



City of Coral Gables
CITY COMMISSION MEETING
May 10, 2022

ITEM TITLE:

Resolution. Conditional Use Site Plan.

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 conditional use site plan (vote: 7-0).

BRIEF HISTORY:

At the April 26, 2022, City Commission meeting, the Commission adopted the related requests to change the land use, zoning, and final plat for the subject site. The Commission expressed concern about the lack of sidewalk connectivity on San Amaro and University Drive. The Conditional Use approval was continued to the May 10 Commission meeting in order to finalize what sidewalks would be included in the approval.


Doctors Hospital proffered \$100,000 for sidewalks and related improvements as determined by City Staff upon review of public benefits.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
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.
04.12.22	Mailed notification to all property owners within 1,500 feet of the boundary of the subject property.
04.15.22	City Commission legal advertisement.
04.19.22	City Commission meeting agenda posted on City webpage.
04.29.22	City Commission legal advertisement.
05.03.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBITS:

- A. Site Plan and Landscape Plans.
- B. Draft Resolution – Conditional Use Site Plan for Hospital Parking Lot.
- C. PowerPoint Presentation.