

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2018-146**

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 SW 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.

**WHEREAS**, an Application was submitted requesting conditional use approval to allow a medical use (Jackson Health System Urgent Care Center) on property zoned Commercial Limited District for the property legally described as the North 70 feet of Lots 8 & 9, 1 thru 5, 42 thru 50 & West ½ of Lot 41, Block 22, Coral Gables Flagler Street Section (3737 SW 8th Street & 36 Oviedo Avenue), Coral Gables, Florida; and

**WHEREAS**, after notice of public hearing duly published and courtesy notification 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 April 12, 2018 at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the Planning and Zoning Board's April 12, 2018 meeting, the Board recommended approval of the proposed conditional use (vote: 6-0) subject to conditions of approval; and

**WHEREAS**, after notice of public hearing duly published, a public hearing was held before the City Commission on May 22, 2018, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission finds that in balancing the interests of the City of Coral Gables and the Public Health Trust of Miami-Dade County that the proposed urgent care government facility is in the best interest of the City; and

**WHEREAS**, the City Commission on May 22, 2018, approved the requested conditional use (vote: 4 - 0) with conditions; and

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for conditional use with 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 to allow a medical use (Jackson Health System Urgent Care Center) on property zoned Commercial Limited District for the property legally described as the North 70 feet of Lots 8 & 9, 1 thru 5, 42 thru 50 & West ½ of Lot 41, Block 22, Coral Gables Flagler Street Section (3737 SW 8th Street & 36 Oviedo Avenue), Coral Gables, Florida shall be and is hereby approved subject to all of the following conditions:

1. Proposed loggia should be flush with the sidewalk.
2. Coordinate with Historical Resources and Cultural Arts Department to address art in public places.
3. Existing surface parking lot on Single-Family Residential Lots 1 thru 5 shall only be used for car storage of proposed Public Health Trust. Zoning will remain Single-Family Residential and any change of use will require Commission approval at a future date.
4. Proposed surface parking lot on Single-Family Residential Lots 9 and 10 shall only be used for car storage of proposed Public Health Trust. Zoning will remain Single-Family Residential and any change of use will require Commission approval at a future date.
5. Provide a masonry wall that measures four (4) feet in height to face Oviedo Avenue from the lot where the project begins to the corner of Galiano Street.
6. Install and maintain a hedge, along the outer perimeter of the masonry wall that provides a full screening effect and is 6 feet in height at time of planting.

**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-SECOND DAY OF MAY, A.D., 2018.

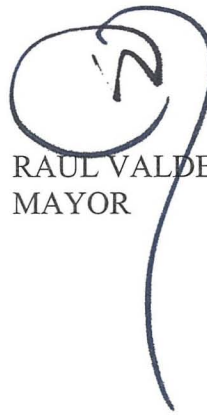
(Moved: Keon / Seconded: Quesada)

(Yeas: Keon, Lago, Mena, Quesada, Valdes-Fauli)

(Unanimous: 5-0)

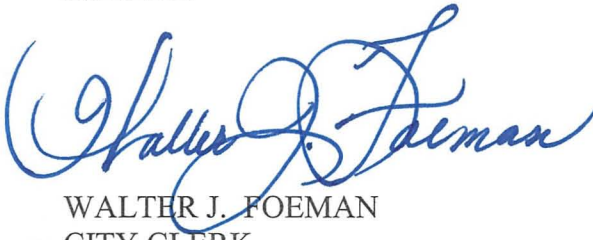
(Agenda Item: F-6)

APPROVED:

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a vertical line that curves to the right.


RAUL VALDES-FAULI  
MAYOR

ATTEST:

A handwritten signature in blue ink, written in a cursive style.

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

A handwritten signature in blue ink, consisting of several vertical and diagonal strokes.

MIRIAM SOLER RAMOS  
CITY ATTORNEY