

**City of Coral Gables City Commission Meeting**  
**Agenda Items F-5, F-6, F-8 and F-9 are related**  
**April 26, 2022**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors**

**Commissioner Kirk Menendez**

**City Staff**

**City Manager, Peter Iglesias**

**City Attorney, Miriam Ramos**

**City Clerk, Billy Urquia**

**Planning and Zoning Director, Ramon Trias**

**Public Speaker(s)**

**Dawn White**

**Maria Cruz**

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Agenda Items F-5, F-6, F-8 and F-9 are related [1:30 p.m.]

An Ordinance of the City Commission amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, "Comprehensive Plan Text and Map Amendments", and Small-Scale Comprehensive Plan Amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for certain properties located at Lots 19A & 20 Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables Florida from Multi-Family Duplex Density to Hospital Use; and assigning a land use designation of same, Hospital Use for the abutting property legally described as that portion of the un-dug University Waterway in Block 56 of

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City Commission Meeting

April 26, 2022

Agenda Items F-5, F-6, F-8 and F-9 are related - Ordinances amending the Future Land Use Map and making zoning district boundary changes for certain properties located at Lots 19A & 20 Block 56 from MF1 to Special Use District and resolutions approving Conditional Use review for proposed parking as an accessory use to a hospital and approving the Final Plat entitled "Doctors Hospital Annex" of approximately 45,635 square feet on the property legally described as Lots 19A & 20 (5151 University Drive).

the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

(Lobbyist: Alessandria San Roman)

(Lobbyist: Alexandra Villoch)

(Lobbyist: Joseph G. Goldstein)

An Ordinance of the City Commission making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments", for certain properties located at Lots 19A & 20 Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables Florida from Multi-Family 1 Duplex (MF1) District to Special Use (S) District; and assigning a Zoning Designation of same, Special Use (S) District for the abutting property legally described as 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; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

(Lobbyist: Alessandria San Roman)

(Lobbyist: Alexandra Villoch)

(Lobbyist: Joseph G. Goldstein)

A Resolution of the City Commission approving Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses" for a proposed Parking as an Accessory Use to a Hospital 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 (5151 University Drive); including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

(Lobbyist: Alessandria San Roman)

(Lobbyist: Alexandra Villoch)

(Lobbyist: Joseph G. Goldstein)

A Resolution of the City Commission 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)

(Lobbyist: Alessandria San Roman)

(Lobbyist: Alexandra Villoch)

(Lobbyist: Joseph G. Goldstein)

City Attorney Ramos: Should I start with F-5, Mayor?

Mayor Lago: Of course.

City Attorney Ramos: Okay.

Mayor Lago: Please.

City Attorney Ramos: So, I'll read F-5, F-6, F-8, and F-9. We can consolidate the public hearing on those four. And Mr. Clerk, I'll need you to swear everyone in that testifies on any of those four items. And then we will need...

City Clerk Urquia: Those of you who will...

City Attorney Ramos: Four votes.

City Clerk Urquia: Those of you who will be speaking on this item, please stand and raise your right hand. Do you swear or affirm that the testimony you'll provide today will be the truth and nothing but the truth?

Planning and Zoning Director Trias: I do.

City Clerk Urquia: Thank you.

City Attorney Ramos: F-5 is an ordinance of the City Commission amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, "Comprehensive Plan Text and Map Amendments", and Small-Scale Comprehensive Plan Amendment procedures, changing the land use designation for certain properties located at Lots 19A & 20 Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables Florida from Multi-Family Duplex Density to Hospital Use; and assigning a land use designation of the same, Hospital Use for the abutting property legally described as a portion of the un-dug waterway in Block 56 of the Revised Plat of Riviera Section Part 4, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. That is a second reading item. F-6 is an ordinance of the City Commission making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments", for certain properties located at Lots 19A & 20 Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables Florida from Multi-Family 1 Duplex District to Special Use District; and assigning Zoning Designation to Special Use District for the abutting property legally described as 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; providing for a repealer provision, severability clause, and providing for an effective date. That is also a second reading ordinance. In addition, F-8 as a resolution of the City Commission approving Conditional Use approval pursuant to the Zoning Code Article 14, "Process" Section 14-203, "Conditional Use" for the proposed Parking as an Accessory Use to the Hospital 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; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. And finally, a resolution of the City Commission 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 the portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. Mr. Trias.

Planning and Zoning Director Trias: Thank you. Mayor, may I have the PowerPoint, please?

Mayor Lago: Of course. Thank you.

Planning and Zoning Director Trias: I will refresh everybody's memory on this because we had first reading some time ago. We do have a few items that are in the first reading also, as the City Attorney explained. The area, as you well know, has been used for parking for quite a long time, but it's not very well defined in terms of the platting and so on. So, that is why some of the items are here before you. Currently, it's duplex, just like the area north of the parking lot. And there are four requests. The change of land use is a second reading item. And the change of land use is to hospital, which is the blue, just the same as the hospital -- the existing building, hospital. Then there's the change of zoning, which is also the second reading, and the zoning is to special use. Special use allows hospitals, and it allows also parking as an accessory to a hospital. The final plat was the one that -- the request that we were waiting for. It's finally done. The Public Works Director could explain it in more detail. But basically, the parcel now is very clearly defined. The street is also very clearly defined. And it allows for a much better way to zone and deal with the property. Conditional use, when -- it just so happens that accessory uses to a hospital, including parking, specifically in the Zoning Code, are allowed as a conditional use, so it's up to you. And

one of the benefits of that process is that the design, the landscaping, the wall, et cetera, can be a condition of approval, and that is what's before you today. The required open space is 35 percent in this use. And the proposed parking is 102 spaces. Now, so you know very well that there's some wall -- there's some very specific landscaping improvements, some buffers to the area, towards the residential across the waterway, et cetera. We also have our landscape architect here in case of any specific questions. But you can see that I think it'll be an improvement in terms of the appearance of the existing parking lot.

Mayor Lago: Mr. Trias, quick question.

Planning and Zoning Director Trias: Yes.

Mayor Lago: First off, I commend staff for their efforts here. Obviously, one of the things that I did not want to keep -- one of the items that we're keeping because the residents want it, but I think I wouldn't want to keep it was the pines that are there, not the Florida pines. But obviously, those are the Australian pines.

Unidentified Speaker: Australian pines.

Mayor Lago: Excuse me.

Planning and Zoning Director Trias: Yes.

Mayor Lago: Which are invasive.

Planning and Zoning Director Trias: Some of them, yes.

Mayor Lago: Which are invasive, but we're keeping them. That's fine. The residents want it. I also like the rock wall that's being built. The landscaping has a lot more curb appeal. It's a lot more, obviously, inviting and more pleasant. One of the things that I don't see here, which is something that's important to me, is a sidewalk. Do we have a sidewalk considered for this area?

City Manager Iglesias: Yes, we do, Mayor. Once this project is -- right now it encroaches on the right-f-way. Once it moves in, that -- we will like to incorporate a sidewalk in this area from Pisano to Blue.

Mayor Lago: And who is responsible for that sidewalk construction?

City Manager Iglesias: Our Public Works Department will be responsible for that, but that -- since this is not a collector, then there'll be responsibility also by Doctors Hospital.

Mayor Lago: Okay, so Doctors Hospital is willing to be a partner on this and...

City Manager Iglesias: That's...

Mayor Lago: I mean, again, the residents are going to be using it, but obviously, their employees, and it's going to be a benefit of people who are visiting the hospital.

City Manager Iglesias: We do have that 50-50 split with the adjacent property owners, yes.

Commissioner Anderson: And...

Mayor Lago: I want to -- listen, it's a benefit of the community as a whole. I think it's something that's going to be, you know, something important to everybody.

City Manager Iglesias: We can't do it until the parking lot is built and it moves out of the right-of-way.

Mayor Lago: But I want to make sure...

City Manager Iglesias: Because it's currently...

Mayor Lago: It's something that gets done.

City Manager Iglesias: So, we have that plan. We have the sidewalk there. It's something that we've talked about, and we certainly wanted to connect Pisano to...

Mayor Lago: Do you need the Commission to take some sort of legislative action today to make sure that that sidewalk gets built?

City Manager Iglesias: I believe we've got a good rapport with Doctors Hospital, and I'm sure we're going to build -- and I'm sure...

City Attorney Ramos: So...

City Manager Iglesias: That we will get it built.

City Attorney Ramos: So, there's two different things. There's the Code provision, which the Manager could attach himself to in the future. But if you wanted to make it part of the condition use approval, this is the time to do that.

Mayor Lago: Yeah, but I want to talk to Baptist Hospital. I don't want to just -- I want to see if...



Planning and Zoning Director Trias: Parking is a conditional use.

Mayor Lago: I understand.

Planning and Zoning Director Trias: So, clearly, you have the authority.

Mayor Lago: But I mean, you do want to have somebody -- I mean, again, if somebody wants to walk to their car, they don't want to walk on the street.

Planning and Zoning Director Trias: Sure.

Mayor Lago: They want to be able to walk on some sort of sidewalk.

Commissioner Anderson: Right.

City Attorney Ramos: Doctors is present if you'd like for them to speak.

Mayor Lago: I would like for them to speak.

City Manager Iglesias: That, Mayor, will be all valet parking, so that is not the issue. But I do think that we have considered that. Now, that has not been a -- that's been an internal discussion with Public Works so we can connect with the sidewalk issue. But we have not dealt specifically with this, but I think we have a good cooperation with the hospital. But we do have -- they are here, and we can certainly discuss that.

Commissioner Anderson: Well, with the number of runners, joggers, and bikers along that area as well, any time we have a new construction, this is an excellent opportunity to get this infrastructure put in so...

Mayor Lago: Will somebody from Baptist please join us?

Commissioner Fors: Is the valet part of the conditional use?

Mayor Lago: How are you?

Planning and Zoning Director Trias: You can impose conditions that are reasonable. That could be one of the conditions if you choose to.

Commissioner Fors: No, I don't necessarily want to impose the condition of valet parking. I'm just saying since the plan is valet parking, but it's...

Vice Mayor Mena: It could be other parking.

Commissioner Fors: It could be something else later, right. It could not be valet later.

Vice Mayor Mena: Right.

Planning and Zoning Director Trias: Exactly. So, that...

Commissioner Fors: And then the employees would be walking.

Planning and Zoning Director Trias: So, that's within your authority. You can impose conditions.

Commissioner Fors: No, I'm not interested in requiring it to be valet. I'm just saying, you know, use of the sidewalk in the future, maybe something other than valet.

Planning and Zoning Director Trias: Yeah.

City Attorney Ramos: Mr. Clerk, if you could swear in the representative from Doctors.

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

Dawn White: Yes, I do.

City Clerk Urquia: Thank you.

Mayor Lago: Thank you for being here.

Ms. White: Thank you all.

Mayor Lago: It's a long road, a long word, and we're here.

Ms. White: It's been a long road. Good afternoon. My name is Dawn White, and I'm the Vice President of Government and Community Relations for Baptist Health South Florida. Thank you so much, Mr. Mayor, City Attorney, City Manager, members of the Commission, for working with us on this long road. We're very happy to be here, and we're very happy to commit to split the cost of a sidewalk with you when the time comes, happy to continue to work with the Manager and with you.

Mayor Lago: Perfect. I want to say thank you for that because I live in the neighborhood. And going down Campo Sano, you know, there's obviously a sidewalk on the UM side, and then basically, there's no sidewalk from there. And we're making -- we're going to be listening later to a sidewalk on Blue Road at Riviera Country Club, so that area's going to have a lot of connectivity.

And you're an important business in our City, and I think it's something that will only benefit all of us, your employees, people like my father...

Ms. White: Absolutely.

Mayor Lago: People like my father, who are a doctor at Doctors Hospital, who conduct a lot of business there, people like myself who take my daughters and walk all the way from my house down Campo Sano onto the street in front of Doctors Hospital then cut across to either visit Riviera, or to go look at the canal, the little piece of land there on Blue Road that the City owns, that we're going to do a park there in the near future. We're always exploring in that neighborhood. And around the hospital, I always find it very odd there was never any sidewalks. So, I really want to make it a priority, and I think it will be something that will benefit everyone in the community, and they'd be really grateful for that.

Ms. White: Absolutely. And thank you for bringing it up. It's a great idea. And we believe in being healthy and moving, and getting out into the community. We're very proud to be a part of the community so...

Mayor Lago: So, after we finalize the vote today, I'd like for the Manager, through the Manager, if possible, through my colleagues, can I get support from my colleagues on this issue?

Commissioner Anderson: Absolutely.

Commissioner Fors: Yep.

Mayor Lago: I'd like for the Manager to reach out, and Mr. Diaz and his team, to reach out and start strategizing on sidewalks for in front of the hospital, please, okay?

City Attorney Ramos: And Mayor, I think we'll memorialize it in the site plan approval that's conditional use...

Planning and Zoning Director Trias: Conditional of approval.

City Attorney Ramos: That they've proffered that they will pay for half.

Mayor Lago: Because by the way, if you look on Campo Sano, they have a sidewalk, but it just dies at the new entrance. There's no, you know -- if a person wants to walk, there's nothing else to go around all the way to University. There could be something very nice, and I think it would be -- I think you'd be really impressed by how many people will actually use it instead of walking -- they don't go anywhere now because, again, it's an area that has University of Miami...

Ms. White: Right.

Mayor Lago: It has St. Augustine Church. It has Doctors Hospital. It has Riviera Country Club. There's a lot of people in that neighborhood, and I love the neighborhood, by the way. I wouldn't trade it for anything in the world, but there's a good opportunity for some connectivity there, and I appreciate you being so forthcoming.

Ms. White: Our pleasure.

Planning and Zoning Director Trias: Mayor if...

Ms. White: We agree.

Planning and Zoning Director Trias: I could finish just for the record.

Mayor Lago: Yeah, I'm sorry about that. I just wanted to take this opportunity. Thank you.

Planning and Zoning Director Trias: Thank you very much. Just for the record, it does comply with the zoning as required. The review timeline included the neighborhood meeting, Board of Architects, Planning and Zoning Board, and City Commission twice. The letters were sent to the property owners within 1,500 feet because of the change of land use. That is required by Code. Public notifications include four letters to property owners. The property was posted for Planning and Zoning. There were four times website posting and two times newspaper advertisement. The staff has determined that this application is consistent with the Comprehensive Plan, and staff recommends approval. And as part of the condition of approval, which include that the design of the surface parking, as designed, and not, for example, not having a parking garage in the future, and conformance with the site plan as proposed, as shown today. We could also add, as the City Attorney explained, the condition of the sidewalk to be shared by the City and the Hospital. And that is the end of the presentation. Thank you.

Mayor Lago: Thank you, Mr. Trias. Mr. Clerk, do we have anyone who'd like to speak?

City Clerk Urquia: Yes, sir. Ms. Maria Cruz.

Mayor Lago: Ms. Cruz, welcome back.

City Attorney Ramos: Mr. Clerk, I think I saw this Ms. Cruz get sworn in earlier, yeah?

Maria Cruz: I was sworn in.

City Clerk Urquia: Yes.

Ms. Cruz: Yes. Here we go again. I have absolutely -- oh, Maria Cruz. Mrs. Maria Cruz, 1447 Miller Road. I have absolutely no issue with changing the legal description, all that needed to be done. I have several problems. Number one, conditions of approval mean nothing because, you know what, a year from now, 18 months from now, like the University has done multiple times, there will be a problem. Maybe valet parking is not being used because people are not going to be driving, remember? So, now we want a building there. There's no way that conditions of approval are set in stone. Things change. Look at the country club. They're still parking on the swale, okay. Look at the University. The million dollars that we were promised, we're down to maybe to 50 because conditions of approval can be changed when they come before you and they ask for changes. So, that doesn't guarantee anything, number one. Number two, I'm going to tell you, I was going to keep quiet, but I couldn't. This item has been going on for so long that now we're selling it -- this is a fire sale because that land is worth much more now than when we started the process. Okay, and please don't tell me, we've been working.

Mayor Lago: Ms. Cruz.

Ms. Cruz: If I...

Mayor Lago: If I may, just to address the issue of -- in regards to the value. I've asked the Manager in between first and second reading to revise the appraisal to ensure that...

Ms. Cruz: Okay.

Mayor Lago: We're getting best value.

Ms. Cruz: Good.

Mayor Lago: That's already been asked for and it's been memorialized with...

Ms. Cruz: Excellent.

City Manager Iglesias: And Mayor...

Ms. Cruz: Thank you.

City Manager Iglesias: And Mayor, let me say those appraisals are actually less than six months old...

Mayor Lago: Yes.

City Manager Iglesias: But we were going to revise them also.

Mayor Lago: We're going to redo it anyways. Even though we don't have to, we're going to redo it again.

Ms. Cruz: Thank you.

Mayor Lago: Just a refresh, a refresh.

Ms. Cruz: No, no. The next item that I had, I've been sitting here for quite a long time, I guess, years, and we kept hearing that we're not in the business of selling property, but we're selling property. And I know we need money, and I understand we need money. But now, because we're selling this property, because we need a sidewalk, because we're selling this property, the neighbor -- the residents are going to pay 50 percent of the price of the sidewalk. If we need money, you need money for parks, we need money for other stuff, why should we pay 50 percent of the sidewalk that will benefit this -- the reason we're selling the property? I'm sorry, you know, you



can't have it both ways. If we need money, then whoever's buying the property should pay for the -- at least pay for the sidewalk. I mean, to me, it doesn't make sense to be giving our tax money for a business -- I know they're not for profit. But you know what, not-for-profit is a very interesting subject. Someday we'll discuss not-for-profit doesn't mean people don't make good money there, okay, so please. Okay, so my argument here is, I know you're -- I think we're committed to sell this property, even though it's not a good idea, because we could be making more money if we lease it for 100 years like we thought about before, but that's okay. But I really, really object to the conditions of approval, because unless you seal it with blood and stone, they mean nothing. I'm standing here, I'll tell you, a few years from now, we will change whatever they want to be changed because it's been done before. And number two, why should the residents bear the burden of 50 percent, whatever it is, whatever it is. It's irrelevant to me. The fact that this is a business transaction, what are we getting for it? Why should we pay 50 percent of the sidewalks? I'm sorry.

City Clerk Urquia: That's it, Mr. Mayor.

Mayor Lago: That's it?

City Clerk Urquia: Yes.

Mayor Lago: Okay.

City Attorney Ramos: So, Mayor, I need four separate votes on the zoning items, and then we can move to the purchase and sale agreement.

Mayor Lago: Okay, so I want to make sure before we move on that, that we have obviously the issue of the appraisal just to be...

City Manager Iglesias: Yes, Mayor. We're initiating that.

Mayor Lago: Be consistent between first and second reading. And I want to make sure that we have in writing, obviously, on the site plan that we have the approval of the sidewalk. And again, Ms. Cruz brought up a point about paying for 50 percent of the sidewalk. What was your reasoning behind that? What did you think?

City Manager Iglesias: Because that's what we have as far as sidewalks that are not on collector roads. That's all.

Mayor Lago: That's the standard protocol.

City Manager Iglesias: That's the standard protocol.

Mayor Lago: Okay. I'd like for you to sit down and have a conversation with Baptist, please, in between first and second reading, and see if they'll help us out a little bit.

City Attorney Ramos: So, there's no second...

Planning and Zoning Director Trias: This is...

City Attorney Ramos: There's no second reading.

Mayor Lago: There is a second...

City Attorney Ramos: This is a resolution.

Mayor Lago: There is a second reading on one of these items, correct?

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City Commission Meeting

April 26, 2022

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City Attorney Ramos: Yes, but the site plan, which is what the condition is attached to, has no second reading. It's a resolution.

Planning and Zoning Director Trias: We're already doing the second reading for the land use and the zoning so...

Mayor Lago: I got it.

City Attorney Ramos: But the conditions here relating to the site plan, which is a resolution. It has no second reading.

Planning and Zoning Director Trias: And that's a reso -- exactly, exactly.

Mayor Lago: Are my colleagues willing to support me in requesting that we do the sidewalks -- that the sidewalks get done?

Unidentified Speaker: Yes.

Commissioner Anderson: Yes.

Commissioner Fors: You know, at what point do we just counteroffer on the price for what the sidewalks are going to cost if that's what we're going to do? I mean, I think it's the same thing at the end of the day, if that's what the inclination of the Commission is. I want to hear a little bit more about it before we -- I don't want to treat them differently than we would any other property owner.

Mayor Lago: Well, we didn't treat them differently than we treated Riviera Country Club. We held them to the same standard. We required them to build a sidewalk, and they're building a sidewalk in front of their property, which is on the right-of-way. And it's -- they're paying for the entire sidewalk, and they're actually paying for street improvements. I know it's a different issue because they came asking for development rights. They're not. We're selling them a property. But I'm just talking about as a good community partner, you know, we -- they're asking for us to sell them a -- sell us a property after we've leased it to them for years. It's an asset that they want to control, so I want to try to bargain a little bit and try to get something that's going to help us in our connectivity of University and then Blue Road. And I think it's something essential. I mean, we are -- we do have, you know, a hospital, a university.

City Manager Iglesias: I think, Mayor, we can ask them to provide 100 percent of the sidewalk within their property.

Mayor Lago: Yeah.

Commissioner Menendez: That's not what (INAUDIBLE).

City Manager Iglesias: Within their property.

City Attorney Ramos: So, hold on. The sidewalk within the property I think is problematic. I think the sidewalk should be in the right-of-way, where all sidewalks are.

City Manager Iglesias: I'm sorry, fronting their property.

Mayor Lago: Fronting their property.

City Manager Iglesias: Fronting their property.

City Attorney Ramos: Okay, perfect. Now, I just -- I know I'm splitting hairs here, and I know this only matters to me, but the site plan approval is different than the purchase and sale agreement. So, if they want to proffer that they'll pay 100 percent, that should be done now as part of the conditional use approval.

Mayor Lago: That's what I'm asking for right now before we take a vote on it.

City Attorney Ramos: Perfect.

Mayor Lago: That's what I'm asking for, you know. I wasn't in favor of selling this property before. I've been convinced.

City Manager Iglesias: I don't think that 50 percent of the sidewalk, which is not that much money, is going to imperil this deal, so I believe that if the Commission can make that as part of the site plan, I believe I can discuss it with Baptist and make that happen.

Mayor Lago: Okay. So, can you add that to the site plan?

Planning and Zoning Director Trias: Absolutely. So, the condition of approval will be to provide the sidewalk along the length of the parking lot.

Mayor Lago: Yeah, but I know. But I want to connect also on Campo Sano too. They have a sidewalk that just dies there. I want a connectivity there.

City Manager Iglesias: Well, we're looking at the property. This is the property. We're looking at the sidewalk in front of the parking facility, which is their property.

Mayor Lago: Which is fine.

City Manager Iglesias: Right now.

Mayor Lago: Which is fine. But also, at one point, we're going to have to address the issue on Campo Sano, where you have a sidewalk that basically just dies into a grass patch.

Planning and Zoning Director Trias: Right, right.

Mayor Lago: Someone's going to have to -- because by the way, we as a community, we as a city, are spending millions of dollars connecting sidewalks all over the City, correct?

City Manager Iglesias: And we also -- and this sidewalk also has to be connected through those duplex lots that go to -- that extend to Blue Road, so this sidewalk does not extend to Blue Road. So, if we get the sidewalk 100 percent in front of this particular property, I think this is part of this deal, no?

Commissioner Anderson: Right, I mean...

City Manager Iglesias: That's fair.

Commissioner Anderson: The sidewalk on Campo Sano literally dive bombs off. You don't even have, you know, an access ramp.

City Manager Iglesias: But I think that...

Commissioner Anderson: Nothing.

City Manager Iglesias: I think that if we look at it in front of this, we can deal with the sidewalk that extends to Blue, which is a separate -- there are other abutting property owners there, those duplex lots, Mayor, that you and I have discussed.

Mayor Lago: We've talked about it. There are four to five duplex lots.

City Manager Iglesias: Yes. But those are not part of this property.

Mayor Lago: I understand.

City Manager Iglesias: Those are abutting some other property. What we're talking about is providing the sidewalk abutting this property at 100 percent cost to Baptist Hospital.

Commissioner Anderson: Well, the part without even a ramp on it is on Doctors Hospital property. It just ends right there. All of a sudden, there's no sidewalk connectivity and...

City Manager Iglesias: Well, I think we can...

Commissioner Anderson: There's no ramp. There's no gradual decline. You fall off.

City Manager Iglesias: Yes, there are numerous issues there that we have to address, but I think we're addressing this particular deal that deals with the parking lot, right.

Commissioner Anderson: No, I...

Mayor Lago: But we can make an ask.

Commissioner Anderson: We can make an ask.

Mayor Lago: We can make an ask. And I'm asking for -- we have a hospital in the middle of a residential neighborhood. I'm asking for some -- a level of cooperation in regards to having infrastructure so people can walk around.

Commissioner Anderson: So, this sidewalk then connects to that other sidewalk that also goes in front of the hospital.

Commissioner Fors: And...

City Manager Iglesias: So, what do we wish to add?

Commissioner Menendez: Can it be conditioned upon?

Commissioner Fors: I just...

City Attorney Ramos: So, that's an important distinction...

Planning and Zoning Director Trias: Yes.

City Attorney Ramos: Commissioner. You can either make it part of the vote and impose it, or you can ask them to come up and see if they'll proffer it. Because it's conditional use, you can go either way.

Mayor Lago: So, I'd rather -- Commissioner Fors, I mean, I don't want to cut you off, but I'd rather proffer -- I'd rather have them come and have a conversation. I don't want to just impose.



Commissioner Fors: Yep, I'm fine with that myself. I just -- and I think my previous comment, what I was really getting at was I just want to be careful how we frame it. You know, sidewalks - - correct me if I'm saying anything wrong here -- but sidewalks are on the public right-of-way. It means they're a city's job to participate. Protocol is to make them -- or is to make the abutting landowner pay for 50 percent. So, I don't like to say, you know, "Why are the residents being forced to pay 50?" I think when you're looking at it, it's really the owner who is giving 50 percent to the City to pay half of it, not the residents being forced to pay 50 percent, because in fact, by default, the City has 100 percent of the obligation to build the sidewalk. So, now, by protocol we impose 50 percent of that. That's a contribution that they are making to the City, not that -- looking at it the other way, that the residents are being forced to pay 50 percent. And then now we're going to make an ask -- and I'm absolutely willing to make that ask and have that conversation -- for them to pay 100 percent of it. But I'd just like to stay away from, you know, the framing of it as now we're forcing the residents to pay 50 percent. We already are obligated to maintain these sidewalks. And in fact, what we're asking for is a contribution to lighten that load on the City.

Commissioner Menendez: So, how can we find...

Commissioner Fors: So, we would be gracious and very grateful, and it'd be really a sign of being great community partners to double up on that commitment of 100 percent of the sidewalk in that area. And I guess we could go to what is the ask, right?

Planning and Zoning Director Trias: But the...

Mayor Lago: How do we frame it?

Planning and Zoning Director Trias: Request is a conditional use. So, in a conditional use, you can impose conditions. It's different than just a sidewalk that is built on any other location of the City.

Mayor Lago: But...

Planning and Zoning Director Trias: So, you do have that authority, if you chose to do it.

Mayor Lago: And by the way, again, going back to Commissioner Fors' comments. A resident being imposed 50 percent of the sidewalk versus a multi-billion dollar hospital that's located inside a residential neighborhood, I'm just asking -- I was a no vote on this property. The way you got me to come back and say yes was because we allocated those monies, 50 percent acquisition, and as per the Vice Mayor's leadership on his legislation on revamping certain existing parks. That's the way you got me back in because we were going to take this asset, and we were going to go and buy other parkland so people can enjoy them. That's why I'm all in. I'm asking our friends at Baptist to see if they can come in and help us with this. Because, by the way, it just benefits their property.

City Manager Iglesias: Mayor, I feel that the cost of that 50 percent is not something that's going to detract from this particular deal. If -- and we can have 100 percent of the sidewalk funded in front of that for this particular project...

Mayor Lago: But I also...

City Manager Iglesias: Which relates back to the site plan.

Mayor Lago: But I also want to make sure that we finish Campo Sano. One way or another, I need to get that Campo Sano done to connect to University. I'm not asking them to do University. That would be egregious, in my opinion. But this is the property -- this is their sidewalk in front of their emergency room. I mean, I want to connect it -- I want to connect to where it says, you know, Doctors Hospital. We -- somebody should be able to walk down Campo Sano -- don't forget

this hospital is on an island. It's on a triangle similar lot, and there's no way to cross that. You have to walk on the street to get to the hospital if you're walking.

Commissioner Menendez: So, my question is, for the vote, what exactly are we voting on? Because...

City Attorney Ramos: It depends. If they're going to proffer it...

Commissioner Menendez: Yeah -- no, but what I'm saying right now, the discussion with the Mayor and the Manager, what sidewalks are we talking about? Because we need to know what sidewalks we're talking about to be able to vote.

Mayor Lago: Yes, and that's why I brought up Campo Sano.

Commissioner Menendez: Let's agree. So, what are we talking about?

Vice Mayor Mena: Why don't we --? I think they have something to add to the conversation.

Mayor Lago: Please.

Ms. White: And thank you, thank you. And I think that's our question. I think if we could speak to the Manager perhaps about what sidewalks we're talking about, we would feel a little more comfortable, I mean, at 100 percent. We're comfortable with 50 percent with whatever sidewalks we're talking about.

Mayor Lago: It's very simple. I'll tell you right now what it is. It's the sidewalk in front of the property you're proposing to buy, correct? And on Campo Sano, near the emergency room drop-off that you just built, you have a sidewalk in front of it. It just dies. I would like to see that

connected to University, which is just a sidewalk running parallel on Campo Sano, just running toward where it says Doctors Hospital there.

Commissioner Menendez: I have a question.

Mayor Lago: So, somebody in a wheelchair can...

Commissioner Menendez: I have a question. Can we give them 10 minutes? We break and come back and let them...

Mayor Lago: Okay.

Commissioner Menendez: Discuss it?

Mayor Lago: That's fine.

Commissioner Menendez: Can they do that?

Commissioner Fors: (INAUDIBLE).

Commissioner Menendez: Yeah, give them 10 minutes.

Mayor Lago: You need five minutes, ten minutes?

Commissioner Menendez: Five minutes, ten minutes?

Commissioner Fors: And just...

Mayor Lago: Do you need time?

Commissioner Fors: And just in the meantime, before we go, the point I can't get off -- I was trying to illustrate -- I think I agree there's a great opportunity to really, you know, be community partners here, and it makes sense. But you know, when we say there's a difference between imposing it on residents and a company, there's a huge difference in terms of financial position. What I'm saying is that, just illustrating the point that, from the very beginning, 100 percent is on the residents because too often we make the distinction between the City and the residents. So, really, the residents -- if this was a resident and not a hospital, the residents would be paying for it on both sides of it. They'd be paying for their half right out of their personal bank accounts, and then the other half by virtue of the taxes that they pay, and I understand that. I'm just trying to, you know, illustrate the fact that, at the end of the day, this falls on the residents and the City, and it's a great opportunity, I agree, for them to pay 100 percent for Doctors Hospital if they're so willing.

Mayor Lago: Okay. Thank you, Commissioner. So, you want to take a five-minute break?

Commissioner Menendez: Five-minute break.

Mayor Lago: Okay, five-minute break but -- we'll take a five-minute break, and then we'll come back. We'll address this issue. This should be very quick, and then we'll move on -- we'll come back to King's Bay, and we'll button that up, okay?

[Later...]

Mayor Lago: Alright, Mr. Manager.

City Manager Iglesias: Mayor, I believe that we can accept -- we can do Item F-5, F-6, F-9, and on first reading, F-7, and then come back on second reading with F-7 and F-8.

Mayor Lago: Alright. We're good? I want to make sure we can start. We're good? Alright. You tell me when I can start. I'm ready to go.

City Manager Iglesias: Okay.

Mayor Lago: You tell me. You're running the meeting, I'm not.

City Manager Iglesias: Mayor.

Mayor Lago: You tell me.

City Attorney Ramos: We haven't read F-7 yet, Mr. Manager, so if we could do...

Planning and Zoning Director Trias: Right.

City Attorney Ramos: Votes on 5, 6, and 9.

City Manager Iglesias: Perfect. I'm just going to explain just what we're proposing to do, Madam City Attorney. We can vote on F-5, which is the comprehensive plan. We can vote on F-6, which is the zoning. We can do a first vote on the purchase and sale agreement, first reading, which is an ordinance, and it comes back for two readings. We can -- and we can also approve the plat on F-9.

Mayor Lago: Okay.

City Manager Iglesias: Which is a resolution and requires only one reading. Now, we can come back -- so we have time to discuss the actual sidewalk, we can come back on the conditional use, which is F-8, and do it at the same time we do the second reading of the purchase agreement.

City Attorney Ramos: So that we don't have to re-mail notice, we'll need a continuance to a date certain on F-8.

Mayor Lago: That's fine. So, I just want to put it on the record very clear, so everybody understands. We're refreshing the appraisals. And the reason why we're doing a continuance on F-8 because our colleagues and our community members always -- Baptist has -- wants to define with the City Manager the sidewalks both in front of the lot and on Campo Sano, and they're going to come back at the next meeting with a detailed -- not a de -- a semblance of a detailed plan, okay, where the sidewalks are going to go.

Unidentified Speaker: Okay.

Mayor Lago: And that's why -- the only reason why we're going to not defer, but we're going to continue F-8, correct?

City Manager Iglesias: And specifically, Mayor, we're going to be looking at the sidewalks on University and the sidewalks on Campo Sano.

Mayor Lago: Yes. Perfect. That's exactly what (INAUDIBLE)...

Planning and Zoning Director Trias: So, F-7 was not presented, so I don't know...

City Attorney Ramos: We have not gotten there yet.

Planning and Zoning Director Trias: Yeah.

City Attorney Ramos: Yeah.

Planning and Zoning Director Trias: And then the staff recommendation is to postpone F-8 to the next Commission meeting.

City Attorney Ramos: Mr. Clerk, are there any further comments on F-5, F-6, or F-9?

Vice Mayor Mena: No, ma'am.

City Attorney Ramos: Okay.

Mayor Lago: I'll entertain a motion if there's not any further comment.

Vice Mayor Mena: I'll move it.

City Attorney Ramos: We need several. So, on F-5.

Mayor Lago: Yeah, I know, I know. We're starting F-5.

Vice Mayor Mena: I'll move F-5.

Mayor Lago: And a second with Commissioner Menendez.

Commissioner Fors: Yes.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

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City Commission Meeting

April 26, 2022

Agenda Items F-5, F-6, F-8 and F-9 are related - Ordinances amending the Future Land Use Map and making zoning district boundary changes for certain properties located at Lots 19A & 20 Block 56 from MF1 to Special Use District and resolutions approving Conditional Use review for proposed parking as an accessory use to a hospital and approving the Final Plat entitled "Doctors Hospital Annex" of approximately 45,635 square feet on the property legally described as Lots 19A & 20 (5151 University Drive). Page 32



Commissioner Anderson: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: Moving on to F-6.

Vice Mayor Mena: Move it.

Commissioner Menendez: Second.

Vice Mayor Mena: This is not the one we're continuing, right, Miriam?

Planning and Zoning Director Trias: Okay.

City Attorney Ramos: No, this...

Planning and Zoning Director Trias: No.

City Attorney Ramos: Is the zoning change.

Vice Mayor Mena: Okay, yes.

Commissioner Menendez: Yes.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: Moving on to...

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City Commission Meeting

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City Clerk Urquia: F-9.

Mayor Lago: F-9.

City Manager Iglesias: Which is the plat...

Mayor Lago: Yes.

City Manager Iglesias: Approval.

Vice Mayor Mena: Yep.

Mayor Lago: Can I get a motion?

Commissioner Menendez: I'll make it.

Vice Mayor Mena: Second.

Commissioner Anderson: Second.

Commissioner Menendez: Yes.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Vice Mayor Mena: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

City Clerk Urquia: Miriam, do you want a vote to continue F-8?

Mayor Lago: Yes.

City Attorney Ramos: We need a vote to a date certain of May 10.

Mayor Lago: Can I get a motion?

Vice Mayor Mena: I'll move it.

Commissioner Menendez: Second.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Mayor Lago: Yes.

(Vote: 5-0)