



**City of Coral Gables
CITY COMMISSION MEETING
May 22, 2018**

ITEM TITLE:

Resolution. Conditional Use Review. 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 medical use on property zoned Commercial Limited District for the property legally described as the Lots 8 & 9, 1 thru 5, 42 thru 50 & West ½ of Lot 41, Block 22, Coral Gables Flagler Street Section (3737 W 8th Street & 36 Oviedo Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 04.12.18 meeting recommended approval (vote: 6 - 0) with conditions.

BRIEF HISTORY:

The Public Health Trust of Miami-Dade County, an agency and instrumentality of Miami-Dade County d/b/a Jackson Health Systems, has submitted an application for conditional use with site plan review in order to allow a medical-related use as part of an Urgent Care Center to be constructed on property zoned Commercial Limited District, which is permitted as a conditional use, on the property located at 3737 SW 8th Street.

The Applicant is requesting approval for a new 9,000 square foot Urgent Care facility which will include the Urgent Care Center on the ground floor, and a Primary Care Clinic on the second floor. A covered loggia is located on SW 8th Street as a public amenity to humanize the street. The site is proposed to be fully landscaped to include a paved plaza with a water fountain feature.

The site is currently a vacant gym and adjacent parking lot. The proposed medical-related use in Commercial Limited requires public hearing review with a recommendation to be provided by the Planning and Zoning Board and City Commission approval as it is a conditional use.

The draft Resolution for conditional use review with conditions of approval is provided as Exhibit A. Staff's report and recommendation with attachments, including the Applicant's submittal, are provided as Exhibit B. The comments and issues discussed by the Board at the meeting are provided as Exhibit C. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit D.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
04.12.18	Planning and Zoning Board	Recommended approval (vote: 6-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.29.18	Applicant neighborhood meeting.
03.30.18	Courtesy notification mailing for Planning & Zoning Board.
03.30.18	Sign posting of property.
03.30.18	Planning and Zoning Board legal advertisement.
03.30.18	Posted Planning and Zoning Board agenda on City web page / City Hall.
04.06.18	Posted Planning and Zoning Board staff report on City web page.
05.07.18	Courtesy notification mailing for City Commission.
05.11.18	City Commission legal advertisement of Resolution heading.
05.18.18	City Commission meeting agenda posted on City web page.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Resolution.
- B. 04.12.18 Planning and Zoning Division Staff report and recommendation with attachments.
- C. Excerpts of 04.12.18 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.