

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. \_\_\_\_**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING THE FINAL PLAT ENTITLED “DOCTORS HOSPITAL ANNEX” PURSUANT TO ZONING CODE ARTICLE 14, SECTION 14-210, “PLATTING/SUBDIVISION,” BEING A RE-PLAT OF APPROXIMATELY 45,635 SQUARE FEET ON THE PROPERTY LEGALLY AS LOTS 19A & 20 AND THAT PORTION OF THE UN-DUG UNIVERSITY WATERWAY IN BLOCK 56 OF THE REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4, CORAL GABLES, FLORIDA (5151 UNIVERSITY DRIVE) PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

**WHEREAS**, the City of Coral Gables submitted for review of a final plat entitled “Doctors Hospital Annex,” being a re-plat of an approximately 45,635 square-foot property into a single tract of land for a valet parking lot on property assigned Special Use (S) zoning, on the property legally described as Lots 19A & 20 and that portion of the un-dug university waterway in Block 56 of the revised plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida; and

**WHEREAS**, the proposed final plat is being submitted concurrently with a proposed change of land use, Zoning Map amendment, and Conditional Use Site Plan; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending both tentative and final plats are contained in Zoning Code Article 14, Section 14-210, “Platting/Subdivision,” and that the proposed final plat entitled “Doctors Hospital Annex” has met those criteria and standards; and

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand five hundred (1,500) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on August 11, 2021, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the August 11, 2021 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat entitled “Doctors Hospital Annex” (vote: 7-0); and

**WHEREAS**, Zoning Code Section 14-210.2 (F) allows an optional review of the tentative plat by the City Commission to evaluate the tentative plat for conformance with the Zoning Code regulations; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on September 28, 2021 at which hearing all interested persons were afforded an opportunity to be heard; and,

**WHEREAS**, at the September 28, 2021 City Commission meeting, the Commission approved the proposed tentative plat entitled “Doctors Hospital Annex” (vote: 5-0); and

**WHEREAS**, pursuant to the platting/subdivision requirements of Zoning Code Article 14, Section 14-210 “Platting/Subdivision,” Final Plats for all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on April 26, 2022 at which hearing all interested persons were afforded an opportunity to be heard; and,

**WHEREAS**, the City Commission approved the Final Plat.

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

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

**SECTION 2.** The re-plat of Lots 19A & 20 and that portion of the un-dug university waterway in Block 56 of the revised plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida, entitled “Doctors Hospital Annex” being a re-plat of an approximately 45,635 square-foot property into a single tract of land.

**SECTION 3.** That the applicant shall further be required to comply with all applicable zoning regulations and any material changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

**SECTION 4.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

**SECTION 5.** That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

APPROVED:

VINCE C. LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY