

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-10**  
**May 10, 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)**

**Maria Cruz**

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Agenda Item F-10 [11:20 a.m.]

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)

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(Lobbyist: Alexandra Villoch)  
(Lobbyist: Joseph G. Goldstein)

Mayor Lago: Can we move on to F-10?

City Attorney Ramos: F-10 is 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 the City of Coral Gables Section Part 4, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. This is a public hearing item. And Mr. Clerk, anyone wishing to testify should be sworn in. Mr. Trias has already been sworn in.

Mayor Lago: Mr. Clerk, do we have any public who would like to speak on this issue?

City Clerk Urquia: Yes, we do, Ms. Maria Cruz.

Mayor Lago: Okay, but before Ms. Cruz comes up, let's discuss sidewalks, okay. We are having a proffer of \$100,000 for sidewalks, correct?

City Manager Iglesias: Mr. Mayor, we have approximately 450 linear feet of sidewalk on Campo Sano, 700 linear feet of sidewalk on the University side, which is the property abutting the property owned by -- will be owned by Doctors Hospital. That's 1,150 square feet of sidewalk. We have approximate cost of about \$50,000 for the sidewalk that abuts the current property of Doctors Hospital and the future property, which is the parking lot of Doctors Hospital. That -- those costs are about \$50,000. And Doctors Hospital has proffered \$100,000.

Mayor Lago: Okay.

City Manager Iglesias: The \$500,00 we can use for -- as we see fit.

Mayor Lago: Okay, but we're going to spend it in the neighborhood on sidewalks and improvements.

City Manager Iglesias: We can use it, as we discussed, extension to...

Mayor Lago: Yeah.

City Manager Iglesias: To Campo Sano and University and such.

Mayor Lago: A hundred percent. So, let's discuss that. Doctors Hospital has asked us, and they've been negotiated with the City for some time. I brought up the issue of sidewalks. They understood, of course, they would because they're a partner in this community, one of the largest partners, if not the largest partner in this community, along with University of Miami. And they understand the importance of people being able to walk in the neighborhood. Imagine, their own patients and -- you know, want to step outside of the hospital and enjoy a moment in the fresh air, and they're not going to walk on the grass, or they're not going to walk in the street. They're going to walk on a sidewalk. So, happy about the 100K, but I want to bring certain things to the record which I think are important, and I know this very clearly because I live in the neighborhood, okay. The area of Pisano between the University of Miami and Doctors Hospital is a big concern. We need to do something with that area. The asphalt there is in very poor condition. The University of Miami, when they made their corrections, and they made additional civil work -- construction that they did, where they added parallel parking, they planted some trees, they did some bulb outs, they fixed half of the sidewalk. The other side of that sidewalk, which is adjacent to Doctors Hospital, to be honest with you, it looks like a third-world country. And I know that because I drive that

neighborhood every single day. So, we need to do something about that. That needs to be corrected. And my question to you is this. Also, if we're going to finish out the sidewalks on Campo Sano, shouldn't there also be sidewalks on Pisano? Shouldn't people be walking on...?

City Manager Iglesias: There were a number of issues there. I think we have to look at that very, very closely, and it's something that we can look at, Mayor.

Mayor Lago: Okay, but I want a commitment from Doctors Hospital because it's -- I want a commitment from Doctors Hospital on that issue, and I'll tell you why I want a commitment. The University of Miami and Doctors Hospital -- and I knew this when I moved into the neighborhood, and I love living in the neighborhood -- there's a lot of transient individuals that come into that hospital. They don't know how to drive, a lot of them. They're not familiar with the neighborhood. You have a lot of people walking in those streets. You have a lot of elderly people. You have a lot of disabled people, and I want to make sure that they're as safe as possible when people are driving through that neighborhood, cutting through West Lab. Look what you have there, okay. You have Saint Augustine Church. You have UM. You have Doctors Hospital. You have West Lab, and you have the Riviera Country Club. Name me an area that has more congestion than that in our city. I love my neighborhood. Trust me, it was up to me, I'd live there forever. I enjoy it. I was teaching my daughter yesterday late night on how to ride bike down our street, the seven-year-old. So, I'm just advocating for Doctors Hospital to continue to be a leader in this community because, you know, we shouldn't be asking for sidewalks on Campo Sano. They should be advocating for sidewalks on Campo Sano. This is about being a team player in this community and understanding that it's not just about profits. It's about really being a partner. So, I'd like to see Pisano something special, similar to what University of Miami did. And I know there's issues with parallel parking there, and there's issues with parking. Again, but we need to work together, and I don't want to kick down the curb -- vote on this today, and then we kick the curb down, and then no one -- nothing ever gets done because that's been like that for a decade. I'm willing today not to vote on this issue if I do not get what I want. That's the first time I've said that in nine years

of being here. Because if I don't get it on the record today, we don't get the \$100,000 for the sidewalks. If I don't put this on the record today, we will not get what we want, and it'll stay the same because it's not a priority, but it's a priority to me, and it's a priority to the students at West Lab. And it's a priority to the UM students, and it's a priority to people who are walking in that neighborhood like I do when I want to walk to Riviera, and I can't go on a sidewalk. So, if we're going to hold residents accountable, we're going to hold businesses, multibillion dollar businesses accountable also. Because I'm held accountable here every single day. So, what's the plan? Does anybody have a plan?

(Break in Audio)

Planning and Zoning Director Trias: (INAUDIBLE). I'll skip the PowerPoint. Basically, the issue -- this is the last item.

Mayor Lago: Can I make sure that we're --? Are we back on, Mr. Clerk?

City Clerk Urquia: Yes, sir, we are.

Mayor Lago: Everybody can watch us? Okay, perfect.

Planning and Zoning Director Trias: As you know, there were four regulatory items, three of them you already dealt with. The last one is the conditional use. The conditional use is the one that has the actual design of the parking lot as a condition. And the conditions of approval include that they follow the proposed design, that they follow the landscape plan as proposed that, that they keep mature trees. And we had a contribution -- a proffered contribution of \$100,000 for sidewalks prior to this moment. So, if you want to modify that condition, you can as part of the conditional use.

Mayor Lago: So, I'm going to modify that. We had some very healthy discussions with the Manager, the City Attorney, the ACM in my office, along with Baptist Hospital. I'd like for the Manager to briefly discuss the outcome.

City Manager Iglesias: Mayor, Baptist Hospital agrees to redo Pisano as an improvement district with 100 percent assessment for the work, something that the Public Works Department will initiate and will work on the sidewalk, parking, and so forth, and the asphalt and drainage.

Mayor Lago: Okay, so when can we commence working on that project?

City Manager Iglesias: I will discuss that with the Public Works Director. Since we have funding, we will move on that as quickly as possible.

Mayor Lago: Okay. I want to thank Baptist Hospital for being a team player on that. Whenever we've asked, you said yes, and you will reap the benefits, along with the community will reap the benefits of this commitment. So, thank you for that. I can't thank you enough. I'm ready to make a motion unless there's any public comment or any further discussion. Yes, we do have public comments. It's from Mrs. Maria Cruz.

Maria Cruz: Which one are we talking about?

City Clerk Urquia: F-10.

Ms. Cruz: I'm happy. (INAUDIBLE).

Mayor Lago: That's a win right there. That's a win. That's a win right there. Let's memorialize that.

Commissioner Anderson: How many times do we have that?

Mayor Lago: You should see -- Baptist Hospital should take a note. That's a win right there.

Ms. Cruz: (INAUDIBLE).

Mayor Lago: That's a win.

Commissioner Menendez: And the young people are here to witness.

Mayor Lago: Witness history in the making, first time ever. Alright. Can I get a motion?

Commissioner Anderson: I'll move it.

Commissioner Menendez: I'll second.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: Thank you very much.