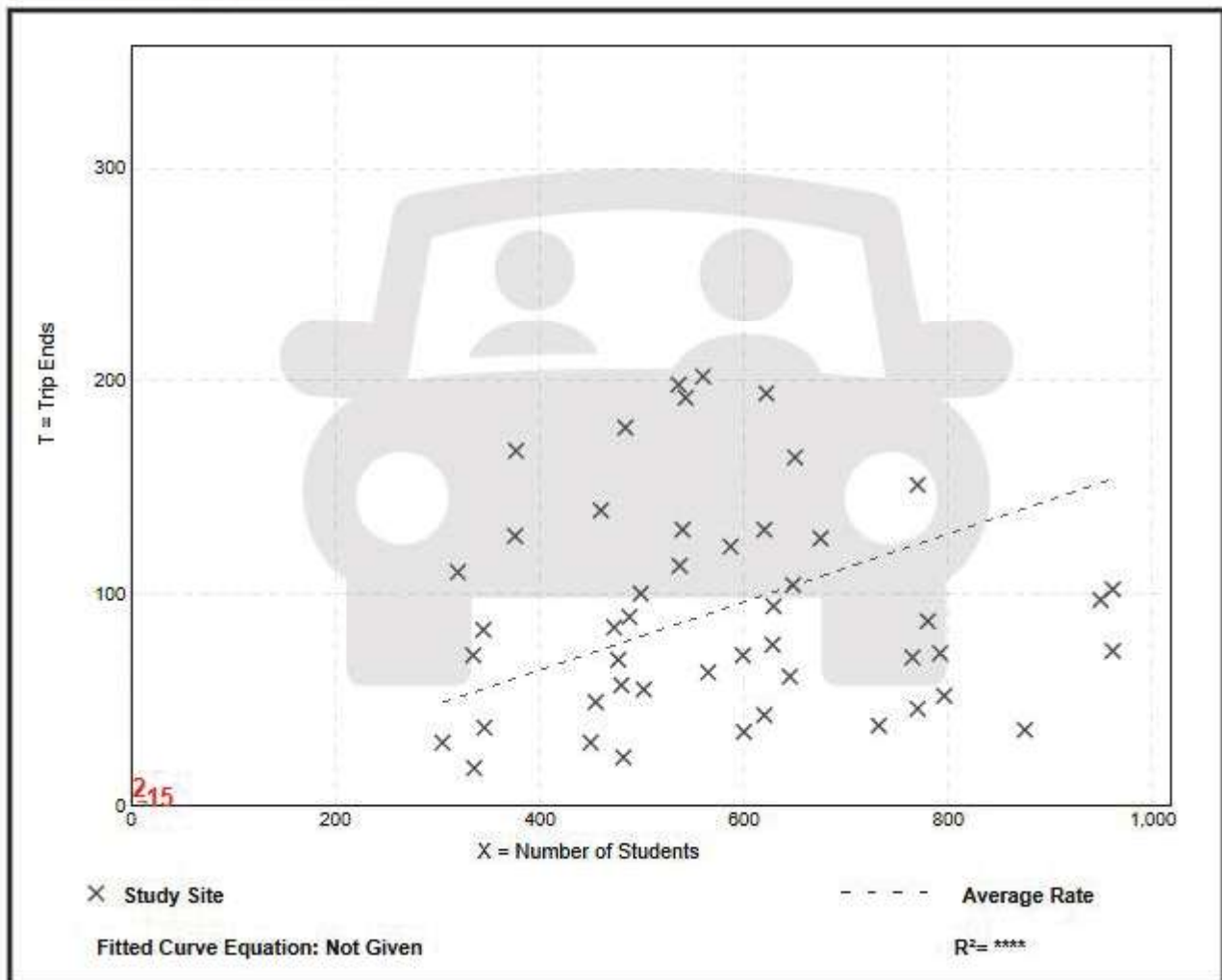
Elementary School (520)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 48
 Avg. Num. of Students: 582
 Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.16	0.04 - 0.44	0.10

Data Plot and Equation



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, M.D., Ph.D.
State Surgeon General

Vision: To be the Healthiest State in the Nation

Plan Review-Statement of Deficiencies

October 21st, 2025

Giralda Preschool of Coral Gables

Dear Mrs. Pluchino:

A plan review of the submitted Group Care and food hygiene applications for have been completed. During the review, it was determined you do not meet the required statute/rule requirements.

64E-11.003 (5)(a) of the Florida Administrative Code (FAC) in part States; The water supply must be adequate, of safe sanitary quality and from an approved source in accordance with provisions of chapters 62-550 and 62-555, F.A.C., or chapter 64E-8, F.A.C. Chapters 62-550 and 62-555, F.A.C. (07/2018). Hot and cold running water under pressure must be provided in all areas where food is prepared and where equipment and multi-use utensils are washed.

- Provide complete copy of water bill or letter from building administrator stating water services are included in monthly rent payment.

64E-11.003(5)(b) Food Hygiene Standards: Sewage Disposal – Sewage must be disposed of in a public sewerage system or other approved sewerage system in accordance with provisions of chapter 64E-6 or chapter 62-600, F.A.C., whichever is applicable.

- Provide complete sewer bill or letter from building administrator stating water services are included in monthly rent payment.

64E-11.003 (5)(c) of the Florida Administrative Code (FAC) in part States; Plumbing must be sized, installed, and maintained in accordance with provisions of the applicable plumbing authority. The plumbing must provide adequate quantities of potable water to required locations throughout the establishment; prevent contamination of the water supply; properly convey sewage and liquid wastes from the establishment to the sewerage system; and must not constitute a source of contamination of food, equipment or utensils or create an unsanitary condition or nuisance.

- Please provide certificate of use specifying private school or Kindergarten as a permitted use.

Florida Department of Health
In Miami-Dade County
1725 N.W. 167th Street • Miami Gardens, FL 33056
PHONE: 305/623-3500
<http://miamidade.floridahealth.gov>



Accredited Health Department
Public Health Accreditation Board

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
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Joseph A. Ladapo, M.D., Ph.D.
State Surgeon General

Vision: To be the Healthiest State in the Nation

64E-11.003 (6)(a) of the Florida Administrative Code (FAC) in part States; All rooms in which food is stored, prepared or served, utensils are washed, toilet, dressing and locker rooms and garbage storage areas must be well ventilated. Ventilation systems must comply with applicable fire prevention requirements and must discharge in such a manner as not to create a nuisance.

- ✍️ • Provide a copy of fire inspection performed within a year without standing violations specifying private school or Kindergarten as a permitted use

Upon review of the deficiencies above, call the office at 305-623-3500 to schedule a new appointment and provide the Department with revised plan requirements, which meet the minimum standards. Once the revised information is received by our office, the plan review process will resume on the scheduled date.

If there are any questions, please contact Melissa Mosquera at 305-623-3574.

Sincerely,

Melissa Mosquera
Environmental Health Program Consultant



GABLES GRAND
Plaza
A P A R T M E N T S

November 11, 2025

Giralda Preschool of Coral Gables
320 Giralda Avenue
Coral Gables, FL 33134

RE: Confirmation of Water and Sewer Charges Included in Rent

To Whom It May Concern:

This letter serves to confirm that, under the terms of your current lease agreement for the premises located at 320 Giralda Avenue, Coral Gables, FL 33134, the water and sewer charges are included in your monthly rent.

If you have any questions or need further clarification, please do not hesitate to contact our office at 305-460-7009.

Thank you for your continued tenancy.

Sincerely,

Gables Grand Plaza Management



City of Coral Gables
Fire Department
Fire Prevention Division
2151 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	Deban Investments Inc DBA Coral Gables Preschool	Inspection Date:	11/4/2025
Address:	320 Giralda Avenue	InspectionType:	Educational
City:	Coral Gables	Inspected By:	Karen Mendez Kmendez@coralgables.com
Suite:	Daycare, Pre-K, Kindergarten	Occ. Sq. Ft.:	9000
		Occupant Number:	236673

No violations noted at this time.

**Company
Representative:**

Signature valid only in mobile-eyes documents
Elvia Somerzon
11/4/2025

Inspector:

Signature valid only in mobile-eyes documents
Karen Mendez
11/4/2025

Ref: 120325



K-12 PRIVATE SCHOOLS

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DETAILED REQUIREMENTS FOR PRIVATE SCHOOLS

A [Checklist for Private Schools](#) (PDF) has been created for new and existing private schools as a resource.

The links below provide more detailed information about the requirements for private schools:

- [Annual Private School Survey](#): A private school must register with the Department and annually complete the private school survey. [s. 1002.42\(2\)\(b\), F.S.](#)
- [Fingerprint card filed with FDLE](#): Each owner of a private school is required to submit fingerprints to the FDLE for a criminal records check. [s. 1002.42\(2\)\(c\)\(1\), F.S.](#)
- Retention of records: Private schools that become defunct are required to transfer all permanent information included in student records to the public school district. [s. 1002.42\(3\), F.S.](#)
 - Permanent Information: Includes verified information of clear educational importance including the student's full name, date of birth, place of birth, race, sex, last known address, names of parents, name and location of last school attended

- Temporary Information Includes verified information subject to change, containing, but not limited to: health information, standardized test scores, honors and activities, personal attributes, work experience, teacher and counselor comments, and special reports. [s. 1002.42\(3\)\(a\)2.b., F.S.](#)
- Attendance Records and Reports: Private schools are required to keep and prepare certain attendance records for compulsory attendance purposes. [ss. 1002.42\(4\) and 1003.23\(2\), F.S.](#)
 - [Rule 6A-1.09512, F.A.C.](#) - in order to meet the compulsory attendance requirements, a child must maintain regular attendance for a minimum of 170 actual school days with the required instructional hours as determined by grade level
- School Entry Health Examinations: [ss. 1002.42\(5\) and 1003.22\(1\) and \(2\), F.S.](#) state that private schools must maintain certain student health examination documentation.
 - [Department of Health Form DH 3040](#)
- Immunizations: [ss. 1002.42\(6\) and 1003.22\(3\)-\(11\), F.S.](#)
 - Private schools must maintain a Florida Certification of Immunization for each child. This form is not available to the public and must be completed by a Florida physician or a Florida county health department. [Information on Department of Health Form DH 680](#)
- Private School Inspection Report: Private schools are required to meet certain standards of sanitation and safety. [s. 381.006\(6\), F.S.](#)
- Drinking Water System Sanitation Survey & Inspection Report:
 - If a school facility possesses a well that serves 1 to 25 people, the school must have a current and acceptable Limited-Use Public/Private Drinking Water System Sanitation Survey & Inspection Report in accordance with [State Department of Health Rule 64E-8, F.A.C.](#)
 - [Department of Health Form DH 4020](#)
 - If a school facility possesses a well that serves more than 25 people, the school must work with the local Department of Environmental Protection to meet their compliance regulations and receive a Public Water System ID in accordance with [State Department of Environmental Protection Rule 62-550, F.A.C.](#)
- Food Service Inspection Report: [s. 381.0072, F.S.](#) - A food service inspection report is required if the school facility stores, prepares, or serves food to students.
 - [Application for Department of Health Food Certificate](#)
 - [Information on Food Inspections](#)

[Department of Health Rule 64E-5, F.A.C.](#)

- [Department of Health Form DH 1777 \(PDF\)](#)
- [Guidance, Instructions, and Requirements](#)
- Fire Code Inspection and Compliance Report: Existing educational facilities are required to have fire safety inspections. [State Financial Services Rule 69A-60, F.A.C.](#)

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message

chool Choice <schoolchoice@fldoe.org>

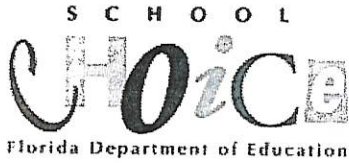
Mon, Jan 26, 2026 at 2:20 PM

From: "info@giraldapreschool.com" <info@giraldapreschool.com>

Welcome to School Choice Private School Login! To get started, go to https://fldoe.my.site.com/privateschool/login?c=jXxvOJ8IOwt84vH9go7iVo90v5gPonOD.TpesMhKUpwM_u.ZiEhTkcYo.4OeTL7FI4yIEAWgmZUyZQIOa6SEvWOfLWdEunnDg4DhZSzymLIIJuC4tJNDFxc5tP1a4pwqCXYmdEVZm.SRObv0Fq3Rnsb4I1RvFVbBMxV10dN19j_zeeNmKhaTeVO4sdHYf.z75ZsULLQSHTP4ru65rry3eAEARgK8Rg%3D%3D

School Code: 132392Username: info@giraldapreschool.com.sc

Thanks,
Florida Department of Education - School Choice



School Name: GIRALDA PRESCHOOL OF CORAL GABLES (2392)
 Program/Status:
 School District: DADE
 Address: 320 GIRALDA AVE
 City, State, Zip: CORAL GABLES, FL 33134
 Owner/Chief Administrative Officer: MARIA PLUCHINO

I hereby attest that as owner and/or chief administrative officer of the above named-school I have met the fingerprint requirements of section 1002.42 (2)(c), Florida Statutes.

Signature: [Signature]

Name (Print): Maria Luiza Pluchino

Sworn and subscribed before me this 19 day of September, 2025.

Notary Public, State of Florida
 (Signature): [Signature]

Notary's Name (Print): Roger Andrade

Personally Known: Produced ID

Produced Identification: P-425-552-71-542-0

Type: Florida Driver License

Notary Public

State of Florida at large.

My commission expires: 03/22/2029

Notary Seal:



ROGER E. ANDRADE
 Commission # HH 645400
 Expires March 22, 2029

9589 0710 5270 3127 2984 25

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Tallahassee, FL 32399

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

Postmark Here: 09/23/2025

Office of Independent Education of parents
 325 W Gaines St.
 Suite 1044 Tallahassee, FL 32399

PS Form 3800, January 2023 PSN 7590-02-000-9047 See Reverse for Instructions

Office of Independent Education & Parental Choice

Scholarship Program Compliance Form for Private School Participants in State Scholarship Programs - Form (IEPC SCF-1)

[Return to Private School Home Page](#)

GIRALDA PRESCHOOL OF CORAL GABLES (2392)
 DADE SCHOOL DISTRICT
 320 GIRALDA AVE CORAL GABLES FL 33134

Answers to the following questions are required for participation in the state's scholarship programs. It is crucial that the information you provide is accurate, and any missing required fields are completed.

Effective September 2024
 Rule 6A-6.03315, F.A.C.

Section 1: Program Participation

Participating school year:	2025
School is a new participant or a renewing participant:	New Participant
Current scholarship program(s):	

Section 2: School Ownership, Affiliation, and Licensing [\(Click to edit section\)](#)

A)	* School is owned by:	CORPORATE
B)	* The school is:	For-Profit
C)	If the answer to A is "Corporation", does your school have a current Certificate of Status* as required by section 607.0128 or 617.0128, Florida Statutes (F.S.) or an approved charter as required by section 623.03, F.S.? *(Document issued by the Department of State when the school applies to become a corporation)	Yes

Section 3: Financial Solvency [\(Click to edit section\)](#)

A)	* Pursuant to section 1002.421(1)(f)1., F.S., has the school been in operation for at least 3 years?	Yes
C)	* If your school receives more than \$250,000 in funds from scholarships awarded under Chapter 1002, F.S., in a state fiscal year, does your school contract with an independent certified accountant to perform the agreed upon procedures developed under section 1002.395(6)(q), F.S., and produce and submit a report in accordance with section 1002.421(1)(q), F.S.?	N/A

Section 4: School Administration [\(Click to edit section\)](#)

A)	* Has each Owner, Operator, and Chief Administrative Officer undergone a Level 2 background screening through the Florida Department of Law Enforcement and submitted the results to the Florida Department of Education in accordance with section 1002.421(1)(p), F.S.? (Reports must be filed with the private school)	Yes
B)	* In accordance with section 1002.421(1)(p)6., F.S., does your school have a process for notifying the parent of each scholarship recipient at least 30 days before a transfer of private school ownership occurs?	Yes
C)	* Have all employees and contracted personnel with direct student contact submitted their fingerprints to the Florida Department of Law Enforcement for state and national background screening in accordance with section 1002.421(1)(m), F.S.?	Yes
D)	* In accordance with section 1002.421(1)(m),F.S., does the school deny employment to or terminate an employee with direct student contact if he or she fails to meet the background screening standards under section 435.04, F.S.?	Yes
E)	* In accordance with section 1002.421(1)(m),F.S., does the school disqualify instructional personnel and school administrators from employment in any position that allows direct contact with students if the personnel or administrators are ineligible under section 435.40, F.S.?	Yes

	<p>for instructional personnel, educational support employees, and school administrators that include the following?</p> <ul style="list-style-type: none"> • A requirement to complete training on the standards • A duty to report, and procedures for reporting, alleged misconduct by other instructional personnel, educational support employees, and school administrators which affects the health, safety, or welfare of a student <p>An explanation of the liability protections provided under sections 39.203 and 768.095, F.S.</p>	Yes
G)	* Before employing a person in any position that allows direct contact with students, does the school conduct employment history checks of each of the person's previous employers, screen the person through use of the educator screening tools, and document the findings in accordance with section 1002.421(1)(o), F.S.?	Yes
H)	* In accordance with section 1002.421(1)(n), F.S., does the school prohibit confidentiality agreements regarding instructional personnel or school administrators who are terminated, dismissed, or resign based on misconduct and prohibit the provision of employment references without disclosing the misconduct?	Yes
I)	* In compliance with section 1002.421(1)(o), and 1002.421(1)(r), F.S., does the school: <ul style="list-style-type: none"> • Prohibit employment of any person whose educator certificate is revoked, who is barred from reapplying for an educator certificate, or who is on the disqualification list maintained by the Department of Education pursuant to section 1001.10(4)(b), F.S.? • Prohibit education support employees, instructional personnel, and school administrators from employment in any position that requires direct contact with students if the personnel or administrators are ineligible for such employment pursuant to sections 1002.421(1)(r), or 1012.315, F.S. or have been terminated or resigned in lieu of termination for sexual misconduct with a student? 	Yes

Section 5: School Staffing ([Click to edit section](#))

A)	* In compliance with section 1002.421(1)(h), F.S., do all of the teachers that your school employs or contracts with meet one of the following requirements: <ul style="list-style-type: none"> • 3 or more years of public and/or private school teaching • Special skills, knowledge, or expertise that qualifies them to provide instruction in subjects taught • Baccalaureate Degree or higher 	Yes
B)	* Does the school have a Re-employment Assistance account with the Department of Revenue, in accordance with Chapter 443, F.S.?	Yes
C)	* Does the school employ 4 or more persons (instructional and non-instructional)?	Yes
D)	* If the school employs 4 or more persons, does the school have a policy for Workers' Compensation, in accordance with section 440.10, F.S.?	Yes
	Workers Compensation Policy Number:	TWC4615890
	Workers Compensation Carrier:	technology insurance Company

Section 6: School Program ([Click to edit section](#))

A)	* Does the school comply with anti-discrimination provisions of 42 U.S.C. section 2000d that prohibit discrimination on the basis of race, color, or national origin in accordance with section 1002.421(1)(a), F.S.?	Yes
B)	* Does the school demonstrate academic accountability pursuant to section 1002.421(1)(j), F.S., by publishing on the school's website, or provide in written format, information for parents regarding the school, including, but not limited to, programs, services, and the qualifications of classroom teachers?	Yes
C)	* Does the school demonstrate academic accountability to the parent in accordance with section 1002.421(1)(k), F.S., by providing the parent a written explanation of the student's progress on a quarterly basis and cooperating with the scholarship student whose parent chooses to have the student participate in the statewide assessments pursuant to section 1008.22, F.S.?	Yes
D)	* Does the school demonstrate academic accountability pursuant to sections 1002.394(9)(c)1 and 1002.395(8)(c)1., F.S., by administering or making provisions for scholarship students to take a state assessment pursuant to section 1008.22, F.S., or a nationally norm-referenced test identified by the Department of Education and report scores to the student's parent and, pursuant to sections 1002.394(9)(c)1 and 1002.395(8)(c)., F.S., the State University selected in section 1002.395(9)(f), F.S.?	Yes
E)	* In accordance with section 1002.421(1)(f), F.S., does your school require the parent to restrictively endorse the scholarship warrant or approve a funds transfer before any funds are deposited for a student, whichever may apply?	Yes
F)	* Does the school have a physical location where each scholarship students regularly attend classes in accordance with section 1002.421(1)(i), F.S.?	Yes

	school's physical location as required by section 1002.421(1)(i), F.S.?	Yes
H)	* Does the school offer a program of instruction sufficient to allow students who maintain regular attendance to meet the minimum compulsory attendance requirements in State Board of Education Rule 6A-1.09512, Florida Administrative Code, of at least 170 actual school days and 540 net instructional hours for students in kindergarten, 720 net instructional hours for students in grades 1-3, and 900 net instructional hours for students in grades 4-12?	Yes

Section 7: Student Health, Safety, and Welfare ([Click to edit section](#))

A)	* Does the school complete and maintain Student Health Examination documentation (Department of Health Form DH 3040, other certification or valid exemption) for each child upon admittance to kindergarten or initial entrance into school in Florida, in accordance with section 1003.22(1), F.S., and State Board of Education Rule 6A-6.024, Florida Administrative Code?	Yes
B)	* Does the school complete and maintain a Florida Certification of Immunization (Department of Health Form DH 680) or valid Exemption from Immunization documentation for each child, in accordance with section 1003.22(4), F.S., and State Department of Health Rule 64D-3.046, Florida Administrative Code?	Yes
C)	* If the school enrolls kindergarten or 7th grade students, does the school complete an Immunization Annual Report of Compliance for Kindergarten and Seventh Grades (Department of Health Form DH 684), in accordance with section 1003.22(8), F.S., and State Department of Health Rule 64D-3.046(3), Florida Administrative Code?	Yes
D)	* If the school enrolls 6th grade students, does the school provide for appropriate screening of students for scoliosis, in accordance with section 1003.22(4), F.S., and State Department of Health Rule 64F-6.003, Florida Administrative Code?	N/A
E)	* In accordance with section 1006.061(1), F.S., has the school posted a notice that all employees have a duty to report all actual or suspected cases of child abuse, abandonment, or neglect; have immunity from liability if they report; and have a duty to comply with child protective investigations? Has the aforementioned information been posted on the school's website (if applicable)?	Yes
F)	* In accordance with section 1006.061(2), F.S., has the school posted the following in a prominent place? <ol style="list-style-type: none"> 1. Policies and procedures for reporting misconduct by instructional personnel, school administrators, or school administrators which affects the health, safety, or welfare of a student; 2. The contact person to whom a report is made; and 3. The penalties imposed on educational support employees, instructional personnel, or school administrators who fail to report suspected or actual child abuse or alleged misconduct by other educational support employees, instructional personnel, or school administrators. Has the following information been posted on the school's website (if applicable)? <ol style="list-style-type: none"> 1. Policies and procedures for reporting misconduct by educational support employees, instructional personnel, or school administrators which affects the health, safety, or welfare of a student; 2. The contact person to whom a report is made; and 3. The penalties imposed on educational support employees, instructional personnel, or school administrators who fail to report suspected or actual child abuse or alleged misconduct by other educational support employees, instructional personnel, or school administrators. 	Yes
G)	* In accordance with section 1006.061(4), F.S., has the school posted in a clearly visible location in a public area of the school that is readily accessible to and widely used by students an 11 by 17 inch sign, produced in large print in both English and Spanish, located at student eye level that contains the following: <ol style="list-style-type: none"> 1. The statewide toll-free telephone number of the central abuse hotline; 2. Instructions to call 9-1-1 for emergencies; and 3. Directions for accessing the Department of Children and Families' website for more information on reporting abuse, abandonment, neglect, and exploitation. 4. Directions for accessing the Department of Education's website for more information on reporting acts that violate s. 800.101, F.S. 	Yes

Section 8: Student Records ([Click to edit section](#))

A)	* Does the school maintain student records containing permanent information as defined in section 1002.42(3)(a)2.a., F.S., to include: student's full name; authenticated birth date, place of birth, race, and sex; last known address of student; names of student's parents; name and location of last school attended; number of days present and absent; date enrolled; date withdrawn; courses taken and record of achievement; and date of graduation or program achievement?	Yes
B)	* Does the school maintain student records containing temporary information as defined in section 1002.42(3)(a)2.b., F.S., to include at minimum: health information, standardized test scores, honors and activities, personal attributes, work experience, teacher and counselor comments, and special reports?	Yes
C)	* Does the school maintain a register of student enrollment and daily attendance, open for the inspection by the designated school representative or the district school superintendent of the district in which the school is located, as required in section 1003.23(2), F.S.?	Yes

A)	* Does the school facility meet the prescribed minimum requirements and standards of sanitation and safety for K-12 private schools, in accordance with section 381.006(6), F.S., and State Department of Education Rule 6A-2.0040, Florida Administrative Code?	Yes
B)	* If the school facility possesses a well, is it licensed or permitted pursuant to the Florida Safe Drinking Water Act or section 381.0062, F.S., as applicable?	Yes
C)	* If the school facility stores, prepares, or serves food to students, does the school possess a current, food service establishment sanitation certificate in accordance with State Department of Health Rule 64E-11.013, Florida Administrative Code, and section 381.0072, F.S.?	N/A
D)	* If the school facility is located in a <u>non-exempt county</u> , does the school possess a current and acceptable Mandatory Measurements Nonresidential Radon Measurement Report (Department of Health Form DH 1777), in accordance with section 404.056, F.S., and State Department of Health Rule 64E-5.1208, Florida Administrative Code?	Yes
E)	* Does the school facility possess a current, violation free or satisfactory Fire Code inspection and compliance report in accordance with section 1002.421(1)(g)1., F.S., Chapter 69A-60, Florida Administrative Code, and county and/or municipal ordinance?	Yes
F)	* If students are transported to and from the school facility by a schoolowned vehicle or vehicles, does the school possess a current policy for Auto Liability in accordance with section 316.615, F.S.?	N/A

R


Submission of Scholarship Compliance Form

(The signed, notarized form must be received by February 1 of each year for the upcoming school year for renewing schools.)


I have read the applicable scholarship program rules and understand that by signing this form I am certifying that the school is currently in compliance and agrees to remain in compliance with all scholarship program rules and reporting requirements. If at any point, the school is not in compliance with scholarship rules, or if there is a change in the status of any reporting requirement, the school will have 15 days to notify the Department of Education and will provide all information necessary to document its continued compliance with program rules and requirements.

I understand that in answering "No" to any requirement in Section 9: School Facility, the provision of a reason for answering "No" shall not make the school compliant with the reporting requirement and will be considered an outstanding compliance issue for resolution as described in State Board of Education Rules 6A-6.03315, 6A-6.0960, and 6A-6.0952, Florida Administrative Code.

By signing below, I hereby certify compliance with all relevant state laws including the requirement for all private school employees and contracted personnel with direct student contact to have undergone a background screening pursuant to section 943.0542, Florida Statutes.

* School Name	GIRALDA PRESCHOOL OF CORAL GABLES
* School Director/Principal	ELVIA SOMERZON
* Signature	
* Name (Print)	Elvia Somerzon

Sworn and subscribed before me this 19 day of September, 2025.

* Notary Public, State of Florida (Signature)	
* Notary's Name (Print)	Roger Andrade
* Personally Known	
* Produced Identification	<input checked="" type="checkbox"/>
* Type	Florida Driver License

Notary Public
State of Florida at large.
My commission expires: _____

Notary Seal:



ROGER E. ANDRADE
Commission # HH 645400
Expires March 22, 2029