



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**September 28, 2021**

**ITEM TITLE:**

**Ordinances on First Reading. Comprehensive Plan Map Amendment and Zoning Map Amendment.**

1. An Ordinance of the City Commission of Coral Gables, Florida 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 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)
2. An Ordinance of the City Commission of Coral Gables, Florida 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)

**Resolution. Tentative Plat.**

3. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative 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)

**Resolution. Conditional Use Site Plan.** (This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

4. A Resolution of the City Commission of Coral Gables, Florida 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 (5151 University Drive), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their August 11, 2021 meeting recommended approval of the proposed map amendments, conditional use site plan, and tentative plat (vote: 7-0).

**BRIEF HISTORY:**

The City is proposing to replat the undug portion of the University Waterway and to assign a Future Land Use classification and a Zoning designation to the existing parking lot on University Drive. The intent is to formalize the existing conditions of the valet parking lot, and regulation of future uses.

The parking lot (encompassing both the platted lots of 19A and 20, and the deeded waterway) is currently owned by the City of Coral Gables and is under lease with Doctors Hospital, who is proposing to reconfigure and expand the surface lot.

The proposed replat will incorporate lots 19A and 20 with the currently undug portion of the waterway to create a single tract of land. The Future Land Use classification for the current lots 19A and 20 is proposed to be changed from Multi-Family Duplex Density to Hospital, and assign the Hospital classification to the newly platted undug portion of the waterway.

The Zoning District designation for lots 19A and 20 is proposed to be changed from Multi-Family 1 Duplex (MF1) District to Special Use (S) District, and assign Special Use (S) District to the newly platted undug portion of the waterway. The purpose of the Special Use (S) District is to provide a zoning classification which would require uses that have the potential of adversely impacting adjacent uses to only be approved by the Commission through the Conditional Use public review process. As such, the current rezoning application also includes a request for Conditional Use for the accessory use of the parking to the Hospital. The Conditional Use review process allows the imposition of conditions to mitigate any identified concerns from the community. The requests do not propose any changes to the current use.

The draft Ordinance regarding the change of land use is provided as Exhibit A. The draft Ordinance regarding the Zoning Map amendment is provided as Exhibit B. The draft Resolution regarding the tentative plat is provided as Exhibit C. The draft Resolution regarding the conditional use is provided as Exhibit D.

**PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
06.29.21	Neighborhood Meeting.
07.28.21	Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
07.30.21	Planning and Zoning Board legal advertisement.
08.06.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.

09.21.21

City Commission meeting agenda posted on City webpage.

**APPROVED BY:**

**Asst. Director of Development Services  
for Planning and Zoning**



**EXHIBITS:**

- A. Draft Ordinance – Comprehensive Plan Map Amendment.
- B. Draft Ordinance – Zoning Code Text Amendment.
- C. Draft Resolution – Tentative Plat.
- D. Draft Resolution – Conditional Use Site Plan for Hospital Parking Lot.
- E. 08.11.21 Planning & Zoning Board Staff Report with attachments.
- F. Excerpts from 08.11.21 PZB Meeting.
- G. PowerPoint Presentation.